Paddington Heritage Conservation Area Development Control Plan 2008

Date of commencement: 26 May 2008

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Acknowledgements

The original Paddington Development Control Plan was prepared by a team of Council staff, working party members and advisors, shown in the lists below.

Council Project Team

Ruth Daniell, Heritage Officer	Project Co-ordinator
Chris Bluett, Manager Strategic Planning	Co-author
Margaret Zulaikha, Urban Design Team Leader	Public Domain
Scott Pedder, Urban Designer	Public Domain
Zoltan Kovacs, Heritage Officer	Illustrations
Renae Gleeson, Assistant	Design and layout

The project team received valuable advice and guidance from a working party established by Council. Principal membership of the working party was drawn from Woollahra Councillors, Council Officers and representatives from the Paddington Society, the National Trust of Australia and practising professionals.

Working Party Members

Councillor Stephen Davies	Cooper Ward and initially National Trust representative
Councillor Drew Robertson	Paddington Ward
Councillor John Normyle	Paddington Ward
Councillor Greg Medcraft	Paddington Ward
Cedric Carle	The Paddington Society
Bill Morrison	The Paddington Society
Ron Johnson	The Paddington Society
Rob Brown	Dawson Brown Architects
Chris Bluett	Manager Strategic Planning
Ruth Daniell	Heritage Officer
Caron Mounsey-Smith	Heritage Planner

Additional technical assistance and contributions were received from certain professional advisors and Council staff.

Advisors

Alexander Tzannes	*Alexander Tzannes and Associates*
David Logan	*Godden Mackay Logan Heritage Consultants*

Contributions from

Alan Cheung	*Strategic Planner*
Garry Fielding	*Director Planning and Development*
Gordon Edgar	*Assessment Officer - Development Control*
Greg Stewart	*Manager Design Works and Infrastructure*
Mario D'Alessio	*Trees Officer*
Neil Moreton	*Manager Parks and Landscaping*
Peter Kauter	*Team Leader - Development Control*
Therese Hoy	*Strategic Planner*
Warren Turner	*Assessment Officer - Development Control*
Leona Goldstein	*Heritage Consultant*

The Paddington Heritage Conservation Area DCP 2008 was prepared by a team of Council staff, working party members and advisors, shown in the lists below.

Council Project Team

Libby Maher, Strategic Heritage Officer	Co-author
Chris Bluett, Manager Strategic Planning	Co-author
Susan Phillips, Team Assistant	Design and layout

Working Party Members

Councillor Marcus Ehrlich	Paddington Ward
Councillor Keri Huxley	Paddington Ward
Councillor Julian Martin	Paddington Ward
Councillor Wilhelmina Gardner	Vaucluse Ward
Councillor David Shoebridge	Cooper Ward
Bill Morrison	The Paddington Society
John Richardson	The National Trust of Australia (NSW)
Peter and June Poland	Woollahra History and Heritage Society

Contributions from

Louise Bennett	*Tree Management*
Nick Tomkins	*Team Leader-Infrastructure Asset Management*
Louise Thom	*Heritage Officer*
Mario D'Alessio	*Heritage Officer*
Jodi Ayre	*Strategic Heritage Officer*

A review of the Draft Paddington HCA DCP 2008 was carried out by a Peer and Community Panel whose members are listed below.

Peer and Community Panel

Susan MacDonald	*Director, Policy and Heritage Management, Department of Planning*
Howard Tanner	*Director Tanner Architects*
Dr Felix Barda	*Civil Engineer, Alba and Associates Pty Ltd*
Robyn Attuell	*The Paddington Society*
Richard d'Apice	*Woollahra resident*
Ruth Daniell	*Architect and heritage consultant*

PART 1

Preliminary

PART 1

1.1 INTRODUCTION

Paddington is a unique urban area of outstanding national heritage significance. The special character of Paddington is derived from its historical development and associations. This unique character is also evident in its interrelationship of buildings, spaces, topography, landscape settings and land uses.

As part of a broader strategic planning exercise Woollahra Council is undertaking area-specific planning in acknowledgment of the different characteristics of the Municipality's many areas. An area-based approach recognises the interrelationship of public and private lands, as well as the manner in which activities on those lands can affect the character of an area in both positive and negative ways. Separate planning exercises will be undertaken for identified areas. The intention is to produce a set of planning documents for each area. This development control plan is a product of a strategic planning exercise for Paddington. Other outcomes of the planning process include a design manual for works within the public spaces and detailed design plans for streetscape improvements.

The contextual planning approach adopted by Council for Paddington commenced with the creation of a project reference group. The group's membership was drawn from community representatives, Council staff and Paddington Ward Councillors. A series of information gathering studies was then commissioned and overseen by the reference group. Five key studies were carried out:

1. A thematic history of Paddington
2. A survey of building stock
3. A street tree inventory
4. A conservation report which defined the significance of the area
5. A townscape study which focused on the public spaces and its interface with private lands

Further information was collated from material gathered at a number of community workshops. Information obtained in the studies and from comments gathered from the reference group and the community workshops resulted in the formulation of a set of guiding principles.

- Paddington's sense of place and its significance results from a multi-layered interrelation of various built forms and spaces and historical and social values.
- Conservation of Paddington so as to retain its National heritage significance should be the foremost outcome of all development works.
- The significance of a place whether it is a public space or private land needs to be identified, recorded and understood before policy is developed and before designs are prepared.
- Paddington is a living place which will continue to undergo change.
- Appropriate contemporary design is encouraged and is necessary if change is to occur which respects the significant characteristics of Paddington.

The controls contained in this plan reflect these principles. This plan addresses the public spaces and private lands.

In particular, this plan has the following key elements*:*

- an emphasis on the development context;
- the use of general policy which applies to all development and specific policy which relates to building elements and building types;
- the use of performance-based objectives and both specific and general performance-based guidelines and controls; and
- the use of development options for some types of buildings in order to achieve stated objectives.

The Paddington Heritage Conservation Area Development Control Plan 2008 is the culmination of a review of the Paddington DCP 1999. The review of the Paddington DCP 1999 included input from a working party comprising representatives from The Paddington Society, the National Trust of Australia (NSW), the Woollahra History and Heritage Society, the NSW Heritage Office and Woollahra Councillors.

Note: This plan includes part of Edgecliff and Woollahra shown shaded on Map 1.

1.2 NAME OF THIS PLAN

This plan is called Paddington Heritage Conservation Area Development Control Plan 2008.

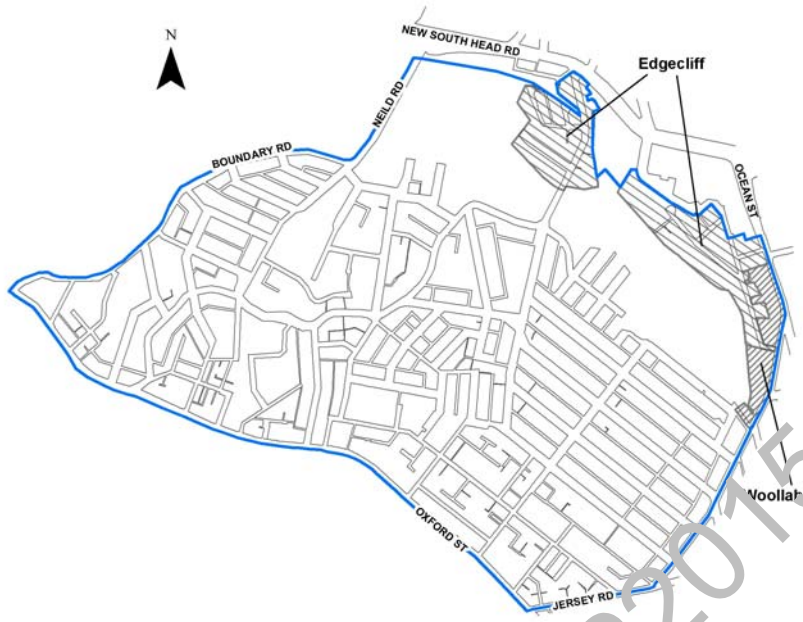
1.3 APPROVAL AND COMMENCEMENT OF THIS PLAN

This plan was approved by Woollahra Council on ***12 May 2008*** and came into force on 26 May 2008.

1.4 LAND TO WHICH THIS PLAN APPLIES

This plan applies to the Paddington Heritage Conservation Area (HCA), which is shown on **Map 1**. The HCA was gazetted as part of Woollahra Local Environmental Plan 1995 (LEP 1995) and is delineated on the LEP Heritage Conservation Map.

The Paddington HCA includes part of Edgecliff and Woollahra shown shaded on Map 1.



Map 1: Paddington Heritage Conservation Area DCP boundary map

Note: This plan includes part of Edgecliff and Woollahra shown shaded. Reference should be made to the gazetted suburb boundaries for the precise location of boundaries.

1.5 DEVELOPMENT TO WHICH THIS PLAN APPLIES

This plan applies to all development (whether on private or public land) in the Paddington HCA that requires consent under Woollahra LEP 1995, including but not limited to:

- alterations and additions to an existing building and its site
- excavation
- demolition in part or full
- infill development
- land subdivision
- road works associated with kerbs and gutters
- traffic management works
- development in parks
- service infrastructure
- footpath works

> ***Note:*** Certain minor types of development may be carried out as exempt development (i.e. without the need for consent of any type). Other development may be carried out as complying development, in which case a complying development certificate is required. Applicants should refer to the Woollahra Development Control Plan for Exempt and Complying Development for more information on these types of development.

1.6 APPLICATIONS TO WHICH THIS PLAN APPLIES

Except as provided in clause 1.10, this plan applies to development applications, applications to modify development consents under section 96 of *the Environmental Planning and Assessment Act 1979* (the Act) and applications for review of determination under section 82A of the Act which are made on or after the commencement date of this plan.

1.7 HOW TO USE THIS PLAN

General

This plan is to be used by anyone seeking to undertake development in the Paddington HCA that requires consent. The Council will also use this plan in its assessment and determination of a development application, an application to modify a development consent and an applications to review a determination of a development application.

Format used in this plan

This plan is divided into parts, clauses and subclauses for easy reference. It is cross-referenced where relevant.

Part 3 (public land) and Part 4 (private land) utilise a common format:

Explanation: provides the reasons or need for including the particular element or the importance of the element.

Objectives: provide the intention or desired outcome for each element.

Controls: set down the main means of achieving the objectives. They may include numeric standards. It is possible that some of the controls listed for each of the elements will not be relevant to every type of development. As part of the material submitted with each application, the designer and the applicant must nominate those controls which are considered not to be relevant to the development and must state the reasons why those controls are not relevant.

Design suggestions are provided in some instances. These suggestions may only apply to certain building types.

Using the controls

The provisions of this plan are to be used by applicants in a particular sequence, the steps for which are set out below.

All applications

Before using the relevant steps for either development on private or public land, applicants should carry out the following:

1. Refer to the operational and relationship provisions in Part 1 which explain:
   - why the Plan was prepared;
   - the objectives of the Plan;
   - the type of development to which the Plan applies; and
   - how the Plan relates to other plans and policies, especially the *Environmental Planning and Assessment Act 1979* and the provisions of Woollahra LEP 1995.

2. Refer to Part 2 for an understanding of the significance of Paddington, its character elements, its desired future character, the conservation philosophy adopted by this plan and the Council's approach to contemporary design in Paddington.

The *significance of Paddington* draws from the five background studies referred to in the introduction to Part 1 and listed in **Appendix C: Supporting documents**[1]. The statement of significance refers to Paddington as a whole.

> **Note 1**: Supporting documents may be prepared or adopted by Council from time to time. Applicants should consult with the Council's Heritage Officers to confirm all supporting documents relevant to an application.

The *character elements* represent the existing distinguishing features of the area that are to be retained. **All applications to change the character elements will be assessed against the desired future character and the controls**.

The *desired future character* is a vision statement from the community and Council about the future image and function of Paddington. It is intended that development achieves the outcomes expressed in the desired future character statement. **All applications will be assessed, among other matters, against their ability to satisfy those outcomes which are relevant to the development proposal.**

As Paddington is a living place and will be subject to change over time, Council seeks to encourage new development of a high design standard which respects the significance of the area. The statement on contemporary design emphasises the role that modern day design plays in the evolution of Paddington. Issues of contemporary design are relevant to development in the public and private domains.

Development on private land

In addition to the matters for all applications, the following steps apply to alterations and additions to existing properties (including intrusive buildings) and to infill development.

Step 1: Examine the general policy in clause 4.1 and the specific policy in clause 4.2 and identify the policy that applies to the proposed development. Proposals must comply with the objectives, controls and underlying explanation of each relevant policy.

Step 2: Identify the building type by referring to clause 4.3, 4.4 and 4.5 and examine the policy relevant to the building type. Proposals must comply with the objectives and controls of each relevant policy.

Development on public land

For development on public land, refer to the objectives and controls for specific features, actions and works.

When using the objectives and controls for public land, reference should also be made to the Paddington Public Domain Technical Manual. The manual provides detailed information on street furniture and other elements placed in public places in Paddington.

1.8 THE OBJECTIVES OF THIS PLAN

The objectives of this plan are:

(a) to facilitate the implementation of the objectives and provisions relating to heritage conservation which are contained in Woollahra local environmental plans;

(b) to acknowledge and conserve the unique National heritage significance of Paddington;

(c) 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;

(d) to enable appropriate and expert consideration to be given by applicants and the Council to development;

(e) to encourage and promote public awareness, appreciation and knowledge of heritage conservation;

(f) to integrate planning, design and decision making associated with development initiated by the private and public sectors; and

(g) to enhance amenity and heritage values within Paddington.

1.9 RELATIONSHIP WITH OTHER DOCUMENTS

1.9.1 The Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000

This Plan has been prepared under Part 3, Division 6 of the Act and Part 3 of the Regulation.

1.9.2 State policies and regional plans

State environmental planning policies and regional environmental plans may apply to the land to which this plan applies. Where this occurs, the statutory provisions of those policies and plans prevail over this plan.

1.9.3 Woollahra LEP 1995

Woollahra LEP 1995 applies to the land to which this plan applies. Woollahra LEP 1995 is a statutory instrument that sets out planning aims and objectives, land use zones and broad development controls for development within the municipality. It includes objectives and controls for height, floor space ratio (for certain development), special sites and areas, heritage conservation areas and heritage items.

This plan supplements the provisions of Woollahra LEP 1995. The provisions of Woollahra LEP 1995 prevail over this plan.

1.9.4 Other Woollahra DCPs, policies and codes

In the event of any inconsistency between this plan and other development control plans, policies and codes, this plan prevails unless otherwise specified in this plan or in other plans, policies and codes.

Except as provided in clause 1.10, this plan repeals the following development control plans, codes and policies in so far as they apply to the land to which this plan applies with effect from the commencement date of this plan:

- Paddington DCP (1999)
- Woollahra Residential DCP 1995
- Policy for Changes to Facades and Alterations to Buildings in Watsons Bay, Bondi Junction, Woollahra and West Woollahra
- Code for Control of Fencing (1985)
- Code for Tennis Courts (1989)
- Code for the Installation of Solar Hot Water Heating (1988)
- Code for Satellite Communication Dishes and Similar Structures (1989)
- Code for Television Antenna and Radio Transmitters/Aerials (1989)
- Code for Siting of Swimming Pools (1982)
- Code for Spa Pools, Hot Tubs and Similar Structures (1989)
- Code for the Control and Regulation of Noise on Building Sites (1989)
- Code for Building Sites (1991)

1.10 SAVINGS AND TRANSITIONAL PROVISIONS

Despite the statements and the repeal of development control plans, policies and codes referred to in clause 1.9.4, the following savings and transitional provisions apply as if clause 1.9.4 did not operate:

Paddington DCP (1999) continues to apply (in respect of land to which this plan applies) to development applications, applications to modify development consents under section 96 of Act, and applications for review of determination under section 82A of the Act that were made prior to but not determined on the date of commencement of this plan.

The codes and policies referred to in clause 1.9.4 continue to apply (in respect of land to which this plan applies) to development applications, applications to modify development consents under section 96 of Act, and applications for review of determination under section 82A of the Act that were made prior to but not determined on the date of commencement of this plan.

1.11 DEFINITIONS

Terms used in this Plan have specific meaning and are defined in Part 5 - Definitions**.** Other terms may be defined in Woollahra LEP 1995.

1.12 PREPARING AND LODGING DEVELOPMENT APPLICATIONS

Requirements for preparing and lodging development applications are contained in Council's DA Guide. In particular, applicants should note the requirements for:

- A statement of environmental effects,
- A statement of heritage impact (required for all applications). The minimum contents of a statement are set out in the Guide,
- A conservation management plan (may be required for applications depending on the property),
- A geotechnical and hydrogeological report,
- A land contamination report (for some instances where excavation is proposed and for applications involving certain types of land uses),
- An acid sulfate soils report (depending on the type of work proposed in certain location, particularly some types of excavation), and
- Particular plans and other supporting documentation.

The Council offers a pre-DA service where senior staff and specialist staff can provide comments on a development proposal. Refer to the brochure on the pre-DA service for further details.

PART 2

Understanding the context

PART 2

2.1 THE SIGNIFICANCE OF THE PADDINGTON HERITAGE CONSERVATION AREA

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 nineteenth century inner city urbanisation of Sydney where the process 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 workers' 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 nineteenth 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.

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. The terrace houses show the evolving attitudes towards families and the home from the early nineteenth century to the late twentieth century.

Note: The Paddington HCA includes part of Edgecliff shown shaded on Map 1.

2.2 CHARACTER ELEMENTS

The existing distinguishing natural and built character elements of the Paddington heritage conservation area include:

- A topographical form which is shaped into a natural amphitheatre facing north over flatlands and former swamps allowing views to Rushcutters Bay, Sydney Harbour and westwards to the city. This land form also enables internal views of secondary ridges and gullies.
- A variable and intricate street, lane and pedestrian network. The western side of Paddington, originally the Paddington Village, is characterised by short, angled narrow roads with closed vistas and dogleg junctions influenced by the boundaries of early land grants. Dense rows of cottages and terrace housing often have zero setbacks.

  Later street patterns in the eastern half of Paddington were laid out in the Victorian building boom period. The subdivisions are more strictly ordered with alternating wide streets and rear lanes and set out on a rectangular grid. Development on corner sites is usually sensitive to the pivotal position they occupy in both streetscapes. Streets provide long vistas. Road surfaces are asphalt and kerbing and guttering is a mix of sandstone and concrete.
- A strong pedestrian character which is reflected in the multitude of passageways, rear and side interconnecting lanes, narrow streets and intermix of residential and non-residential uses. Footpath pavement material is a mixture of asphalt, fly ash concrete and modern concrete.
- A land use character which is predominantly residential but which also contains a mix of shops and hotels, many of which are located on corners, some commercial buildings and a few remaining light industrial and warehouse style buildings.
- Terrace housing which forms continuous facades along the streets and steps down the hillside.
- Variable building heights between terrace groups, one-off buildings and different building types.
- Terrace housing, predominantly in distinguishable groups, which displays similar character in terms of form but variation in architectural styles, surface decorative details, verandahs and balcony design, window, door, roof forms and chimney treatments.
- A strong contrast between the formal and frequently more decorative front of the terrace to the street and the simple and utilitarian back of the terrace.
- A street front which in many terraces is characterised by a cast iron palisade fence returning to form side party fencing, a small front garden and path, recessed verandah on the ground floor and balcony on the upper level enclosed by a cast iron balustrade. Other terraces may have only a small setback from the street and have no front garden and a cast iron fence to the verandah. Some terraces are built to the front boundary and may have an upper floor balcony which cantilevers the footpath. Many Victorian boom style terraces terminate with a street front parapet.
- Some laneways which retain culturally significant fabric including paling fencing, pedestrian gates, brick lavatories and backyard planting.
- A restricted palate of materials including stone, painted stucco, cast iron and tessellated tiles, corrugated roof materials and slate is nearly universal to street frontages.
- A perceived homogeneity of a Victorian era terrace built form which on close examination is made up of a diversity of building types reflecting the historical development of Paddington. These building types include:
  - single storey buildings, generally row terrace housing
  - multi-storey row terrace housing, being two or three storeys, some with storeys below street level

- freestanding houses, ranging from former gentry mansions to simple stone, timber and brick workers cottages
- multi-unit housing, mainly flat buildings from the 1930s to 1960s
- shops and commercial buildings, forming continued street facades in large groups along Oxford Street and Five Ways, or located through the residential area on street corners
- hotels, predominantly located on corner sites
- ecclesiastical and institutional buildings
- public buildings

- A variety of open space and landscape features which are represented in:
  - flatland parks and playing fields - Trumper Oval, Weigall Sportsground, White City
  - escarpment areas - Trumper Park
  - public open space created by street closures
  - early municipal street tree plantings
  - pocket parks often created on gap sites within the terrace streetscape
  - remnant established gardens from earlier gentry estates such as the Scottish Hospital grounds
  - private open space within institutions - Scottish Hospital, Sydney Grammar's Weigall grounds, White City
  - private gardens which contribute significantly to the townscape quality of streets and laneways

2.3 DESIRED FUTURE CHARACTER OF THE PADDINGTON HERITAGE CONSERVATION AREA

This Plan seeks to achieve a desired future character for the Paddington Heritage Conservation Area which:

- retains the unique National heritage significance of Paddington and recognises it as a rare and distinctive urban area
- reinforces the area as a special residential precinct
- retains and promotes evidence of the historical development of the area and enables interpretation of that historical development
- retains the cohesive character evident in the low scale, high density built form
- 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
- continues to cater for varied uses and building types within the residential area
- enables people to walk or cycle to shops, public transport, schools, parks and entertainment facilities in a safe, pleasant and healthy environment
- shares street spaces more equitably between pedestrians and various transport modes
- provides attractive and purposeful shopping areas for locals as well as tourists
- provides cleaner streets and footpaths, enhances views and preserves vistas
- exhibits contemporary design excellence

2.4 CONSERVATION PHILOSOPHY

This Plan adopts the conservation philosophy embodied in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter)[2]. The Burra Charter is widely accepted by Government agencies at all levels and by private industry as the standard philosophy for heritage conservation practice in Australia. The Charter sets down principles, processes and practices for the conservation of significant places.

Certain terms used in the Burra Charter are also used in this Plan and are defined in Part 6.

Note 2: ICOMOS is the International Council on Monuments and Sites. It is an international organisation which is linked to UNESCO. Australia ICOMOS was established in 1976 and initially adopted the Burra Charter in 1979. Revisions of the Burra Charter were made in 1981, 1988 and 1999. Further revisions may be made after the date of commencement of this Plan.

2.5 CONTEMPORARY DESIGN IN PADDINGTON

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.

Paddington is characterised by an extensive stock of nineteenth century buildings. Paddington also has a number of significant buildings or building elements and public places representing the changing character of design from the nineteenth century to the present. The presence of buildings and building elements representing the various design elements of the twentieth and twenty-first 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.

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. Designers will be required to demonstrate that the application of contemporary design techniques, materials or idioms provides an appropriate response to relevant aspects of the physical and historical context.

The use of contemporary design approaches particularly for infill development, work to an intrusive building, work in the public domain and work to buildings or building elements of high heritage significance must be able to achieve a cohesive relationship between new and existing urban fabric.

PART 3

Public land

PART 3

Conservation and development controls

3.1 KERBS AND GUTTERS

Paddington is unique due to its geographic location in a natural amphitheatre coupled with an irregular street layout that affords broad views over the harbour and city and dramatic internal vistas defined by the densely built Victorian terrace housing. The streets, lanes and walkways provide the framework for the public experience of Paddington. In this regard, the public domain functions as an "Open Air Museum" and conservation principles that apply to the private domain have equal relevance to the treatment of the public domain.

Historically, the streetscapes of Paddington were characterised by a restricted use of materials, including paving, kerbing, street trees and street furniture. The simplicity of this palette allowed the built form to dominate, with embellishment being restricted to the often intricate detailing within the architecture. Over the past twenty years however, this quality has been all but lost in many of the streets through the accretion of an assortment of paving types, street trees, traffic calming devices, public utilities and street furniture. An overriding objective of the design strategy for the public domain is to develop a minimalist approach to the treatment of the streetscapes that will permit the removal of the existing visual clutter and establish a design language and palette that recognises the inherent and unique qualities of Paddington.

Paddington has been and should continue to be primarily a pedestrian place. Its built form has a domesticity and human scale that makes its public spaces highly desirable for pedestrians. The permeability of the street grid with its walkways and lanes also encourages intense usage of these spaces by pedestrians. Increasing volumes of traffic within the suburb are however, having an impact upon the amenity and safety of pedestrians, while many of the traffic management measures adopted, such as the introduction of roundabouts, have not facilitated pedestrian movement. Pedestrian movement needs to be given equal priority to vehicular circulation in the determination of any future traffic management strategies. The opportunities for cycling for the purpose of commuter travel, recreational pursuits and journeys to shops and schools need to be maximised.

Explanation

The texture and colour provided by the sandstone kerbs and gutters in Paddington is an important characteristic of many streets and further defines the simplicity of the street geometry. Sandstone kerbs and gutters were deliberately introduced by the Paddington Council after 1871 as part of a works program aimed at improving the standard of public roads. These features therefore have historical and social significance as well as aesthetic significance.

Objectives

O1 To retain the original sandstone kerbs and gutters.

O2 To limit the range of materials used in kerbs and gutters to sandstone and concrete.

O3 To ensure a homogeneity of colour and texture in materials when introducing or replacing kerbs and gutters.

O4 To replace existing sandstone kerbs at the end of their useful life with new sandstone kerbs.

O5 To re-establish sandstone kerbs and gutters where possible.

Controls

C1 All original sandstone kerbs and gutters should be retained and, where possible, reinstated. If sandstone kerbs and gutters are required to be removed (for example in instances of new crossovers) they should be stockpiled for reuse in new works.

C2 Where new sandstone kerbing is used it should be detailed to match the existing kerbing.

C3 Where concrete kerbs are to be used, preference should be for precast segmental elements.

C4 Damaged original sandstone kerbs and gutters should be restored where possible or replaced with new sandstone kerbs and gutters.

C5 Vehicle crossings and chicanes should be discouraged as they interrupt the original line of the streets and sandstone kerbing.

C6 Maintain the line of kerbs parallel to the building line to preserve the character of the streets.

C7 Where footpaths are widened, original sandstone kerbs should be left in their original position so that the earlier street form can be understood.

C8 The profile of all new kerbs should reflect the traditional kerb detail.

3.2 PAVEMENT

Explanation

The traditional pavement surfaces used in the public spaces of Paddington are major contributors to the suburb's homogenous character. The ongoing design and placement of pavement surfaces within these streets and laneways requires careful consideration to ensure that the consistency and continuity of Paddington's streetscapes are maintained and enhanced.

The traditional materials used in the footpath and roadway surfaces of Paddington were asphalt and "depression" concrete. However, additions including modern concrete footpaths and stone paving have been introduced in parts of Paddington, breaking the historical continuity.

Objectives

O1 To maintain Paddington's original road and footpath pavements as homogenous elements of the built form.

O2 To retain historic streetscape elements which reveal the development of Paddington.

O3 To provide safe, non-slip surfaces for pedestrians.

O4 To consistently define pedestrian, vehicular or cycle zones in the interests of providing high quality pedestrian safety and amenity and to assist with traffic movement.

O5 To ensure cost-effective maintenance.

O6 To limit the palette of materials used in footpath and roadway pavements.

Controls

C1 A continuity of surface treatments throughout street blocks should be maintained or provided, where practical, in cases where replacement of surfaces is necessary.

C2 A homogeneity of colour and texture in paving materials should be maintained, where practical.

C3 Within the commercially zoned areas of Oxford Street and at Five Ways, footpath detail and elaboration can occur.

C4 Other than Oxford Street and Five Ways, pavements surfaces should be asphalt and concrete. In appropriate locations, concrete which matches the early fly ash or 'depression' concrete can be used.

C5 Texture rather than colour or line work should define zones of change.

C6 The colours of paths and crossovers should be compatible with the existing surface treatments, where practical.

C7 The use of painted white line markings on roads should be minimized within statutory and traffic and parking management requirements.

3.3 STREET FURNITURE

Explanation

The existing street furniture in Paddington consists of a great variety of types, materials and colours often in inappropriate locations. The general effect is a clutter of uncoordinated elements. To address this problem the Paddington Public Domain Technical Manual has been developed to provide detailed information on all individual elements placed in the public spaces of Paddington that can be standardised. The Manual incorporates street furniture elements based on the following objectives and guidelines and controls.

Objectives

O1 To provide street furniture that acknowledges the heritage character of Paddington.

O2 To provide street furniture at appropriate locations and where an unobstructed pedestrian thoroughfare can be maintained.

O3 To ensure that street furniture is not intrusive within the streetscape, allowing the architecture to dominate.

O4 To prevent clutter by strategic grouping or multi-functioning street furniture.

Controls

C1 The design of new street furniture items must comply with the Council's *Street Furniture Strategy*.

Bollards

C2 The design of bollards must comply with the Council's Street Furniture Strategy.

Steps, ramps and railings

C3 Replacement railings should be of a steel palisade type to match the original.

C4 New railings shall be of slender contemporary form.

C5 Original sandstone steps and supporting walls are to be retained.

C6 Scale and proportion of new steps must meet the relevant Australian Standards and where possible should be consistent with the existing built form.

C7 Materials for new steps should be concrete or sandstone, depending on the significance of their location.

C8 Steps should be designed with respect to pedestrian comfort and safety. Flights should generally have a maximum of ten steps and landings should be generous.

C9 Steps and ramps should be assessed for opportunities to incorporate seating.

Signs

C10 Signs should be provided to denote:

- special heritage sites;
- notable squares and junctions, such as Five Ways;
- pocket parks;

- major parks;
- heritage walks;
- walks to transport;
- bus information; and
- shopping streets.

C11 Signs should be discreet, of slender appearance and of a contemporary design to match the rest of the street furniture.

C12 Street name signs should, where possible, be attached with owner's consent to buildings.

C13 Interpretive signs could incorporate brief historical information to assist in the comprehension of specific areas.

C14 Gateway signs are not appropriate.

C15 Parking control signs should be rationalised and reduced, within statutory and traffic and parking management requirements.

Seats

C16 The design of seats shall comply with the Council's *Street Furniture Strategy*.

Bins

C17 The design of bins shall comply with the Council's *Street Furniture Strategy*.

Bus shelters

C18 Personal safety should be considered with a transparent design.

C19 New bus shelters should be contemporary in design.

C20 No advertising shall be permitted.

3.4 STREET LIGHTING

Explanation

Paddington's sense of place can be enhanced with a system of lighting that reflects the heritage nature of its built form. The well trodden routes through Paddington's alleys, lanes and streets with their hierarchy of width, end wall vistas and intermittent pocket parks are an attractive incentive to provide distinctive illumination of the built form.

As Paddington's public spaces are used twenty-four hours a day, lighting becomes an important element within all of its public spaces. In many of Paddington's public spaces levels of illumination are low and occasionally nonexistent in some rear lanes and alleys. This raises concerns for personal safety, and for security of properties. However, with appropriate lighting usage can be enhanced, direct views highlighted and attractive recreational destinations enlivened.

Objectives

O1 To provide a system of lighting for Paddington.

O2 To improve security and reduce the threat of crime or vandalism.

O3 To promote personal safety for pedestrians.

O4 To increase visibility, especially at traffic conflict points.

Controls

C1 New fixtures should be a simple, modern and sophisticated design.

C2 Replicas of historic fittings should not be used.

C3 Appropriate public lighting should be provided in all open space types within Paddington.

C4 Public lighting should enhance and strengthen the sense of place.

C5 Public lighting should be provided to ensure legibility and visual orientation for pedestrians.

C6 The height and location of light poles should consider factors of signage, vehicle usage and pedestrian crossings.

C7 Location of fixtures should take account of the eventual height of tree canopies.

C8 The intensity of lighting should be increased at pedestrian crossings, activity nodes and areas considered by the public to be threatening at night (pocket parks, public stairways).

C9 Council's adopted standard of lighting for parks should be used for all parks and reserves.

C10 Energy efficient lighting should be considered in order to meet environmentally sustainable principles.

Explanation

Paddington's very dense small-scaled terraces and narrow streets have resulted in a pedestrian orientated suburb. This pedestrian quality has been threatened over the last decade by conflict with increasing numbers of motor vehicles often travelling at speed, particularly where desired pedestrian routes cross over the main commuter thoroughfares of Oxford Street, Hargrave Street, Gurner Street, Jersey Road, Boundary Street and Glenmore Road. Fast moving and non-ceasing traffic, particularly about roundabouts, has created intimidating pedestrian crossings.

To date, the main means of slowing traffic in Paddington has been the introduction of standard traffic calming devices such as roundabouts, chicanes and road closures. However, alternative means of controlling traffic are available and would be appropriate in Paddington. These include the reduction of the width of the travelling lanes through the introduction of dedicated cycle lanes and the planting of trees within the road carriageway.

In addition to the frequently fast-moving and noisy traffic, there is the added pressure of visitors to the Paddington Market and Oxford Street retail area searching for parking spaces in Paddington's narrow streets.

Good streets in residential areas do the following:

- bring people together;
- are safe and comfortable;
- are easy to cross and walk along;
- are visually stimulating;
- accommodate vehicle movements without being dictated by them; and
- allow, where possible, access and use by cyclists.

Objectives

O1 To ensure pedestrian amenity and circulation continues as a priority in Paddington.

O2 To ensure safe and efficient pedestrian and traffic movement throughout Paddington.

O3 To respect the original simple road patterns that are typical of Paddington.

O4 To maximise opportunities for commuter destination and recreational cycling.

O5 To ensure detailed traffic and transport investigations are undertaken prior to the introduction of new traffic management devices.

Controls

C1 Minimise the overall number of traffic signs subject to the management of parking or traffic issues and statutory requirements.

C2 Where traffic calming devices are absolutely necessary within the streetspace they should not detract from the existing character of the street. Shrubs, bushes and other small tree plantings are not appropriate other than if they are in accordance with the objectives and controls outlined in *clause 3.8: Street trees.*

C3 The opportunity to remove chicanes and roundabouts should be considered as new traffic calming measures are proposed.

C4 The pedestrian network of laneways and public stairs have great historic significance and should be retained.

C5 Provision is to be made for cyclists in the manner set out in the Woollahra Bike Plan.

C6 Traffic and transport investigations are to be undertaken prior to the introduction of new traffic management devices. These investigations should, depending on their scope, include public participation and must include consideration of access issues generally for all people. Investigation must also address the impact on heritage significance resulting from traffic management options to enable the least possible impact on significance.

Explanation

Paddington is characterised by panoramic views and closed vistas. Panoramic views result from the suburb's dramatic topography and position in relation to the harbour and City skyline. The closed vistas are created by the street configuration which is strongly defined by the terraces with their zero setbacks from street and lane junctions.

The skylines along the southern and eastern edge of the study area are formed by the profile of buildings on the Oxford and Jersey Road ridges. Landmarks do not feature on the horizon with notable exceptions such as the Royal Hospital for Women chimney and occasional contemporary multi-storey buildings.

Downhill panoramic views from points west of Cascade Street can extend as far as the Harbour especially from elevated viewpoints. Views of the harbour do not occur from points below the level of the Scottish Hospital or from east of Cascade Street.

Views of the City skyline and especially known landmarks such as Centrepoint Tower can be seen from many of the streets with east-west and north-west orientation. Views towards Paddington from New South Head Road and from the ridge along Jersey Road are panoramic and reveal the close-textured fabric of Paddington.

Closed vistas are characterised by the stepped alignments of terrace houses following a change in street direction or up a slope and punctuated by gable walls and corner shops on corners. The closed vista skyline is notable for the fine serrated profile of gabled parapet walls and chimney stacks.

Objectives

O1 To retain existing vistas and create opportunities for new views where possible.

O2 To ensure street tree planting enhances views both to and from Paddington.

Controls

C1 New development and street tree planting should respect existing view corridors.

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.

C3 Removal of trees and demolition of significant buildings, in whole or part, for the sole reason of creating or improving views and vistas will not be supported.

Note: The following diagrams show a selection of significant views and vistas. These diagrams are not intended to represent all the significant views and vistas.

Significant views and vistas

1 (a) Glenmore Road - View north from Mary Place
(b) Glenmore Road - View south to Gipps St corner

2 Mary Place - View south

3 Gipps St - View to Oxford St from Bethel Lane

4 Liverpool St - View north from Mary Place

5 Laneway west of Brown St - View from Mary Place

6 Liverpool St - View north

7 Liverpool St - View north from Rowe Lane

8 (a) Spring St - View from Shadforth St to Prospect St
(b) Shadforth St - View to Oxford St from Spring St

9 Shadforth St - View to Oxford St from Gipps St

10 Gipps St - View east from MacLaughlin Pl.

11 Brown St - View north from Walker Lane

12 (a) Elfred St - View from Walker Lane to the south
(b) Elfred St - View north

13 Glenmore Rd - View east from Ormond St

14 (a) Ormond St - View north
(b) Ormond St - View to the front wall of Engehurst

15 (a) Ormond St - View south-east
(b) Ormond St - View south

16 (a) Oxford St - Looking west from Ormond St
(b) Ormond St - View from Oxford St

17 (a) Glenmore Rd - View west from Five Ways
(b) Five Ways - Looking east from Glenmore Rd

18 Goodhope St - View north from Five Ways

19 Five Ways - View west along Glenmore Rd

20 Five Ways - View north from the corner of Heeley St

21 Olive St - View from Heeley St

22 Oxford St - Looking west from Underwood St

23 Paddington from New South Head Road

24 Alma St - View from Lawson St

25 (a) Hoddle St - View west from Glenmore Rd
(b) Glenmore Rd - Looking south from Hoddle St

26 Glenmore Rd - Looking south to the corner Gurner St and Five Ways

27 Corner Glenmore and Gurner Rds - Looking north

28 Broughton St - View to Five Ways

29 Stafford St - View from Duxford St

30 Corner of Glenmore Rd and Cambridge St

31 Cambridge St - View from Glenmore Rd

32 Union St - View from Broughton St

33 Union Lane - View from Broughton St

34 Underwood St - View from William St

35 William St - View north from Victoria St

36 Victoria St - View to Elizabeth St

37 (a) William St - View from Duxford St looking south
(b) Dudley St - View from William St

38 (a) William St - View south from Paddington St
(b) Paddington St - View from William St

39 Cnr Paddington St and Caledonia St - View east from Paddington St

40 Elizabeth St - View south from Caledonia St

41 Paddington St - Close view from Elizabeth St

42 Paddington St - Looking east from Elizabeth St

43 Paddington St - View east from Jersey Rd

44 Windsor St - View west from Point Piper Lane

45 Jersey Rd - Looking south from Underwood St

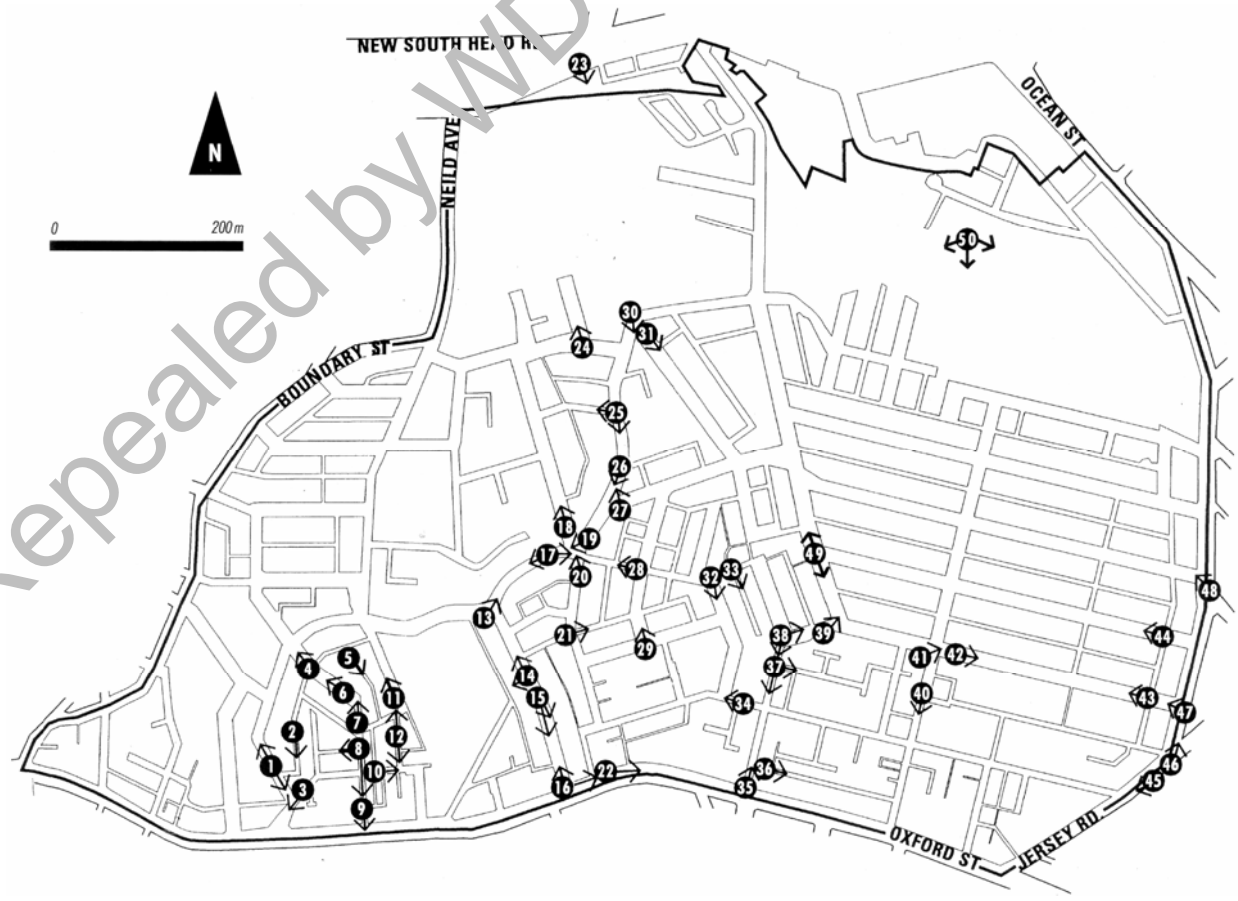
46 Jersey Rd - View north from Rush St

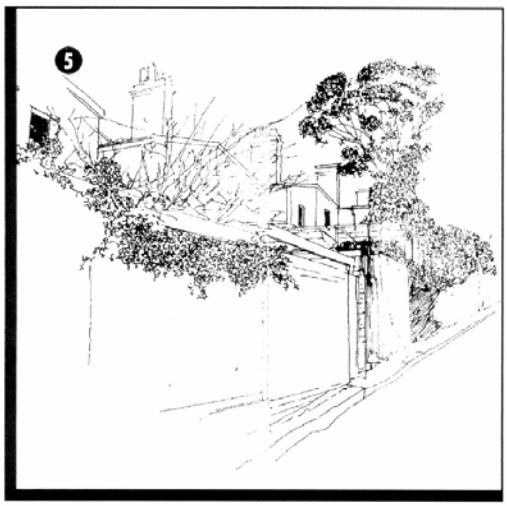
47 Cnr Paddington and Jersey Rds

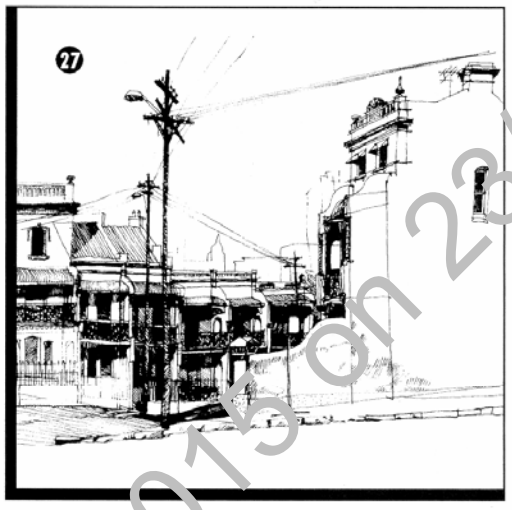
48 Cnr Jersey Road and Hargrave St

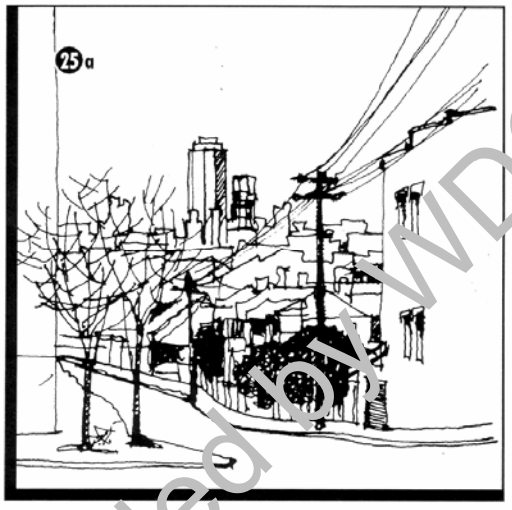
49 (a) Cascade St - View North from Windsor St
(b) Cascade St - View South form Windsor Lane

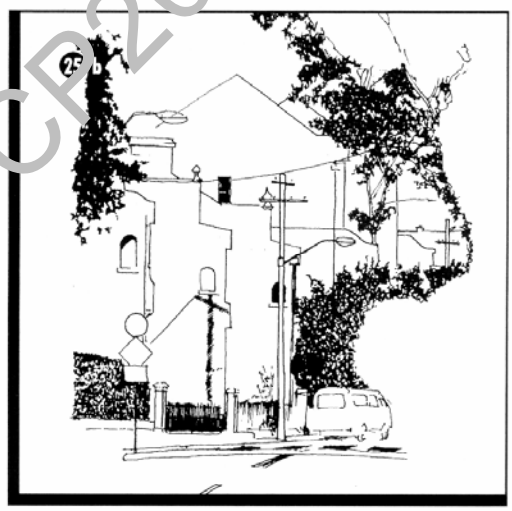
50 Trumper Park - Panoramic View











3.7 PUBLIC ART

Explanation

Paddington has a special cultural, social and educational value associated with the 1950s Bohemian movement and a number of outstanding Australian twentieth century artists. The large number of art galleries and resident artists in the suburb are symbolic of Paddington's importance to the art world. This cultural component of Paddington could be expressed through the incorporation of art works within its public domain.

Although the built form of Paddington maintains a remarkable uniformity, there is a wealth of incidental decoration within the articulation of the buildings. The detailing within a row of terraces was typically the work of a single builder, and as such, this handiwork now stands as a signature of that builder. Thus, there is a richness of individual expression within the built form of Paddington that could be replicated within public spaces.

Objectives

O1 To enrich and enliven the experiential quality of the public domain through the provision of high quality works of contemporary art.

O2 To provide opportunities for professional artists and the community to develop and manifest skills and capabilities.

O3 To reinforce the unique qualities of Paddington through the provision of site specific art work.

Controls

C1 Selection of artworks should favour innovation and diversity.

C2 Opportunities to showcase art by young designers may appear in places where transient displays are appropriate.

C3 Artwork should have resonance and meaning to the community of Paddington.

C4 Proposals should be low maintenance and vandal resistant.

Note: Provision of public art is subject to Council's Public Art Policy.

Explanation

The existing mixed and varied street tree planting within Paddington reflects the eras of street tree planting in the Municipality. Evolution of the main street planting schemes in Paddington includes:

- Late nineteen century rainforest species of Crow's Ash and Black Bean in Boundary Street and Red Apple in Paddington Street,
- Early twentieth century centrally planted Date Palms in Alma Street and Gum trees along Glenmore Road,
- Mid-twentieth century plantings of Hills Weeping Fig and London Plane in Cecil, Hampden and Paddington Streets, Lombardy Poplar in Hargrave Street and Jersey Road, Kaffir Plum in Sulfolk Street, Jacaranda in Glenview Street and Willow Myrtle in Cascade Street,
- Late-twentieth century plantings include Ivory Curl Flower in Cascade Street, Weeping Bottlebrush in Underwood Street, Chinese Tallow Tree in Glenmore Road and Goodhope Street, and Crow's Ash, Tuckeroo and Small Leaved Lilly Pilly in Hargrave Street.

The early subdivision of Paddington was not designed with the intention of creating tree-lined avenues. Many of the streets and footpaths are narrow, with terrace housing built to the front boundary. Later subdivisions provided more opportunity for street tree planting.

Street tree planting can provide a unifying theme that assists with the interpretation of the heritage values of Paddington.

Street tree planting can provide a unifying theme that assists with the establishment of an area's sense of identity. A street tree strategy for Paddington should identify a theme that builds on the existing successful plantings within the suburb. Existing services, shallow soils over bedrock and a high incidence of narrow footpaths pose constraints to street tree planting. These factors need to be taken into consideration when selecting species and nominating locations. Species selection should also have regard to form and height, possible obstruction to pedestrian and traffic movement and impact on solar access and views.

Objectives

O1 To develop a street tree masterplan that has regard for the historic development of Paddington and recognises the constraints to street tree planting imposed by the existing site conditions.

O2 To incorporate street trees that are integrated with the urban elements so that they enhance and complement the built form and do not obscure significant views or mask too heavily the elevations of the rows of terraces.

O3 To develop a thematic and consistent approach to street tree planting, that will include a rationalisation of existing street trees.

O4 To undertake a public education program that explains the urban design and heritage issues associated with a street tree strategy, especially the reasons for the removal of existing street trees.

Controls

C1 Selected tree species should have the following characteristics:

- be consistent with the period planting and theme of the area;
- be able to withstand and thrive in the harsh microclimate and soil conditions of Paddington streets;
- be appropriate in scale to available space;
- be selected considering impact on building foundations and existing infrastructure such as underground pipes and services;
- have a growth habit that will permit the development of a clean trunk to a minimum height of 2.5 metres;
- have a growth habit that will permit directional pruning if planted under overhead power lines or aerial bundled cable; and
- permit a reasonable level of solar access to buildings in winter, and in this regard, deciduous trees and high branching evergreen trees are appropriate.

C2 Street trees should only be planted in locations where there is sufficient width in the footpath to permit a minimum of 1.3 metres of unimpeded pedestrian access. In broad scale streets with narrow footpaths, it may be possible to plant trees within the road carriageway. In business areas of any street, a minimum clearance of 1.5 metres of unimpeded pedestrian access is required.

C3 There are a number of major avenues and other significant street trees in Paddington and these trees are to be conserved, managed and a replacement strategy established.

C4 The phased removal of inappropriately planted trees should be undertaken as a component of an overall street tree strategy. This would include the removal or thinning of trees from small scale streets and narrow footpaths and the removal of species that do not comply with established themes.

Explanation

The provision of utility services associated with twentieth century living has had an impact upon the aesthetic quality and integrity of the Paddington streetscape. Elements such as overhead powerlines and electricity substations are strangely non-contextual within the predominately Victorian character of the buildings and streets. The thick timber poles that carry the powerlines cause obstructions to pedestrians within many of the narrower streets. There are also high ongoing maintenance costs associated with the pruning and management of street trees located under overhead powerlines.

Objectives

O1 To reinforce the historic authenticity of Paddington.

O2 To enhance the visual quality of the streetscapes.

O3 To remove impediments and unsightly service infrastructure from Paddington's footpaths.

O4 To reduce tree pruning maintenance costs.

Controls

C1 Services infrastructure of all new multi-unit residential and larger developments should be located underground.

C2 Overhead power lines and telecommunication lines should be located underground, subject to budget availability, at key locations in order to protect significant vistas.

PART 4

Private land

PART 4

Conservation and development controls

Paddington has a valuable historic and predominantly nineteen century residential character, which is represented by late-Victorian terrace houses, modest worker's cottages and former mansions. It also contains a mix of shops and hotels, commercial buildings and a few remaining light industrial and warehouse buildings.

In order to protect the heritage significance of Paddington it is important to retain and conserve the many building types that represent the significant phases of the suburb's historical development. These buildings are known as significant buildings throughout this Plan and may have original outbuildings, fences and garden settings that are important to keep. Other townscape features such as significant trees and historical sandstone kerbs and gutters also contribute to the significance of Paddington.

It is particularly important to conserve the significant fabric and layout of the original front building section which contains the main rooms. This section, including its roof, is known as the principal building form in this Plan, and commonly faces the street front, with a secondary section behind. The main rooms often contain the most significant details such as plaster work, timber joinery and fireplace surrounds.

Many terrace houses have a small setback from the street. This area, known in this Plan as the street front zone, provides an important setting for buildings.

Changes to existing buildings and new development should be designed with respect to the architectural character of the building and the context of the streetscape within Paddington. Retention of original fabric and detail is important.

Reinstatement of missing detail and building elements is important. This includes the removal of inappropriate building elements and reconstruction of appropriate details and elements.

Even small changes to buildings within Paddington require careful consideration. This is especially so when changes are visible from the street or from other public spaces.

Alterations to the rear of properties are equally important as they can alter proportion, scale and the cohesion in groups of buildings. Due to the topography rear elevations are often within general views.

In Paddington the aim should always be to establish a cohesive relationship between new work and the existing building fabric. Contemporary design should respond appropriately to relevant aspects of the historical context.

Notes:

1. The objectives and controls in clauses 4.1 and 4.2 apply to alterations and additions to existing buildings and to infill development. Additional objectives and controls that apply to infill development and intrusive development are described in clauses 4.4 and 4.5.
2. The *character elements* listed in clause 2.2 represent the existing distinguishing features of the area that are to be retained. All applications to change the character elements will be assessed against the desired future character and the controls.
3. The desired future character set out in clause 2.3 is a vision statement from the community and Council about the future image and function of Paddington. It is intended that development achieves the outcomes expressed in the desired future character statement. **All applications will be assessed, among other matters, against their ability to satisfy those outcomes which are relevant to the development proposal.**

4. The diagrams shown in this Part illustrate a range of historical examples but do not cover every historical building type or their details. The diagrams which show design suggestions for new work are not meant to be exhaustive and other design options may be appropriate subject to satisfying the objectives and controls of this Plan and any other relevant heads of consideration.

4.1.1 Principal building form and street front zone of significant buildings

Explanation

Because Paddington is located in a natural amphitheatre with a variable and intricate street and laneway pattern, views towards and within Paddington are often characterised by the juxtaposition of terrace houses responding to the changes in direction or slope. Architectural detail and landscaping elements of the principal building form and street front zone may be individual to a particular building or repeated within a distinct group of terrace buildings. There exists subtle variation in these details throughout the heritage conservation area. These nuances assist in understanding the pattern of development of the heritage conservation area in the mid-to-late nineteenth century.

The loss of significant original fabric, in particular of the principal building form and street front zone, will weaken the integrity of the heritage conservation area. Where work is proposed to the principal building form and the street front zone, reconstruction or restoration of missing elements and the removal of unsympathetic elements is encouraged. New work should be carefully designed sympathetically within the significant historic fabric.

Principal building form

The principal building form is the original front building section within a street frontage see definition). The principal building form, particularly the front façade, is an aspect of exceptional significance of the heritage conservation area, facilitating the understanding of the significant development of the terraced suburb from the mid-nineteenth century onwards.

The principal building form includes the fronts, sides, rears and roofscapes of the original front building section, and is often two rooms deep extending the full width of the property beneath a pitched roof. External elements of the facades which are of importance include balconies and decorative balustrades, fin walls and arched recesses and original doors and windows. External elements of the roof which are of importance include, but are not limited to, original roof cladding and stepped flashing, parapets, decorative detail such as urns and ridge cappings, chimney stacks, chimney pots, form and scale.

The interior of the principal building form is also of significance to the heritage conservation area. Surviving original fabric and layouts have the ability to demonstrate the significant nineteenth century character. Original elements which are considered of significance include, but not limited to, timber floors, fireplaces, decorative plasterwork and distinctive joinery. The objectives and controls are to prevent the loss of significant fabric. Council does not support the gutting of interiors of terrace houses that contain significant original fabric.

The objectives and controls also address the potential impact of weakening key internal walls through partial or total removal, in particular walls lateral to the party or common walls. The internal walls offer lateral bracing to the party walls and are an important element in the overall structural integrity of the terrace house and its neighbours in the terrace group. Accordingly, the removal of these walls essentially weakens the fabric of both the individual terrace house and of the terrace group.

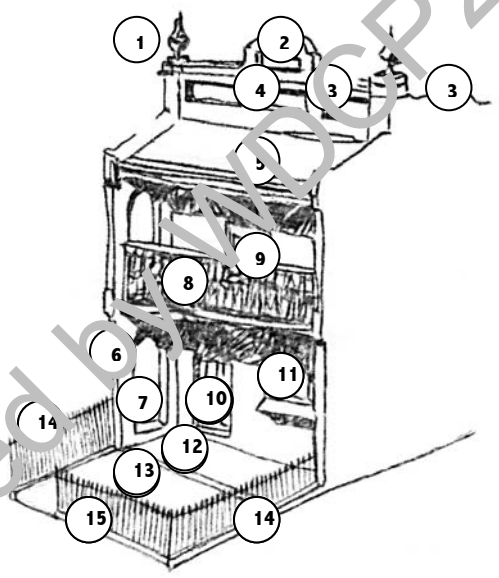
While the retention of internal walls is important to interpret the historic layout of the building, their retention is also important in order to retain structural stability for terrace buildings. Partial demolition of internal cross walls within the principal building form may be considered where suitable interpretation of the position of walls and room proportions is provided and the structural integrity of the buildings is not compromised.

Street front zone

The street front zone establishes the connection between the private and the public domain. The predominant significant building form in Paddington, the terrace housing, usually forms a continuous street front along the streets and steps down the hillside. The street front zone comprises the front building elevation and visible roof, front yard, the side boundary fences in the front yard and the street boundary fence.

The street front zone also has a landscaped character, with features which enhance the architectural character of the building and contribute to the historic streetscape.

There are many variations in the relationship of the building to the street. Some simple Georgian style buildings are built on the edge of the pavement. Others are set back from the street with gardens. A typical Victorian period terrace has an iron palisade fence, a small garden, a path and a verandah, the latter two elements often incorporating decorative tiling. Its principal street front elevation is embellished with a high concentration of detail.



***1** Urns*
***2** Pediment*
***3** Parapet*
***4** Coping course*
***5** Balcony roof*
***6** Fin wall to verandah*
***7** Arched fin wall recess*
***8** Balcony*
***9** French doors*
***10** Front door*
***11** Window*
***12** Front verandah*
***13** Front yard*
***14** Side fence*
***15** Front fence*

Figure 1 Typical Victorian street front elevation

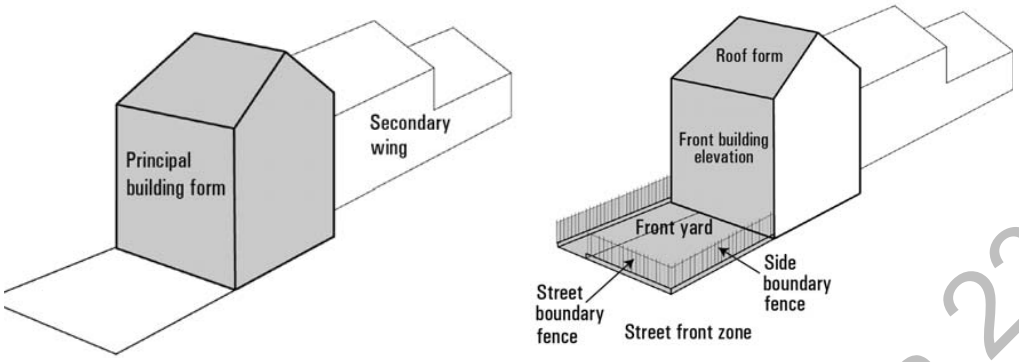


Figure 2 Principle building form, secondary wing, street front zone

Objectives

O1 To retain and conserve the principal building forms and street front zones.

O2 To restore or reconstruct missing elements of the principal building forms and within the street front zone.

O3 To encourage the removal of uncharacteristic elements or structures.

O4 To promote design that conforms to the existing character of the area.

O5 To reverse inappropriate reconstruction work.

O6 To retain the distinctive shared characteristic of groups of buildings.

O7 To retain, restore and promote the significance, contribution and relationship of a building within the context of a group of buildings.

O8 To conserve the significant original fabric of terrace houses, terrace groups and free standing buildings of similar age and character.

O9 To ensure the structural integrity of individual buildings and groups.

O10 To retain external original fabric and features characteristic to a traditional terrace house.

O11 To retain internal significant original fabric and features characteristic to a traditional terrace house.

O12 To retain the historic framework of the building both as essential structure and as evidence of original patterns of construction and use.

O13 To provide protection for potential heritage artefacts.

Controls

Principal building form

Exterior controls

C1 The significant external elements of a principal building form are to be retained and conserved, that is:

- significant external fabric is to be retained and conserved,
- characteristic elements such as roof pitches, eave heights and chimneys are to be retained and conserved,
- 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,
- the main rear wall to the principal building form should be left largely intact, and
- significant verandahs and balconies are not to be infilled or enclosed.

C2 When works are proposed to the principal building form or original significant elevations visible from the street Council encourages, but may require, reconstruction or restoration of missing elements or reversal of uncharacteristic elements where:

- original render has been stripped from an external wall surface,
- balconies or verandahs have been enclosed and details such as balustrade panels, rails, columns, friezes and fringes have been removed,
- original door or window types and patterns have been removed,
- roof cladding is in a unsympathetic material,
- details are missing from chimneys, and
- inappropriate reconstruction of period detail and elements has occurred.

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.

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.

Interior controls

Note: Council does not support the gutting of interiors of terrace house buildings that contain original and significant original fabric.

C5 The significant original internal elements of the principal building form, in particular distinctive joinery, fireplaces and decorative plasterwork, are generally to be retained.

C6 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 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.

Street front zone

C7 The location, form and materials of original stairs must be retained. Risers and treads may be reconfigured to conform with BCA requirements.

C8 All original windows and doors to basement levels are to be retained.

C9 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.

C10 When works are proposed in the street front zone Council encourages, but may require reconstruction or restoration of missing elements or reversal of uncharacteristic elements

C11 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.

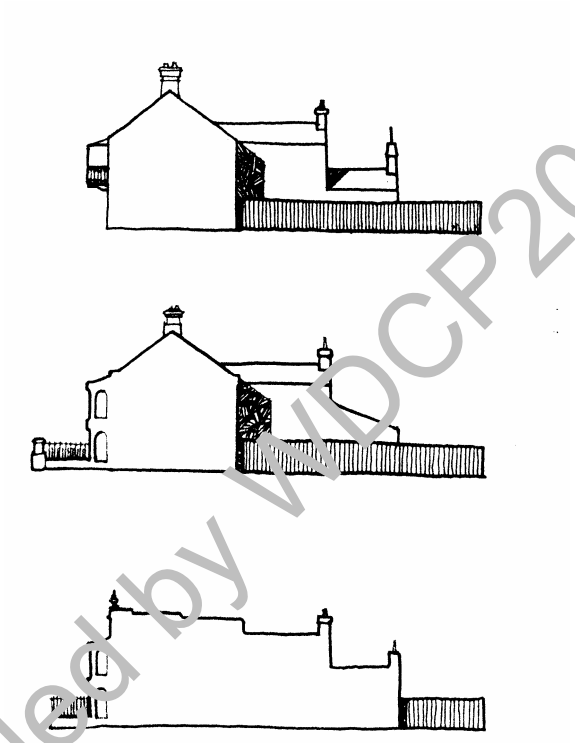
4.1.2 Side elevations to streets and lanes

Explanation

Side elevations or secondary elevations are less detailed than the main street front elevations. Side elevations of Victorian terrace houses are often built to the street boundary with a strong gabled form reflecting the pitch of the main roof and a lower skillion section at the rear.

Due to the high visibility from streets and laneways, changes to side elevations and additions require an approach that retains the architectural form and character of the buildings.

Refer also to corner terraces in clause 4.3.3.



There is a variety of shapes and forms, but the general treatment of visible side elevations is simpler than the front elevations.

Ornamentation is rare and in the expanse of walls, fenestration is limited.

Figure 3 Side elevation

Objectives

O1 To retain the architectural character of side elevations of significant buildings.

O2 To ensure that side additions are of sympathetic design and construction to the original building.

Controls

Side elevations – street and lane

C1 Original side elevations of significant buildings including original fabric, side entrance doors, windows, balconies and other details are to be retained and conserved.

C2 Minor alterations to a side elevation behind will be permitted if they do not significantly impact on the architectural form and the pattern of openings of the principal building form.

C3 Changes to the roof pitch of the principle building form of significant buildings are not permitted.

Side additions – street and lane

C4 Additions must be consistent with traditional patterns and proportions of openings and the materials and detailing of the existing building.

C5 The overall length of any addition is to be less than and appear as a form secondary to the existing building.

C6 The addition of balconies is not permitted when the building is built to the side street boundary.

C7 Additions must retain the profile of existing traditional party walls and their associated parapets.

C8 Additions shall reflect the existing setbacks.

C9 Side boundary fencing shall reference traditional height, forms and materials.

4.1.3 Rear elevations, rear additions, significant outbuildings and yards

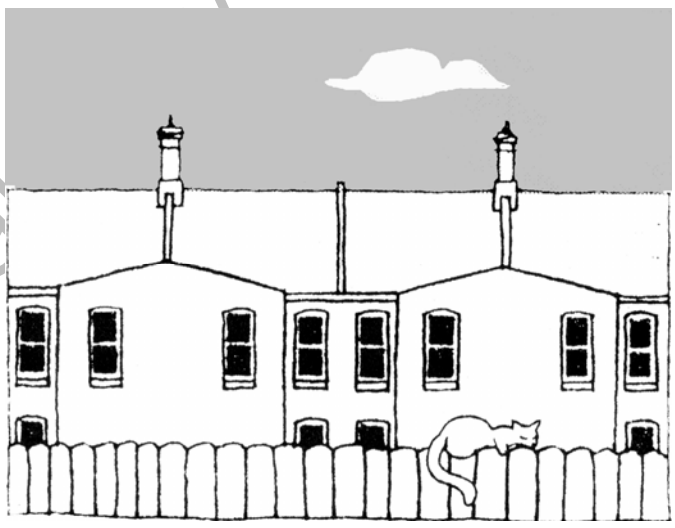
Explanation

There is a distinct visual contrast between the front and the rear of houses.

In a typical Victorian terrace, the highly decorative front contrasts with the restrained and the utilitarian finish at the rear. Traditional rear additions are smaller in scale to the main house, with simple forms punctuated with vertically proportioned window openings. The rear of the Victorian style double storey terrace is often characterised by a one or two storey structure, commonly under a single pitched or skillion roof which maintains a side breezeway. The simple pitched or skillion roof form on rear elevations is visible, unlike the front elevation roof which may be screened by a parapet. Street corner buildings sometimes employ a parapet to both front and side elevations. Frequently rear elevations are paired with a neighbouring property.

There is a distinct typology of rear building forms within Paddington. Due to the elevated siting and topography of Paddington, many rear forms of buildings are highly visible. Some rear building forms survive in unaltered groups of houses and contribute significantly to the character of the heritage conservation area. An unaltered group may have minor changes including changes to windows and doors and some loss of detail, but retains the original form and character of the group.

Traditionally the rear yard of nineteenth century housing was utilitarian in use and character, usually enclosed by a paling fence with a gate leading to a laneway. Many groups of houses such as terrace houses had a rear passageway for servicing outdoor rear yard brick toilet structures. The remaining 'night soil passageways' and rear yard outdoor toilet structures are a significant element in Paddington. Remnant stable structures are rare.



Where a coherent group of rear elevations exist, any development should occur within the existing envelopes. New development which ignores its context will not be permitted.

Figure 4 Rear elevations

Rear extensions should respect the traditional hierarchy of scale and form. Greater freedom is permitted of the architectural treatment of ground floor extensions than for visible upper floor additions.

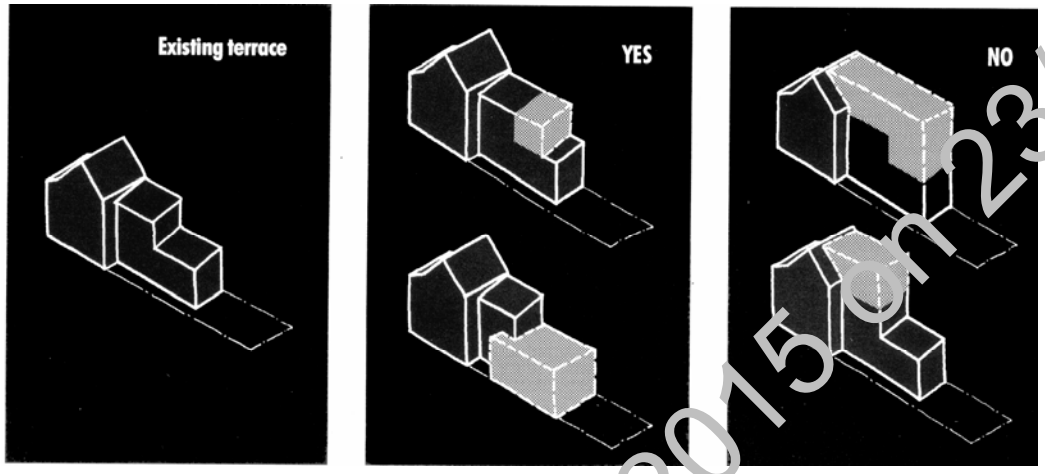


Figure 5 Rear additions

Objectives

O1 To retain the forms and character of traditional rear elevations of significant buildings, particularly where they exist in unaltered groups.

O2 To ensure that rear alterations and additions are of sympathetic design and construction.

O3 To ensure that the distinctive shared characteristics of groups of significant buildings are retained and enhanced.

O4 To enable sympathetic contemporary design and use of contemporary materials in appropriate circumstances.

O5 To ensure that significant outbuildings are retained.

Controls

Rear additions

C1 The height of an alteration and addition to the rear of a single storey building must be below the ridgeline of the main roof of the existing building.

C2 The height of an alteration and addition to the rear of a double storey or higher building must be below the gutter line of the main roof of the existing building.

C3 Alterations and additions to a building which comprises one of a group must be designed with regard to the overall balance of the group in terms of height, alignment, form, scale, breezeway pattern and architectural character and detail.

C4 The roof of an extension or the new roof for an existing component must be of traditional form appropriate to the building type.

C5 Roofs must be visible and not screened partly or wholly by features such as parapets. The exception may be corner sites.

C6 Alterations and additions at the rear of buildings must:

- not dominate or otherwise adversely compete with the form, height, proportions and the scale of that part of the building which is to be retained;
- not reproduce or match a building which in terms of its height, bulk, scale and detailing is inappropriate to the heritage character of the area;
- retain traditional solid to void ratios on elevations visible from the public domain;
- not employ large areas of glass on upper levels;
- be designed to minimise or avoid an adverse impact on neighbouring properties in terms of overlooking, loss of sunlight and ventilation;
- not extend beyond the predominant rear building setbacks at any level of a group or row of buildings; and
- retain all original chimneys.

C7 Building boundary to boundary on the ground floor level is permissible provided that:

- the development does not adversely affect the privacy, ventilation, light and the amenity of the adjoining properties; and
- the development does not disrupt an existing pattern of a group of unaltered significant buildings.

C8 Additions are not permitted where single or double storey rear skillion forms exist in an unaltered group. In such cases alterations are to occur within the existing building envelope.

Unaltered groups

C9 Unaltered groups with single storey rear wings must retain their single storey form. Single storey, pavilion style additions with attic rooms may be permitted, where the addition does not result in view loss of the main wing from the public domain.

Contemporary design

C10 Sympathetic contemporary design may be permitted at the rear where:

- intrusive fabric or fabric of low significance exists,
- the proposal will achieve an aesthetically cohesive relationship between new and existing fabric,
- the proposal is consistent with the character of the site, the streetscape and the precinct in which it is contained.

Significant structures and areas at the rear

C11 Significant backyard toilet structures on rear laneways are to be retained in place if they are one of a group of at least two adjacent original toilets.

C12 Significant 'night soil' passageways are to be retained in place and interpreted without additional structures other than fencing.

C13 Significant ancillary structures including stables, coach houses and wells in the rear yard are to be retained in place.

4.1.4 Roofs and roof forms

Explanation

Main roof forms vary with building types and architectural styles. Cottages have hipped or gable roof forms, or a combination of the two. In terrace housing there are two predominant roof forms. Some roofs are pitched both ways from a central ridge. This is often articulated by the projecting gabled party walls. Corner terraces have segmented hipped forms which address the corner site or composite roofs concealed behind a parapet. Less common is the skillion roof form terrace with a parapet to the street front that steps down along the side elevation.

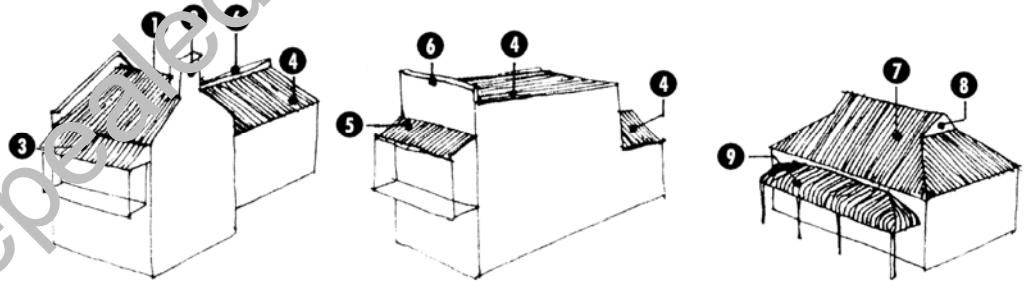
Below main roof forms there are verandah roofs. Some are stepped down from the main roof. They have distinct profiles and include convex or concave and skillion profiles depending on the architectural character of the building.

There are also secondary roof forms. Lower roofs to rear additions are generally skillion forms. When paired with a similar property, roofs produce patterns of gabled forms to the rear of properties. The simple pitched or skillion roof form on rear elevations is visible, unlike the front elevation roof which may be screened by a parapet.

The earliest roofs in the original Paddington village were covered in timber shingles. Later materials used throughout Paddington are slate, corrugated galvanised iron and zinc coated corrugated steel. Consistent with the style, roofs of Federation period buildings have the characteristic unglazed terracotta tiles.

Associated with the roof and the roofscape are a number of important elements such as traditional flashings, barge rolls, eaves and ridge detailing.

The arrangement of terraces stepping down the hills of Paddington affords views to the roofs. As a consequence the roofscape is a significant element in the urban character of Paddington. Replacement of original roofing materials with concrete tiles, glazed tiles and the replacement of original roof details such as the covering over of lower verandah roof profiles are eroding Paddington's roofscape.



1 Gable roof
2 Chimney stack
3 Balcony roof
4 Skillion roof
5 Skillion balcony roof
6 Parapet
7 Hipped roof
8 Gablet
9 Bullnosed verandah roof

Figure 6 Roof elements

Objectives

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

O2 To restore or reconstruct missing roof elements.

O3 To ensure that contemporary roof forms are consistent with the historic roofscape character of Paddington.

Controls

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.

C2 Existing patterns of roof forms within groups of unaltered buildings must be retained.

C3 The roofscape of the principle building form of significant buildings is to be retained. The possible exceptions are:

- a dormer and skylight to the rear roof slope where permitted under to clause 4.2.1 – *Dormers and skylights*, and
- a dormer to the front roof slope where permitted under clause 4.2.1- *Dormers and skylights*.

C4 Missing roof elements must be reinstated when unsympathetic roofs are replaced.

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 clause 4.2.1 – Dormers and skylights.

C6 Roof forms are to be consistent with appropriate traditional roof forms, which reflect the diminishing scale of roofscapes towards the rear of buildings.

C7 Reverse skillion roof forms are not permitted to significant buildings.

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 clause 4.2.8 – Materials, finishes and details.

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.

C10 Rear roof planes are not to incorporate more than 25% transparent material. This includes the area of skylights and dormer windows.

4.1.5 Site coverage, setbacks and levels

Explanation

Paddington is notable for a predominant pattern of repetitive terrace building types on long rectangular blocks running between streets and laneways.

The prevalent street alignment is close to the street. Setbacks from street boundaries vary overall from nil to setbacks that allow the establishment of large gardens.

Within rows of buildings there are varied front and rear alignments depending on whether the building is one of a group of similar buildings, a pair or an individual building. Occasionally a building is a one-off building located on a corner site.

Terraces with east-west orientation step down reflecting the topography of the hills. Terraces with north-south orientation sometimes incorporate a basement level taking up the fall of the site.

Terraces were a speculative building type where the group of terraces usually relies on the structural integrity of the group. The footings to a row of terraces may be considered minimal by current building standards and subfloor drainage poor. Structural and groundwater alterations to one terrace may have an adverse impact on others in the area.

Objectives

O1 To maintain setbacks along the street frontage.

O2 To retain established building alignments, setbacks and levels.

O3 To ensure that new development continues the established alignments and setbacks of the established historic development in the streetscape.

O4 To ensure that the siting of new development responds appropriately to levels established by relevant historic development in the streetscape.

O5 To retain and protect front yards and their significant fabric.

O6 To encourage the retention or creation of useable open space at the rear of sites.

Controls

Site cover

C1 The proportion of building footprint is to be consistent with similar properties in the immediate vicinity.

Setbacks

C2 Existing setbacks on street frontages are to be maintained.

C3 Siting and setbacks of all structures are to continue the immediate established patterns.

C4 New development outside a commercial area is not to be built forward of existing building alignments.

C5 The existing siting pattern within the commercial area is to be maintained.

C6 Additions at the rear of buildings in the commercial areas must not extend beyond the rear setbacks of adjacent significant buildings. In such cases, balconies may project beyond the rear setback.

Levels

C7 New development is to be consistent with ground and first floor levels established by existing buildings and topography in the context of the sloping site.

4.1.6 Excavation

Explanation

The geology of the Paddington area varies from sandstone, loose sandy soils or a combination of sandy soils overlaying a sandstone stratum. Other foundation materials are very rare and less problematic than the worst case of sand over rock. There are some site typologies where excavation for the purposes of establishing a basement may be considered reasonable. However, it should be recognised that the majority of the site typologies in Paddington do not lend themselves to excavation. The objectives and controls in this section are informed by an understanding of the methods involved, and potential impact, of excavating certain foundation types.

The majority of the common walls between terrace houses in Paddington are constructed of sandstock bricks and lime mortar on brick footings or on sandstone blocks. The density of development in Paddington has resulted in many buildings, primarily groups of terrace row housing, with a shared structural system of footings, common party walls and lateral cross walls. These walls are interconnected and interdependent brick walls set over a number of properties. Excavation together with alteration of these footing systems can have detrimental effects on an individual property and also impact on neighbouring properties within a terrace group.

The original footings and walls, built to differing standards, cannot tolerate any foundation movement without cracking and sometimes structural failure. Council's records provide evidence that excavation works under and near common wall footings have caused damage to the significant original fabric of many buildings in Paddington.

The objectives and controls apply to any excavation proposed under the principal building form (refer 4.1.1 – figure 2), secondary wing, or any other location on a property. The controls require an understanding of the subsurface conditions, and seek to protect the structural integrity of the individual building, the row of houses of which it is a part, adjoining properties, and their heritage significance. Excavation is controlled in order to preserve the heritage fabric and structural integrity of buildings that collectively contribute to the significance of Paddington.

Excavation and below ground construction can also impact on natural ground-water flows, resulting in potential damage to buildings. Most masonry terrace houses and Victorian cottages do not have cavity walls or damp proof courses, which may result in rising damp and the potential for mould internally. Maintaining sub-floor ventilation is an important part of controlling damp for it allows soil moisture to evaporate beneath the floors and to pass out through the air vents in the walls.

Replacing a timber floor with an on-ground concrete slab within a building, without damp proof courses, will usually direct the soil moisture towards the walls, creating a rising damp problem.

Changing the natural ground-water pattern other than by controlling the direction of ground water by through-site systems may result in a 'damming effect', which may result in rising damp problems.

The following objectives and controls have adopted the principle of precautionary behaviour, one of several principles that form the basis of ecologically sustainable development.

Objectives

O1 To ensure the structural integrity and stability of individual buildings and the terrace of buildings of which they are a part, and neighbouring properties.

O2 To protect the original fabric of the buildings significant to the Paddington Heritage Conservation Area both during and after excavation.

O3 To ensure that objectives O1 and O2 are achieved by limiting the circumstances where excavation may occur.

O4 To limit the impact of excavation on the natural landform and vegetation.

O5 To relate development to the existing topography and existing ground levels.

O6 To avoid potential damage to all buildings and structures during and after excavation.

O7 To ensure that any new floor levels resulting from excavation and development do not compromise external heritage features of the building or those of its neighbours.

O8 To ensure that habitable rooms created by excavation are supplied with adequate natural light and ventilation in order to meet sustainable building principles.

O9 To maintain natural sub-surface ground water flows.

O10 To provide more detailed controls than contained in clause 18 of Woollahra Local Environmental Plan 1995 for the protection of buildings that may be affected by excavation.

O11 To recognise the protection necessary for potential archaeological objects.

Notes:

A geotechnical report that identifies surface and sub-stratum conditions and survey levels of original footings and walls, must be submitted with the development application. The report must be prepared in accordance with the Council's publication 'Guide for preparing Geotechnical and Hydrogeological Reports'.

A structural report must also be submitted with the development application cross-referencing the geotechnical report and identifying the structural systems to be employed to maintain structural integrity.

In granting a development consent, Council may impose a condition requiring the preparation and submission of pre-commencement and post-completion dilapidation reports for properties adjoining and neighbouring the development.

Construction details must be submitted with a development application for any new wall in the vicinity of any original external wall. Surveyed levels of the original building fabric are to be included.

Controls

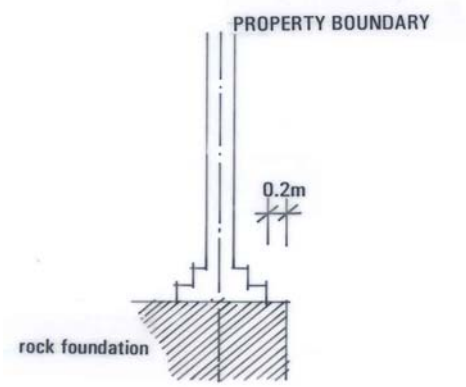
General

C1 Excavation will not be permitted if:

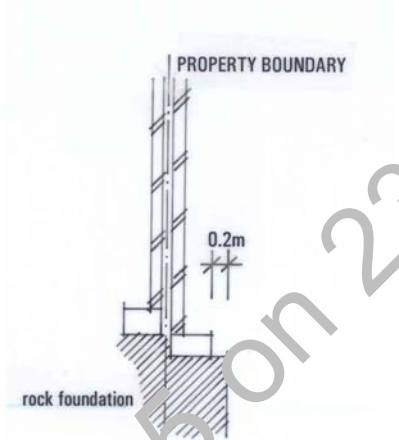
a) it will occur under common walls and footings to common walls, or freestanding boundary walls, or under any other part of adjoining land, and

b) it will occur under or forward of the front façade, and

c) the outer edge of the excavation is within 0.2 metres of the footings of the front wall, party walls, or freestanding boundary walls, where the existing footing has bearing directly on rock foundation, or

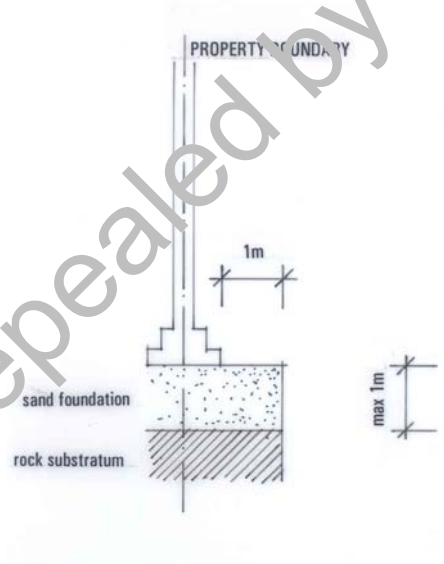


Common party wall

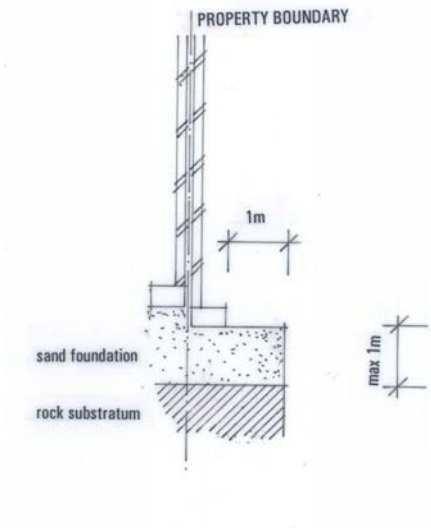


Freestanding boundary wall

d) the outer edge of the excavation is within 1.0 metre of the footing of the front walls, party walls, or freestanding boundary walls, where the existing footing has bearing on sand foundation or sandy soils up to 1.0 metre deep over a rock substratum, or

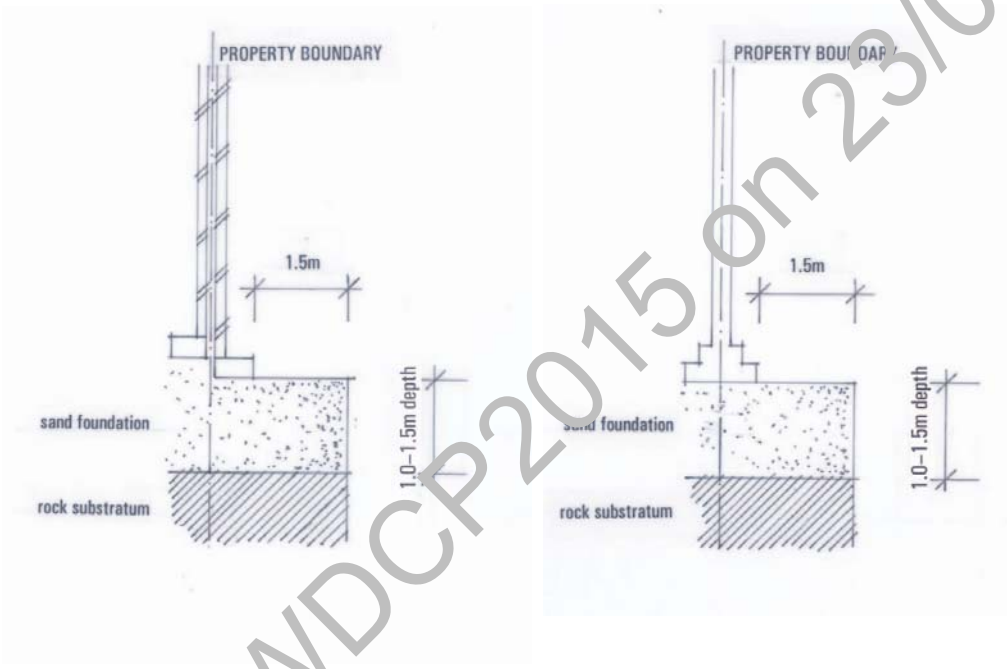


Common party wall



Freestanding boundary wall

e) the outer edge of the excavation is within 1.5 metres of the footing of the front wall, party walls, or freestanding boundary walls, where the existing footing has bearing on sand foundation or sandy soils of a depth greater than 1.0 metres but not more than 1.5 metres over a rock substratum.



Common party wall **Freestanding boundary wall**

f) the rock substratum is greater than 1.5 metres below original footings, and

g) habitable rooms formed from the excavation -
   - do not have at least one external wall fully above existing ground level, and
   - will not receive adequate natural light and ventilation, and

h) a geotechnical and structural report cannot ensure that the works will not have any adverse effect on the neighbouring structures. The report must be prepared in accordance with the Council's publication 'Guide for preparing Geotechnical and Hydrogeological Reports'

i) the removal of the existing floor structure above the excavation is required in order to carry out the excavation other than the temporary, partial removal of floor boards to allow exploratory investigation of subsurface conditions.

Notes:
The above diagrams are not definitions but are provided to assist with interpretation of the controls.
Front façade includes the outer edge of balconies and verandahs.

C2 In order to prevent damp problems for the subject building or any neighbouring properties, all buildings that do not have damp proof courses within their party walls, must have timber floor at the lowest floor level.

C3 For a subsurface structure, an effective groundwater drainage system must be incorporated within the design. This will not be required in cases where the applicant demonstrates through a hydrogeological report that:

- the works will not effect groundwater flows, and
- the proposed development will not have an adverse impact on the existing moisture level of an original external wall of an adjoining building which contributes to the significance of Paddington, especially those without existing damp proof courses.

C4 The ground and first floor levels of alterations and additions and infill development are to be consistent with the levels established by existing buildings and topography on adjoining sites.

C5 Despite C1, minor excavation may be allowed in the following cases:

- maintenance or replacement of existing footings and subfloor walls,
- maintenance or repair of existing essential services or the introduction of new essential services.

Note: Services include sewer and drainage.

Excavation for garage structures

C6 Boundary to boundary excavation may be permitted for garage structures on rear laneways if:

- the structure complies with clause 4.2.6 *On-sire vehicle parking, garages, carports, driveway access and servicing,*
- the structure does not adjoin the principal building form or secondary wing of a building constructed on the common boundary of an adjoining site,
- no original footings on adjoining sites will be disturbed.

Excavation for other structures beyond the principal building form or secondary wing

C7 Excavation may be permitted for structures such pools, spas, or other permissible development if:

- for properties less than 6 metres in width, the outer edge of excavation is setback from side boundaries by at least 900mm,
- for properties 6 metres or more in width, the outer edge of excavation is setback from side boundaries by at least 1.5 metres
- the lowest habitable room, if any, of the proposed development has at least one external wall fully above the existing ground level,
- no original footings on an adjoining property will be disturbed, and
- a geotechnical report ensures that works will not have any adverse effect on the neighbouring structures. The report must be prepared in accordance with the Council's publication *'Guide for preparing Geotechnical and Hydrogeological Reports'*.

Archaeology

Note: Applicants may require consent under the *Heritage Act 1977* or the *National Parks and Wildlife Act 1974* for the excavation of land which is known or suspected to have archaeological potential.

4.1.7 Open space, swimming pools, lightwell courtyards and landscaping

Explanation

Paddington's characteristically small allotments with their boundary to boundary buildings provide limited opportunities for ground level open space and landscaped areas. In many instances with residential properties, a small landscaped area occurs in the street front zone. This area is generally not useable as private open space. Its open appearance and visibility from the street are, nevertheless, important to the setting of each building and to the streetscape.

At the rear of residential properties there is greater scope for useable open space and landscaping at existing ground level.

For residential flat buildings, including those built as infill development or those which adapt existing buildings, open space may be provided as private and communal areas. In these buildings private open space may be provided at ground or above ground level. The latter may comprise balconies and verandahs.

Roof terraces are not acceptable as private or communal open space in any building type in Paddington. Roof terraces are not characteristic of Paddington. Further, because of the dense built character and sloping landform of Paddington, use of roof terraces can produce detrimental impacts on privacy due to overlooking, and noise transmission.

The amount and composition of landscaped open space play important roles in stormwater management, energy efficiency of developments and access to sunlight. Trees and vegetation can support indigenous wildlife populations and habitat.

Deep soil landscape area is an important element of a site's overall landscape capabilities. To be effective, deep soil landscape area needs to be a suitable size, configuration and location to sustain medium to large vegetation. This means there needs to be adequate width and depth of soil profile for root volumes and long term stability of vegetation.

Refer to clause 4.2.11 – *Gardens and trees* for specific objectives and controls for gardens and trees.

Objectives

O1 To maintain open areas at the front of buildings and their visibility from the street.

O2 To retain and reinstate traditional landscaping and open areas at the front of buildings.

O3 To maintain an area at the rear of each site which enables planting at natural ground level and assists on-site drainage.

O4 To ensure that provision is made for accessible and useable private open space at the rear of properties.

O5 To ensure the provision of semi-permeable and permeable areas of open space in rear gardens to assist with on-site drainage.

O6 To ensure that the design and use of private open space areas has regard to environmental impact, impact on the fabric of adjoining properties, infrastructure and on the amenity of the occupiers of adjoining properties.

O7 To ensure that trees and other vegetation do not have an adverse impact on the fabric of buildings and works and have no or minimal adverse impact on the amenity of the occupiers of properties.

O8 To ensure adequate and reasonable acoustic and visual privacy for neighbours.

O9 To ensure provision of adequate deep soil landscape area capable of sustaining medium to large vegetation.

Controls

Private open space and deep soil landscaped areas

C1 The open and unbuilt upon area within the street front zone must be retained and is to remain visible from the street.

C2 Traditional landscaped and open areas in the street front zone are to be retained.

C3 The design of new open space areas in the street front zone must use features and materials that are appropriately scaled and consistent with the architectural character of the building and the group, where the building forms part of a group.

C4 Each dwelling-house is to be provided with private open space and deep soil landscape area in accordance with the following table.

Table 1 Minimum private open space and deep soil landscape area requirements for dwelling-houses

Residential type	Allotment size	Minimum private open space required	Minimum deep soil landscape area required
Dwelling-house on small allotment	Up to and including 100m^2	▪ 10% of the site area ▪ principal rear area to have a minimum area of 15m^2 and a minimum dimension of 3m	5m^2
Dwelling-house on medium sized allotment	More than 100 m^2 and less than 180m^2	▪ 16% of the site area principal rear area to have a minimum area of 15m² ▪ principle rear area to have a minimum dimension of 3m	8% of site area
Dwelling-house on large allotment	180m^2 and above	▪ 16% of the site area ▪ principal rear area to have a minimum area 35m² ▪ principle rear area to have a minimum dimension of 3m	12% of site area

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

C5 Each new residential flat building or adaptive reuse of a building as a residential flat building is to be provided with private open space, unbuilt upon area and deep soil landscape area in accordance with the following table, except where compliance would require demolition of significant structures.

Table 2 Minimum private open space, unbuilt upon area and deep soil landscape area requirements for residential flat buildings

Residential type	Minimum private open space required	Minimum unbuilt upon area	Minimum deep soil landscape area required
Residential flat building	See below for dwellings	40% of the site area	20% of the site area
Each new dwelling within a residential flat building located above ground	▪ a minimum area of 8m² ▪ a minimum dimension of 2m in the form of a balcony or verandah	N/A	N/A
Adaptive reuse of a building for a residential flat building	See below for dwellings	N/A	8% of site area where site less than 180m^2 and 12% of site area where site is at least 180m^2
Each new dwelling within a building adapted for a residential flat building	▪ a minimum area of 8m² ▪ a minimum dimension of 2m in the form of a balcony or verandah	N/A	N/A

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

C6 Each new dwelling within a mixed development is to be provided with private open space and deep soil landscape area in accordance with the following table.

Table 3 Minimum private open space and deep soil landscape area requirements for dwellings within mixed development

Residential type	Minimum private open space required	Minimum deep soil landscape area
Dwellings within a mixed development	See below for dwellings	8% of site area where site less than 180m^2 and 12% of site area where site is at least 180m^2
Each new dwelling located above ground within a mixed development	▪ a minimum area of 8m^2 ▪ a minimum dimension of 2m in the form of a balcony, verandah or roof terrace	N/A

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

C7 Deep soil landscape area must be in a location and have an adequate soil profile depth to allow for root volumes and the long-term stability and health of vegetation.

C8 Appropriate vegetation types are to be planted in the deep soil landscape areas having regard to the dimensions of the area and the nature of subsurface soil and rock profiles.

Note: [Advice from an arborist/horticulturist is recommended]

C9 Part of the private open space must be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play area and should be directly accessible from the main living area of the dwelling.

C10 Stairways and ramps may be used to provide access from the building to the open space in cases of sloping sites and grade variations.

C11 The raising of open space areas to provide level access from a building is not permitted if there would be an adverse impact on adjoining properties and the significance of the property generally.

C12 Private and communal open space is not to be provided in the form of a roof terrace.

Swimming pools and spa pools

C13 Pools are to be located at the rear of properties.

C14 For corner allotments and where the property has two street or lane frontages, pools are not to be located in the primary frontage (that is, they may be located in the secondary frontage).

C15 Pools must not have an adverse impact on the fabric of adjoining properties or an adverse impact on the amenity of the occupiers of adjoining properties in terms of noise from pool equipment, flood lighting and discharge of backwash.

C16 Pools will not be permitted if:

- construction of the pool would result in the removal of a tree that is subject to a tree preservation order; or
- the deep soil landscape area requirement cannot be satisfied.

C17 Pool coping must be flush with or not higher than 300mm above the existing ground level and no portion of the pool's casing is to be visible from the public domain or an adjoining property.

C17 The outer edge of excavation, piling and all sub-surface walls is to be setback a minimum of 1.5m from a boundary.

C18 Structures and associated plant and equipment must satisfy the design, construction and operation requirements set out in the Council's standard conditions for:

- swimming pools and spa pools, including requirements for drainage of waste water, filtration equipment, fencing, and containment of water from overflow and splashing,
- compliance with the Building Code of Australia,
- identification of levels and heights to Australian Height Datum,
- structural adequacy.

Lightwell courtyards

C19 Lightwell courtyards must have a double system of stormwater drainage in order to avoid flooding of the property and adjoining properties in the event of one system being blocked and to provide better efficiency in drainage when excessive stormwater occurs.

Landscaping

C20 Trees and shrubs at maturity should not have an adverse impact on the fabric of buildings, infrastructure, powerlines or other structures and have only a minimal adverse impact on the amenity of the occupiers of properties.

C21 Where significant mature trees are to be retained, structures are to be located at least 3m from the base of the tree.

C22 Where possible, vegetation should be located to improve privacy between dwellings.

C23 For infill development, trees are to be selected and located to contribute to energy efficiency and amenity by providing substantial shade in summer, especially to west facing windows, and by admitting sunlight to indoor and outdoor living areas in winter.

C24 Landscaping must ensure the retention of adequate sight lines for pedestrians and vehicles, especially at street corners.

4.1.8 Building height, bulk, form and scale

Explanation

Building heights in Paddington vary with the type of building but generally there is a predominance of two and three storeys. An important part of the character of a group of buildings can be its uniform height, particularly when viewed from the street frontage.

Less prevalent in numbers are single storey terrace groups and individual single storey buildings. Many of these single storey buildings and groups are highly significant because of their rarity and because they represent a particular building type in the early historic development of the area.

The bulk, form and scale of buildings in Paddington are also important contributing elements to the character of the area generally and to the character and significance of groups of buildings.

The height, bulk, form and scale of new development has the potential to adversely impact on the amenity of private and public lands.

Objectives

O1 To retain the distinctive height, bulk, form and scale of particular building types.

O2 To retain the existing heights of single storey buildings.

O3 To maintain the visual consistency of established heights in historically significant streetscapes.

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.

O5 To minimise the impact of new development on the access to sunlight for private properties and public places such as neighbourhood parks.

Controls

C1 The height of existing buildings on street frontages must not be 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.

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 a building, which is considered to be intrusive due to its excessive height and incompatible design.

C4 Infill development and alterations and additions 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 smaller, of the main ground level private open space of adjoining properties for a minimum of three hours between 9.00 am and 3.00 pm on 21 June. Where existing overshadowing is greater than this, sunlight is not to be further reduced.

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 9.00 am and 3.00 pm on 21 June.

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 9.00 am and 3.00 pm on 21 June.

C7 Storey heights must conform to those of appropriate adjacent buildings.

4.1.9 Views

Explanation

Paddington's sloping topography and the orientation of streets and subdivisions combine to offer panoramic and lesser views of the harbour, distant foreshores and city skyline from private properties and public areas. Views from private and public lands also take in Paddington's built landscape including the stepped development pattern of terraces, roofscapes and winding streets.

Public views from streets, footpaths, parks and other public areas are among Paddington's prized assets and are significant features of the area's character. Protection of public views allows people to see and interpret the landscape and landmark features.

For private lands, the concept of view sharing is promoted. This involves provision of an equitable distribution of views between properties. View sharing controls seek to strike a reasonable balance between new development and access to views from existing development.

The height, bulk, form and scale of new developments have the potential to adversely impact on views gained from private and public lands.

Note: Refer to clause 3.6 – Views and vistas for further information on views from public spaces and a map showing a selection of public views.

Objectives

O1 To minimise the impact of new development on views from existing development.

O2 To promote the concept of view sharing from private properties as a means of ensuring equitable access to views.

O3 To protect and enhance views from streets and other public spaces.

O4 To provide additional views from streets and other public spaces where opportunities arise.

Controls

C1 New development must enable view sharing with surrounding development, particularly from main habitable rooms of that development.

C2 Views from public open spaces to the harbour, foreshore areas and city skyline are to be preserved.

C3 Location of new trees should enable views to be framed and protected when the trees reach maturity.

4.1.10 Acoustic and visual privacy

Explanation

The predominant terrace building style in Paddington has resulted in a dense urban environment. Potential noise sources associated with more people living, working and recreating closer to each other often raises issues relating to acoustic and visual privacy.

Acoustic and visual privacy are major determinants of the ability of residents to enjoy their homes. Issues of acoustic and visual privacy are compounded in Paddington due to the historic mix of land uses, which may find retail, commercial and residential uses existing side by side. The acoustic and visual privacy needs of residents should influence all aspects of design, including the location of new building works, building scale, the placement of windows, the location of main living rooms in a building and the type of materials and construction techniques.

Various design solutions are possible for maintaining and improving acoustic and visual privacy. Solutions need to be considered against the matters such as the likely impact on heritage significance, the impact on the amenity of adjoining properties, including overshadowing, and the impact on bulk and scale.

The use of vegetation as a screening device and a means of reducing impact on privacy is not a preferred solution for several reasons: it cannot be guaranteed that vegetation will be suitably and continually maintained by current and future owners; the long-term health of vegetation is dependent on favourable climatic conditions and the absence of disease; future building works can pose a threat to vegetation despite careful design; effective vegetation screening often has to be of such a size and density which can create issues with proximity to buildings and structures and impact on light to living and recreation areas.

Objectives

O1 To ensure an adequate degree of acoustic and visual privacy in building design.

O2 To minimise the impact of new development on the acoustic and visual privacy of existing development on neighbouring lands.

Controls

C1 Shared walls and floors between dwellings must be designed in accordance with the sound transmission and insulation criteria of the Building Code of Australia. Particular attention must be given to situations where living rooms are proposed to adjoin sleeping areas.

C2 Sound attenuation measures such as acoustic glazing and insulation are to be provided for new development close to high noise sources such as busy roads and the Eastern Suburbs railway line.

C3 Electrical, mechanical, hydraulic and air conditioning equipment must be housed so that it does not create an "offensive noise", as defined in the *Protection of the Environment Operations Act 1997* either within or at the boundaries of any property at any time of the day.

C4 In sensitive locations, such as where commercial, retail or other non residential buildings adjoin or are adjacent to residential properties, or on busy roads, designs must meet the criteria for the SSROC Code for Road, Rail Noise Levels.

Note: An acoustic report prepared by a suitably qualified and experienced professional may be required as part of the site and context analysis process.

C5 Windows to bathrooms and toilet areas must have translucent glazing if they have a direct view to and from habitable rooms and private open space on adjoining and adjacent properties.

C6 Direct overlooking of the main living areas and private open space areas of adjoining and adjacent properties should be minimised by the sensitive location of windows, balconies, and screening devices.

Note: Landscaping with vegetation is not considered to be an effective screening measure or a means of maintaining and improving privacy.

C7 Rear and side balconies must not impact on:

- the privacy and amenity of the building's occupants, or
- on the amenity of the occupants of adjoining and adjacent properties.

C8 Privacy screens are to be designed with regard to the architectural style of the building and relevant aspects of the historic context.

C9 Privacy screens must minimise view loss from other buildings.

4.1.11 Land subdivision and site amalgamations

Explanation

The distinct street pattern of Paddington arose out of the historic stages of the area's development. The earliest development on the western side of Paddington evolved as the Paddington village along cart tracks and is characterised by short angled narrow roads with closed vistas and dogleg junctions influenced by the boundaries of early land grants. Dense rows of cottages and terrace housing often have zero setbacks.

Later street patterns in the eastern half of Paddington were laid out in the Victorian boom period. The subdivisions are more strictly ordered with alternating wide streets and rear lanes (for night soil) and set out in the rectilinear grid. Development on corner sites is usually sensitive to the pivotal position they occupy in both streetscapes.

Generally there are narrow allotments with pairs, groups, and rows of housing which have similar setbacks and alignments. Within the allotments there are typical building footprints.

In the commercial area, shops adjoin each other in terrace style arrangements. The buildings are aligned to the footpath edge.

The subdivision of land is defined as development in the *Environmental Planning and Assessment Act 1979*. Applicants should enquire with the Council about whether development consent is required for a proposed subdivision of land.

Objectives

O1 To retain existing subdivision and building patterns.

O2 To retain public lanes and public passageways which service Paddington's pedestrian network.

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.

Controls

C1 A proposed subdivision of an existing allotment to create a new allotment or an amalgamation of a number of allotments 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.

C2 Where a proposal for subdivision or site amalgamation involves the creation of a new allotment or a number of allotments and that allotment or allotments are capable of accommodating new buildings, the development application should be accompanied by at least a conceptual plan of the new buildings.

C3 Subdivision or site amalgamation must not compromise:

- the significant features of the existing building on the site including outbuildings;
- the setting of the existing site including significant fences and landscape elements; or
- the setting of the building on adjoining sites.

C4 Public lanes and public pedestrian passageways are not to be amalgamated with private land.

4.1.12 Stormwater management

Explanation

From the 1870s until the early 1900s, Paddington Municipal Council formed up roads, stormwater drainage and kerbs and gutters. The stormwater system was a straightforward kerb and channel treatment acknowledging the former natural drainage lines particularly down Boundary, Cascade, Elizabeth, William and Heely Streets. All stormwater flows directly into Rushcutters Bay.

As a broad north-facing slope, the streets carrying the bulk of stormwater inevitably end up being the north-south streets. Due to a reduction of permeable ground in the area and damage to the original drains through age, the drainage system is at capacity.

Traditional methods of on-site stormwater management such as rubble pits have a finite life and are no longer considered effective methods due to the potential impact on adjoining properties.

The sloping topography of Paddington allows opportunities for drainage of stormwater from private land by gravity means rather than by pump out processes.

Management of stormwater is an important element of sustainable development. It addresses issues such water pollution, erosion and energy conservation.

Objectives

O1 To minimise the potential for polluted stormwater to enter any stormwater system, water body or ground water system.

O2 To require that the collection, retention, reuse, disposal, and overland flow of stormwater is ecologically sustainable.

O3 To minimise discharge impacts on adjoining properties.

O4 To minimise adverse impact on public stormwater systems.

Controls

C1 All drainage systems are to comply with Council's Stormwater Drainage Management Development Control Plan.

C2 Stormwater systems on private land are, where possible, are to match the topography and are not to have an adverse impact on the downstream catchment area. Pump out systems are not permitted when a gravity solution exists.

C3 Deep soil landscape areas should be consistent with the landscaping provisions in clause 4.1.7 – *Open space, swimming pools, lightwell courtyards and landscaping.*

C4 On-site absorption, including rubble pits, soak-aways or the like, are not permitted as a method of stormwater disposal.

4.1.13 Water conservation

Explanation

Water conservation is a key component of sustainable development. Minimising water consumption reduces demand on water supplies as well as reducing financial outlays for water services. Water conservation practices can be introduced for internal facilities and for external garden and recreational areas. The use of efficient watering systems for gardens also has particular benefits in reducing pressure on stormwater systems from run-off and minimising damage to properties from surface or sub-surface ponding and saturation.

Note: The water conservation objectives and controls set out below do not apply to residential development proposals that are affected by the Building Sustainability Index (BASIX) provisions of the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000* and *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.* The BASIX provisions apply to proposed residential development comprising one or more dwellings, other than a hotel or motel, that take the form of new residential building and alterations and additions to existing residential buildings. The provisions also apply to changes in the use of buildings to mixed residential and non-residential buildings.

Where BASIX applies to a development proposal, applicants must submit with the development application a BASIX certificate and a set of plans showing the BASIX commitments.

Objectives

O1 To promote water conservation.

O2 To reduce the demand on water supplies and stormwater drainage infrastructure.

O3 To encourage building and landscape design to incorporate techniques for conserving mains water.

O4 To reduce damage to properties from ponding and ground saturation.

Controls

C1 Household design should incorporate low-flow water regulators on kitchen and bathroom taps, water saving shower heads and dual flushing toilet systems.

C2 Where a rainwater tank is to be provided:

- installation of the tank must not involve excavation below the principle building form or below the secondary wing of a Victorian or Federation period building if the secondary wing is predominantly constructed of original significant fabric,
- no part of the tank or any stand for the tank will rest on a footing of any building or structure,
- the tank must be located behind the front building line, or in the case of a corner site, behind the front and side building lines,
- the tank together with any stand must not exceed a combined height of 2.4 metres above ground level, and
- the tank must be located at least 450mm from a side boundary, other than a corner site where it must be setback behind the building alignment.

C3 Landscape design must:

- select appropriate species of trees, shrubs and ground covers, bearing in mind their water requirements; and
- use an irrigation system to minimise water waste, ensuring that the system responds to the varying water needs of differing sections of the garden.

4.1.14 Energy efficiency

Explanation

Energy efficiency provisions aim to promote ecologically sustainable development by minimising greenhouse gases and the consumption of non-renewable resources and can lead to significant household cost savings.

Note: The energy efficiency objectives and controls set out below do not apply to residential development proposals that are affected by the Building Sustainability Index (BASIX) provisions of the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000* and *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*. The BASIX provisions apply to proposed residential development comprising one or more dwellings, other than a hotel or motel, that take the form of new residential buildings and alterations and additions to existing residential buildings. The provisions also apply to changes in the use of buildings to mixed residential and non-residential buildings.

Where BASIX applies to a development proposal, applicants must submit with the development application a BASIX certificate and a set of plans showing the BASIX commitments.

Objectives

O1 To minimise fuel use and greenhouse gas emissions through the promotion of energy efficiency in the design, construction and use of housing.

O2 To maximise the benefits of passive solar design.

O3 To improve the energy efficiency of dwellings.

O4 To promote the installation of greenhouse energy hot water systems and other energy efficient appliances.

O5 To maximise the use of natural light and minimise energy use for internal lighting.

Controls

C1 New buildings are to be sited and designed to maximise midwinter solar access to north-facing windows of habitable rooms and principal areas of open space, having regard to slope, views, existing vegetation and overshadowing and the historic pattern of development in the adjacent area.

C2 Dwelling houses are to include at least one habitable room with windows, which receive at least three hours of sun between 9am and 3pm at the winter solstice.

C3 External clothes drying areas with access to sunlight and breezes are to be available to all new dwellings.

Residential flat buildings

C4 For residential flat buildings containing four or more dwellings, and to achieve good natural ventilation:

- 75% or more of dwellings should be naturally cross ventilated through windows having different orientation,
- dwellings with a single orientation should be limited in depth to 8 metres from a window,
- the back of a kitchen should be no more than 8 metres from a window, and
- the width of crossover or cross-through dwellings over 15 metres deep should be 4 metres or greater to avoid deep, narrow dwelling layouts.

Heating

C5 Solar hot water systems, if proposed, must be:

- located in positions that are not visible from the street and are visually unobtrusive to adjoining properties, and
- in the case of new development, are integrated with the form, scale and finishes of the building.

C6 Domestic solid fuel heaters are prohibited.

4.1.15 Access and mobility

Explanation

Access and mobility provisions aim to promote the social welfare of the community through the provision of accessible and adaptable housing as well as improved access for older people and people with a disability to new developments and public areas. The Disability Discrimination Act (DDA) 1992 makes it unlawful to discriminate against people with disabilities in all areas of public life, including access to, and the use of, buildings and places.

The access requirements for development within the Municipality of Woollahra are contained in the Access Development Control Plan (DCP). The Access DCP also encourages adaptable and accessible housing as well as building modifications to provide visitation by people with disabilities.

Objectives

O1 To encourage new buildings and associated spaces to be accessible and useable by all people in the community, including people with a disability.

O2 To create appropriate levels of access when alterations and additions are proposed to existing buildings, including existing commercial buildings.

O3 To promote sustainable development by extending the use of new and existing buildings through the provision of accessible and adaptable housing requirements and by increasing the number of accessible and adaptable houses in the HCA.

Control

C1 Compliance with the requirements of the Access DCP.

4.2.1 Dormers and skylights

Explanation

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

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

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

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

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

Objectives

O1 To minimise the impact of dormers and skylights on the form, appearance and fabric of the principal roof form.

O2 To ensure that dormers to Victorian and Federation period terraces and cottages are traditional in form, proportions, scale and materials.

O3 To ensure that new attic spaces do not unnecessarily impact on original significant fabric, especially original ceilings.

1 Dormer roof
2 Pediment
3 Lintel
4 Cheek
5 Double hung window
6 Sill
7 Pilaster
8 Flashing

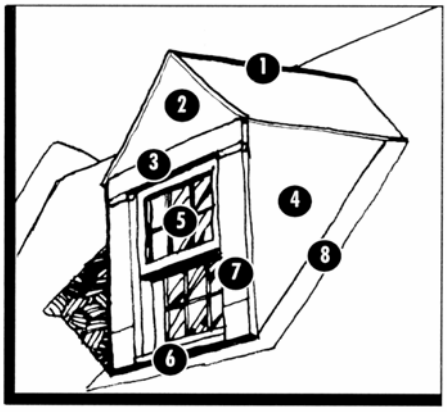


Figure 1 Dormer – typical elements

Controls

Dormers – general

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

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

C3 A dormer may be located within the rear slope of the principal roof form only if this would have no impact or negligible impact on:

- the building's significance,
- the group's significance, where the building forms part of a group, and
- the significance of the heritage conservation area.

C4 More than one dormer may be located within the rear slope of the principal roof form subject to:

- the width of the roof being greater than 6m,
- each dormer being identical in type, size and no greater than 1200mm maximum width overall, and
- consideration of the impact on the building's significance, on the group's significance, where the building forms part of a group, and on the streetscape.

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

C6 Dormers must be arranged symmetrically on the roof plane.

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

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

C9 Pediments may be infilled with flush fitting timber ventilators.

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

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

C11 Where buildings are less than 4m wide, a single dormer must not exceed one third of the width of the roof or 1000mm overall, whichever is the lesser.

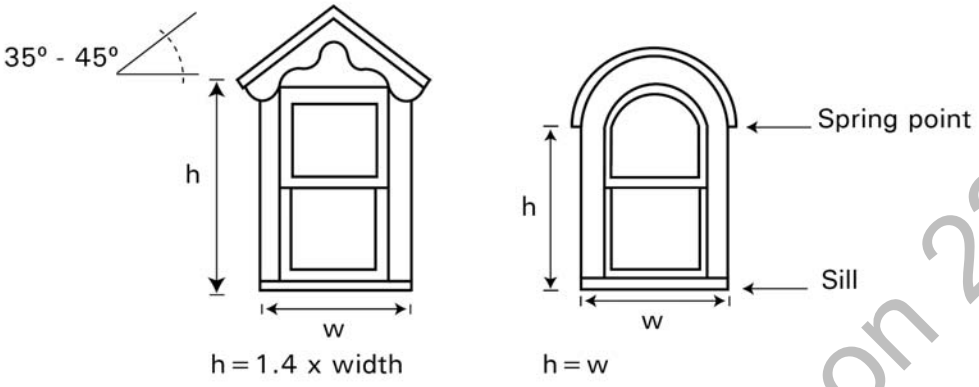


Figure 2 Traditional 'Victorian' period dormers

C12 For a dormer with a pitched roof:

- the height of a window is to be 1.4 times its width, measured from the head of the window to the bottom of the sill, and
- the roof pitch is to be between 32 degrees and 45 degrees.

C13 For a round headed dormer, the height of a window measured from the bottom of the sill to the springing point of the rounded head is to be equal to the overall width of the dormer.

C14 The top of a dormer must be below the main roof ridge by at least 300 mm.

C15 The top of the dormer window sill must be set at least 400mm above the finished floor level.

C16 The dormer's roof must be clad with corrugated metal sheeting and flashing that matches the existing roof colour. The roof sheeting and bargeboard must not exceed a 150mm overhang. Dormers must have a timber pilaster facing and no wall cladding below the sill. Cheeks must be clad in timber weatherboards.

C17 Where dormers are reconstructed on street front elevations (as allowed under C1), they must use traditional windows appropriate to the building style.

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

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

C18 Dormers to Federation-period significant buildings should be appropriate to the architectural style of the building.

C19 Vertically proportioned 'Victorian' period dormers with double hung or casement windows are permitted if they comply with the proportions and location of C10 or C11, and C12 to C15.

C20 Horizontally proportioned dormers with casement windows are permitted with 'eyelid' or hipped roof forms if:

- designed appropriately to the building's type,
- the top of the dormer is located at least 600mm below the main roof ridge line,
- the top of the sill is set at least 900mm above the gutter line,

- the dormer width is limited to 2.2m,
- the window height is limited to 1m maximum or 2.2m maximum depending on the window type (see figure 3), and
- the dormer complies with figure 3.

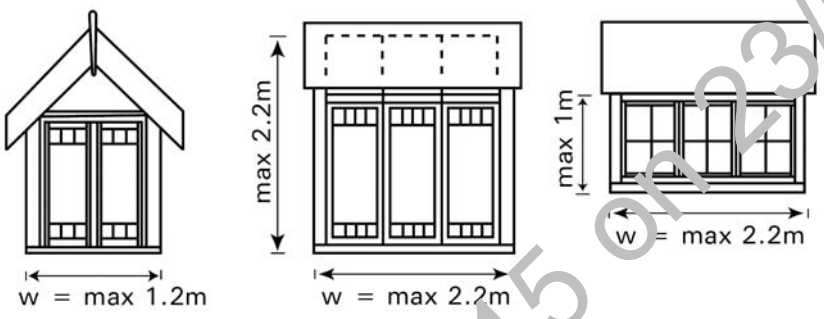


Figure 3 Federation period dormers

Dormers to infill buildings

C21 A contemporary styled dormer may be located within the rear roof plane of the principal roof form of an infill building where:

- there would be no impact or negligible impact on the heritage significance of the adjoining buildings and on the significance of the heritage conservation area,
- the proportions comply with C10 or C11, and C12 to C15, and
- the provisions of C6, C7, C8 and C9 are met.

C22 More than one dormer may be located within the rear slope of the principal roof form subject to:

- the width of the roof being greater than 6m,
- each dormer being identical in type, size and no greater than 1200mm maximum width overall,
- the height of each dormer complying with C12 to C15,
- the provisions of C6, C7, C8 and C9 being met, and
- consideration of the impact on the significance of the adjoining properties and on the streetscape.

Skylights

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

C24 A single skylight may be placed in the rear facing slope of the principal roof form by itself or with a single dormer.

C25 A maximum of two skylights may be placed in the rear facing slope of the principal roof form provided:

- they are arranged symmetrically, and
- there is no dormer.
- Two skylights may be placed non-symmetrically where it can be demonstrated that their location is essential to internal amenity.

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

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

C28 *A* skylight on the principal roof form is to not to exceed an area greater than 1.5m^2.

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

4.2.2 Chimneys

Explanation

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

Objectives

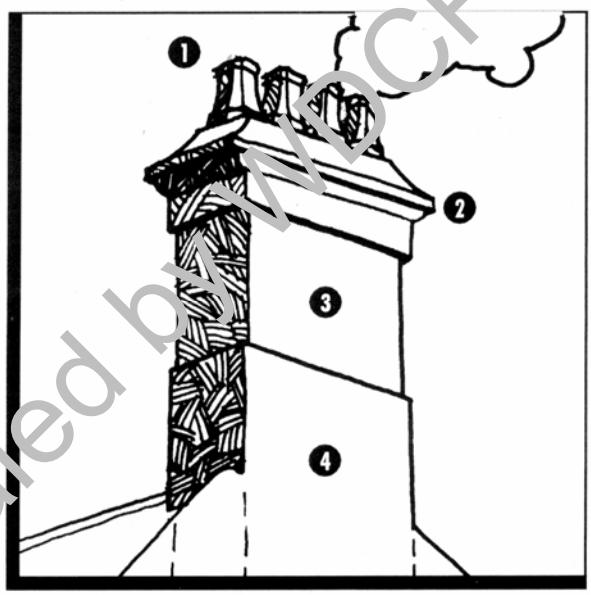
O1 To retain original chimneys and their details.

O2 To encourage reinstatement of missing chimney elements.

Controls

C1 Original chimneys and their details must be retained.

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



1 Chimney pot
2 Coped and moulded cornice
3 Shaft
4 Stump

Figure 1 Typical chimney stack

4.2.3 Windows, doors, shutters and security

Explanation

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

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

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

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

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

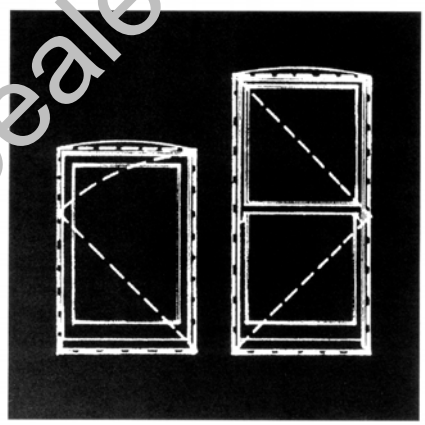
Security devices which conceal the windows and doors to the street front elevations of a building adversely affect the visual character of the building.

Objectives

O1 To retain original windows, and doors and their associated detailing and joinery components including original shutters on significant elevations of the principal building form, such as street fronts and side elevations facing streets.

O2 To reinstate traditional windows, doors, and shutters consistent with the architectural style of the building on significant elevations facing streets.

O3 To retain the visual prominence of windows and doors visible from the public domain.



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

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

Figure 1 New windows

Controls

Windows and doors

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

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

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

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

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

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

Security

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

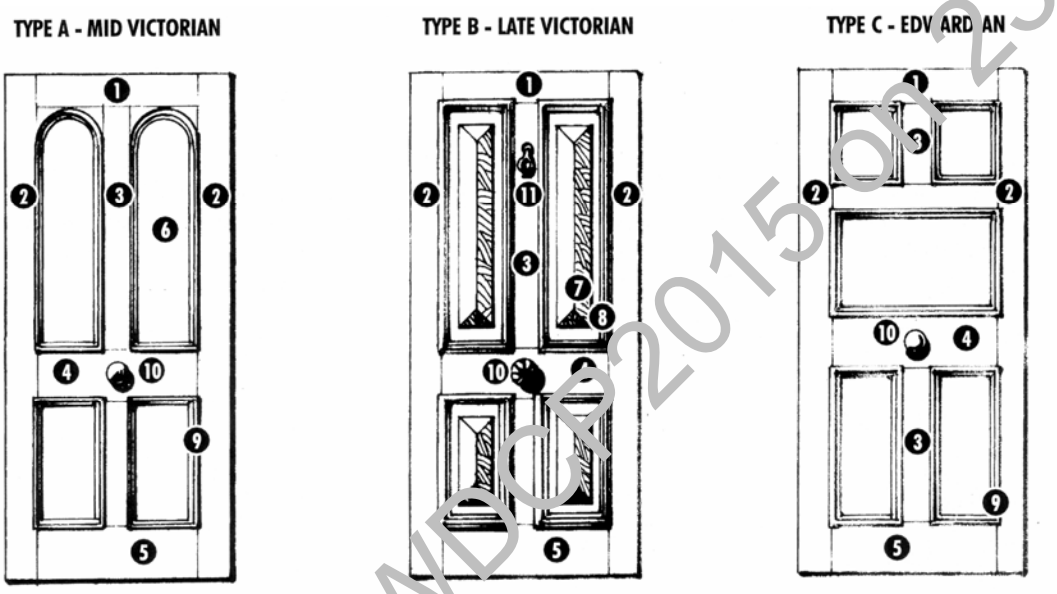
C8 External metal security doors and window grilles are permitted where they use simple, unembellished, rectangular bars in a vertical pattern or a pattern that reflects the configuration of the glazing bars, and are painted in recessive colours that match the colour of the door or window frame.

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

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

C11 Motorised window sunscreens are permitted only to ground floor windows not visible from the public domain.

Door types



Some common examples of front doors are shown. All are panelled doors with stiles and rails. Type A and Type B are four panel doors, while Type C is a high-waisted Edwardian door.

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

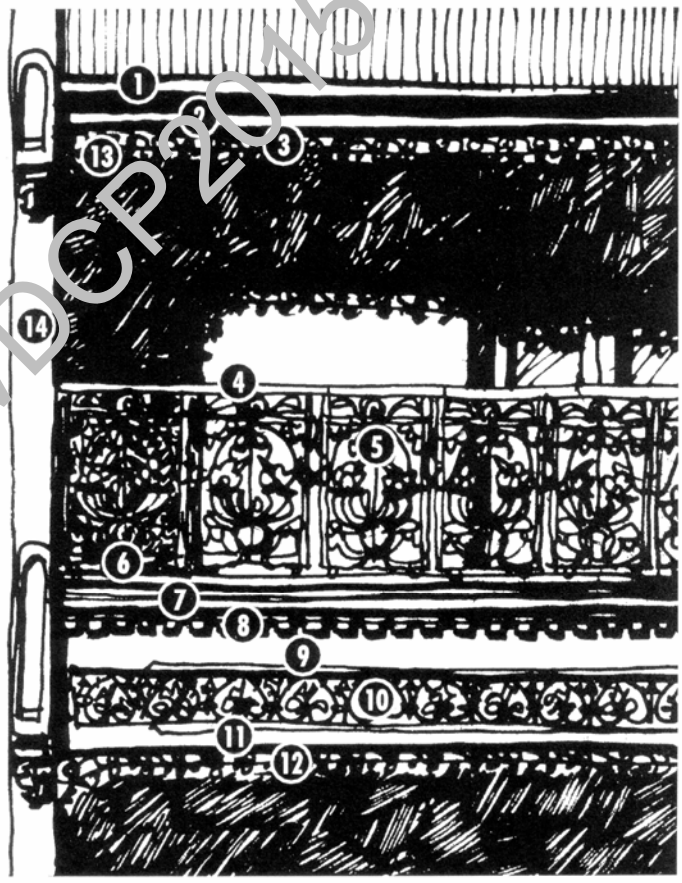
Figure 2 Door types

4.2.4 Verandahs and balconies

Explanation

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

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



1 Ogee gutter
2 Timber mouldings
3 Cast iron lace frieze
4 Handrail
5 Cast iron lace balustrade panel
6 Balcony timber floor
7 Bead moulding
8 Dentils
9 Stop-chamfered verandah beam
10 Cast iron frieze panel
11 Stop-chamfered frieze
12 Cast iron lace frieze
13 Cast iron bracket
14 Fire wall

Figure 1 Verandahs and balconies

Suspended balcony

Usually present on Georgian or early Victorian terraces

Balcony between fin walls

Typical for mid-or-late Victorian and Edwardian terraces

Enclosed balconies

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

Figure 2 Types of balconies

Objectives

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

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

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

Controls

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

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

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

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

C5 The heights of original balustrade panels and rails must conform to the heights of original and appropriate balustrades within Paddington. Balustrade heights may only be increased by inserting a fine horizontal bar above the existing balustrade, supported behind the exsiting balustrade.

C6 New verandahs and balconies are not permitted at the upper levels, if the building is part of an unaltered group of buildings.

C7 If the building is part of an altered group of buildings, a rear balcony is permitted where:

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

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

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

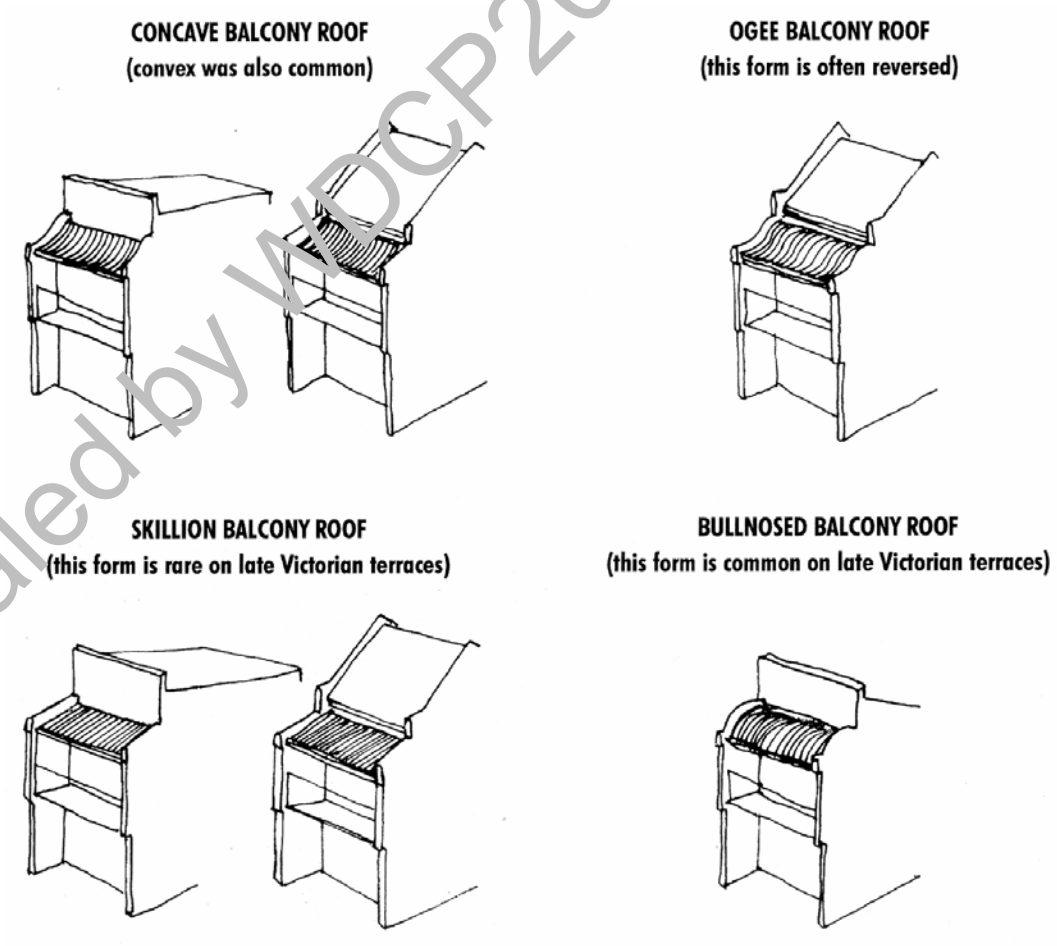


Figure 3 Balcony roofs

Intrusive balcony roof

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

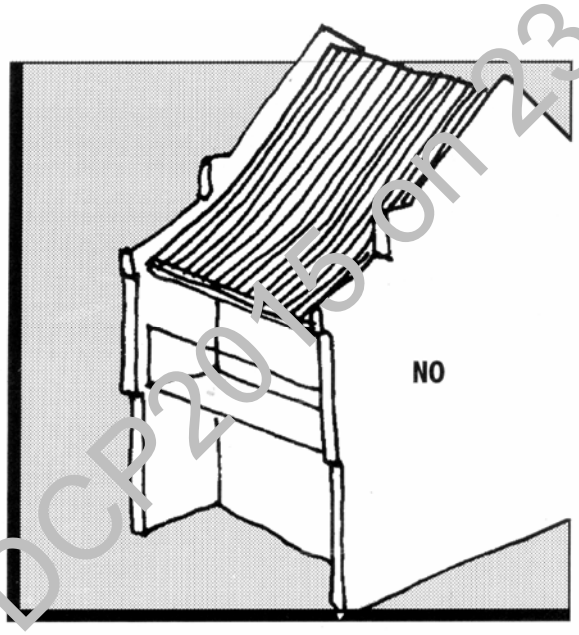


Figure 4 Intrusive balcony roof

4.2.5 Fences, walls and gates

Explanation

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

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

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

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

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

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

Objectives

O1 To retain original fences and gates.

O2 To reinstate traditional fences and gates on street frontages and side streets of an appropriate architectural style to existing buildings.

O3 To maintain traditional heights of fences and their elements.

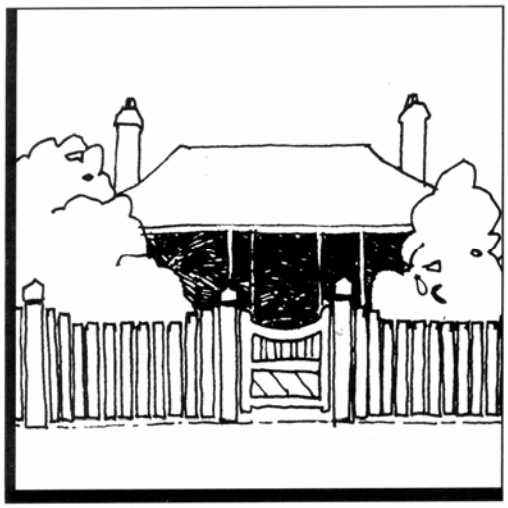
O4 To ensure fences and gates for infill development respond in a contemporary manner to the relevant aspects of the historic context.

O5 To retain views towards the rear of properties from the laneways or over side fences.

O6 To ensure fences are built with regard to the topography of sloping sites.

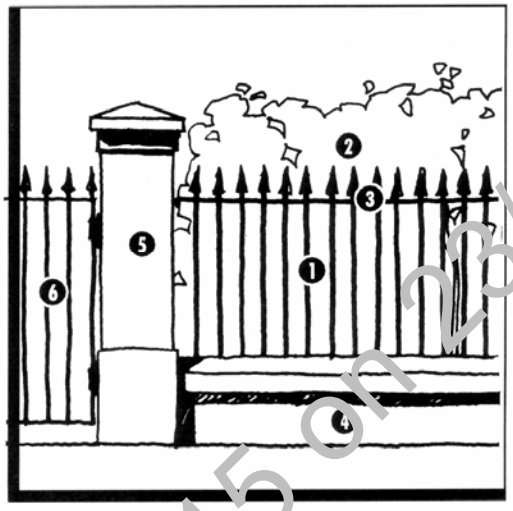
O7 To ensure boundary fences between allotments provide visual privacy without adversely affecting the amenity of adjoining properties in terms of views and sunlight.

O8 To retain and conserve significant sandstone walls.



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

Figure 1 **Picket fence**



Palisade fence
Detailing of iron palisade fences varied from Colonial to early twentieth century times.

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

Figure 2 **Palisade fence**

Controls

General – all areas

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

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

C3 Gates must be constructed in line with fences.

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

Street front zone

C5 There is to be no alteration to original fences and gates, except for maintenance, reconstruction or the reinstatement of missing elements.

C6 When works are proposed to the street front zone, unsympathetic fences, walls and gates must be removed and replaced by fences, walls and gates that are of the form, height,

details, materials, finishes and quality appropriate to the architectural character of the building and group, where the building forms part of a group.

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

C8 In the street front zone, traditional types of fencing permitted for Victorian or Federation buildings comprise one or a combination of the following:

- iron or steel palisades on sandstone or rendered bases,
- timber pickets,
- low brick fences (for Federation stype buildings).

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

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

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

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

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

Side boundary

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

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

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

Rear boundary and side street

C17 New fences and gates to side and rear streets and rear lanes are to be of a design and height, and are to use materials and details which are consistent with the building's context and with the controls contained in Table 1 and in clause 4.2.8 – *Materials, finishes and details*.

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

Figure 3 Palisade fence in the streetscape

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

Figure 4 Boundary masonry wall

Table 1 Rear boundary and side street fence and gate controls

Note: All dimensions are in millimetres

	Scale	Materials
FENCES	▪ Side street fence maximum height of 1800, unless building is designed to face both front and side streets. ▪ Side street fence where building is designed to face both front and side, maximum height consistent with architectural style of building and appropriate traditional height ▪ Rear fence maximum height 1800.	▪ Rear and side fences should be timber palings. ▪ Fully transparent or semi-transparent materials such as lattice are not permitted. ▪ Palisade fences to side streets may be permitted where the building is designed to face both front and side streets. ▪ Bagged or rendered brick walls may be permitted if appropriate to the context.
REAR STREET OR LANEWAY GATES	▪ Maximum gate height 1800. ▪ Maximum gate width 1200. ▪ Minimum gate width 900. ▪ Maximum double gates width 2400.	Ledged and braced timber gates. Timber painted bi-fold gates.
SIDE STREET GATES	▪ Maximum gate height 1800, unless lower height required to match fence height for building designed to face both front and side streets. ▪ Maximum gate width 1200. ▪ Double gates maximum width 2400. ▪ Minimum gate width for pedestrian gates 900.	▪ Materials to relate to context. ▪ Palisade-style gate where palisade fence used.

4.2.6 On-site vehicle parking, garages, carports, driveway access and servicing facilities

Explanation

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

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

There is a demand in Paddington for loft structures over garages. Lofts provide certain benefits such as added accommodation, surveillance to laneways, increased public and private security and safety, and in some instances improvements to a laneway appearance. However, there are many parts of Paddington where loft structures are inappropriate. To determine whether a loft structure over a garage would be acceptable, consideration must be given to the significance of the existing rear building form and allotment size, the subject property's relationship with adjoining properties, laneway characteristics and impacts on privacy.

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

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

Objectives

O1 To conserve original elements and structures on street frontages and laneway boundaries, including coachhouses, stables and rear lane toilets.

O2 To ensure that significant buildings rather than vehicular access and parking structures remain the dominant element in the streetscape.

O3 To improve the character of laneways where unsympathetic earlier development such as high brick walls and full width garages has eroded the quality of these urban spaces.

O4 To ensure that the designs of garages, carports, fences and gates are sympathetic in their massing, form and scale to the relevant aspects of the historic context and setting of the building and allow visual connectivity to the principal building form of a significant group.

O5 To encourage development that is scaled for the pedestrian in terms of height, articulation and modulation.

O6 To provide off-street car parking and servicing facilities where feasible.

O7 To retain sandstone kerbing on streets and laneways where feasible.

O8 To ensure that the amount and quality of deep soil landscaped area and private open space are not compromised by the provision of on-site parking and servicing areas.

O9 To ensure that vehicle access complies with Council's controls and relevant Australian Standards.

O10 To minimise vehicle and pedestrian conflicts.

O11a To ensure that loft structures over garages are sympathetic in their location, massing, form and scale to the traditional rear elevations, yards, and laneways.

O11b To ensure that loft structures over garages do not detract from the significance of unaltered groups of buildings.

O11c To ensure that loft structures over garages do not impact on the privacy of adjoining properties.

O11d To ensure that loft structures do not result in a non-compliance with the private open space and deep soil landscaped area requirements.

O11e To ensure that loft structures are appropriately orientated to minimise overshadowing on adjoining/adjacent open space.

O11f To minimise the visual impact of loft structures when viewed from public areas and private land.

O12 To ensure there is no net loss of vehicle parking spaces in the area.

O13 To ensure that use and quantity of on-street parking spaces is not adversely affected.

O14 To prevent vehicle car stackers.

O15 To minimise overshadowing, loss of privacy and the impact of building bulk on adjoining properties.

O16 To minimise excavation.

Controls

General

C1 Provision of on-site parking areas, parking structures and servicing areas such as loading facilities is not be a mandatory requirement. In addition, and subject to circumstances listed in the following controls, on-site parking will only be permitted or may only be required where:

(a) the parking area, servicing area or structure will not have a detrimental impact on:

- the amenity of adjoining properties,
- the architectural character or significance of a building, including original coach houses, stables or rear lane toilets (where the toilets occur on adjoining properties),
- the character of a streetscape or laneway, or
- the health of a significant tree,

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

(c) the parking area, servicing area or structure will comply with the current Australian Standard 2890.1-2004 and Council's standard drawing RF 2 (annexures A and B),

(d) a driveway will comply with a maximum gradient of 20% with adequate transitions on the top and bottom,

(e) a single garage has a minimum internal clearance of 3m x 5.4m,

(f) a double garage has a minimum internal clearance of 5.4m x 5.4m,

(g) a carport space has minimum dimensions of 3m x 5.4m,

(h) an uncovered car space has minimum dimensions of 3m x 5.4m,

(i) extensive excavation is not required and the excavation controls in clause 4.1.6 are met,

(j) private open space and deep soil landscape area controls are met,

(k) there are adequate sight distances to allow safe vehicle movement into and from the site,

(l) there is no net loss of vehicle parking spaces in the immediate area, and

(m) the use and quantity of on-street parking spaces is not adversely affected.

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

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

C4 Deleted.

C5 Vertical car stackers are not permitted.

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

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

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

Loft structures

C7a Loft structures may be permitted where:

(a) the site dimensions are a minimum of 30m long and 5.24m wide and where the structure will not adversely impact on the traditional character of the rear elevations, yards, and laneways,

(b) the structure will not adversely impact on the amenity, visual privacy and overshadowing of the property, neighbouring properties and public open space (the controls in clause 4.1.8 "*Building height, bulk, form and scale*" apply),

(c) the structure does not require the garage footprint to be extended so that the controls in clause 4.1.7 "*Open space, swimming pools, lightwell courtyards and landscaping*" cannot be satisfied. Where there is an existing non compliance with these controls, the existing private open space and deep soil landscaping is not to be further reduced,

(d) all access to the loft is provided internally,

(e) habitable room windows within the loft with a direct sightline to the habitable room windows in the existing building on the site and neighbouring buildings have a separation distance of at least 9 metres,

(f) the structure extends over only a single space garage,

(g) the loft and garage structure is a maximum of 4.34m wide,

(h) the roof structure is gable ended to the laneway, with a maximum ridge height of 5.5m and maximum wall height of 3.9m (on or adjacent to a side boundary),

(i) windows are located only in the gable ends and is a single double hung sash window or inward opening window of traditional proportions, centrally located,

(j) no balconies, decks, or other similar cantilevered structures are proposed,

(k) a maximum of two skylights per roof plane, provided they comply with controls C27, C28 and C29 in clause 4.2.1 "*Dormers and skylights*", and

(l) the ground floor level of the principal building form is higher than the natural ground level at the rear boundary.

C7b Loft structures will not be permitted:

(a) over garages in the street front zone,

(b) if the subject property is part of an original row of houses, comprising an unaltered group, and the proposal demonstrates an adverse impact on this group. Refer 4.1.3,

(c) if the rear of the property is orientated towards the north between NNE and NNW (true north) (see Appendix C),

(d) with a dormer window,

(e) over a multiple space garage.

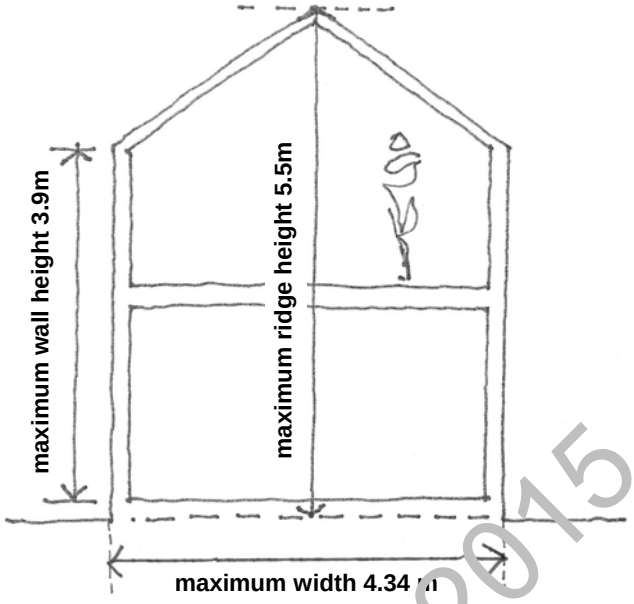


Figure 1 Loft Structure Design Example (including dimension controls)

Street front zone

C8 A single uncovered car space, single carport or single garage, may be permitted if:

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

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

Rear lane or rear street

C10 Rear lane or rear street vehicle access and associated on-site parking are permitted if:

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

C11 Where rear lane or street parking is permitted under C10, and the property is 4.7 metres or more in width, proposals must provide an acceptable interface between the private and public domain by incorporating elements such as pedestrian gates or fencing a

minimum of 1200mm wide along rear boundaries. Where possible, gateways on adjoining properties should be grouped.

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

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

C14 Laneway garages with roof landscaping are permitted only where:

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

Residential parking rates

C15 A maximum of two on-site parking spaces may be provided for a dwelling-house where all controls and restrictions contained in C1-C14 are satisfied.

C16 For residential flat buildings, the number of on-site car parking spaces must comply within the following table:

Table 1 On-site parking requirements – residential flat building

Dwelling size	Maximum number of spaces provided per dwelling
1 bedroom	1
2 bedroom	1.5
3+ bedroom	2
Visitor parking shall be provided at a maximum rate of 0.25 spaces per dwelling.	

Note: Round to the nearest whole number, with halves (i.e. 0.5) to be rounded up.

C17 For the residential component of a mixed residential and non-residential development, the number of car parking spaces must comply with the following table:

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

Dwelling size	Maximum number of spaces provided per dwelling
1 bedroom	0.75
2 bedroom	1
3+ bedroom	1.25
Visitor parking shall be provided at a maximum rate of 0.25 spaces per dwelling	

Note: Round to the nearest whole number, with halves (i.e. 0.5) to be rounded up.

C18 On-site parking must comply with the provisions of C1-C14. Maximum parking may not be permitted where non-compliance with the provisions of C1-C14 will occur.

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

C19 For retail, commercial and other non-residential development, the average number of on-site parking spaces and servicing facilities must comply with the Woollahra Parking DCP.

C20 On-site parking and servicing facilities must comply with the provisions of C1-C14. Maximum parking may not be permitted where non-compliance with the provisions of C1-C14 will occur.

Table 3 Dimensions for garages and carports
Rear lane, rear street and existing street-front access locations (unless otherwise specified)

All dimensions in millimetres

Garage carport type		Width	Height		Door			Piers		Planter box
		Max	Max to top parapet *Note 1*	Max wall height below eve	Max height	Max width	Min width *Note 2*	Min width	Max width	Min internal width
Garage - flat roof parapet form *Note 3*	Single space	4340	2800	2800	2200	3400	2400	350	470	N/A
	Double space	6000	2800	2800	2200	5000	N/A	470	600	N/A
Garage – pitched roof form *Note 4*	Single space	4340	N/A	2700	2200	3400	2400	350	470	N/A
Garage – with garden roof *Note 5*	Single space	4340	3000	3000	2200	3400	2400	350	470	1000
	Double space	6000	3000	3000	2200	5000	N/A	470	600	1000
Carport - flat roof form *Note 3*	Single space	4340	N/A	2700 *Note 6*	2200	3400	2400	350	470	N/A
	Double space	6000	N/A	2700 *Note 6*	2200	5000	N/A	470	600	N/A
Carport - pitched roof form *Note 3*	Single space	4340	N/A	2700 *Note 6*	2200	3400	2400	350	470	N/A

Notes:

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

Garage and carport design examples

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

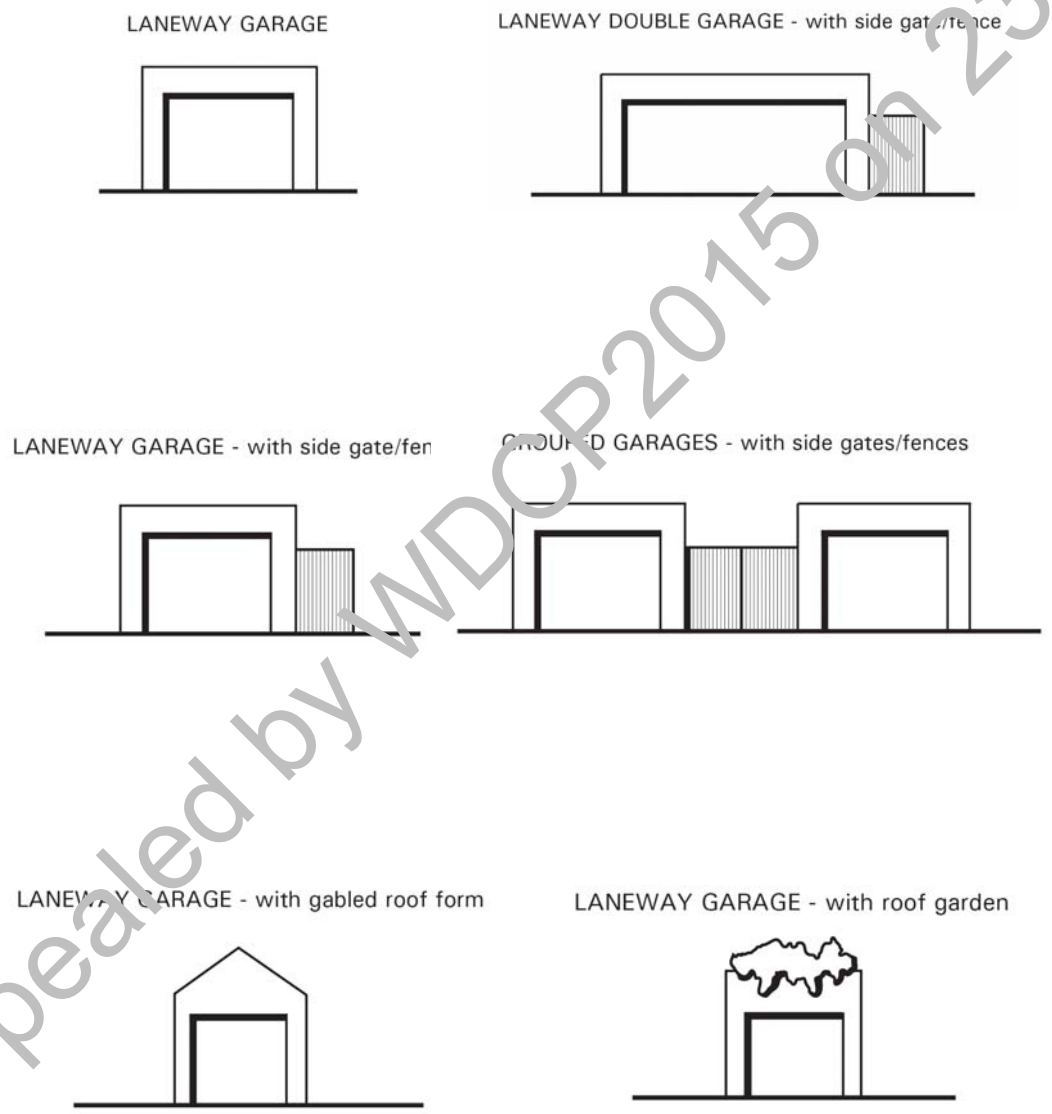


Figure 2 Garage and carport design diagrams

Table 4 Setting, form and materials for garages and carports

	Setting	Form	Materials
Rear lane and rear street garages parapet and gabled roof form	▪ Build on rear boundary. ▪ Minimise ramp up to garage. ▪ Provide an acceptable interface on laneway (refer to C11).	▪ Horizontal parapet (flat roof) or pitched roof form. ▪ Corner sites to have pitched roof form. ▪ Pitched roof to match appropriate traditional roof pitch. ▪ Double garages to have horizontal parapet form only. ▪ A masonry to door ratio 1:1 is preferred.	▪ Rendered and painted masonry walls. ▪ Corrugated steel roofing. ▪ Timber or metal bi-fold doors, timber sliding doors, panel-lift doors or roller shutters. ▪ Roller shutter and panel-lift doors only if set within a masonry surround. ▪ Paint finish to all doors (dark colour recommended)
Rear lane and rear street garages with garden roof	▪ Build on rear boundary. ▪ Minimise ramp up to garage. ▪ Provide an acceptable interface on laneway (refer to C11). ▪ Not on corner site.	▪ Flat roof form only.	▪ Rendered and painted masonry walls. ▪ Concrete slab to roof garden. ▪ Timber or metal bi-fold doors, timber sliding doors, panel-lift doors or roller shutters. ▪ Roller shutter and panel-lift doors only if set within a masonry surround. ▪ Paint finish to all doors (dark colour recommended). ▪ Simple timber or metal balustrade set behind masonry parapet if required.

Table 4 Setting, form and materials for garages and carports (continued)

	Setting	Form	Materials
Rear lane and rear street carport	▪ Build on rear boundary. ▪ Minimum ramp up to carport. ▪ Where site widths allow, a row of more than 2 carports must be interspersed with fencing or pedestrian gates.	▪ Flat or pitched roof form.	▪ Timber or metal posts or masonry reveals. ▪ Timber, metal or masonry fascia. ▪ Timber or metal bi-fold doors, timber sliding doors, panel-lift doors or roller shutters. ▪ Paint finish to all posts, reveals and fascias.
Single garage or carport with existing street front zone access	▪ Behind front building line (refer to C8 for other criteria). ▪ Minimum ramp up to garage or carport.	▪ Horizontal parapet (flat roof) or pitched roof form ▪ Pitched gabled roof form to match appropriate traditional gable roof pitch. ▪ A masonry to door ratio 1:1 is preferred.	▪ Garage walls to be rendered and painted masonry. ▪ Roof material to be slate, terracotta tile or corrugated steel appropriate to the building with which the garage or carport is associated. ▪ Timber and metal posts to be paint finished. ▪ Timber or metal bi-fold doors, panel-lift doors or roller shutters. ▪ Roller shutter and panel-lift doors only if set within a masonry surround. ▪ Paint finish to all doors (dark colour recommended).
Rear lane and rear street garage with loft	▪ Build on rear boundary. ▪ Minimise ramp up to garage. ▪ Provide an acceptable interface on laneway or street (refer to C11)	▪ Gable ended to rear laneway, rear street and rear yard along allotment axis. ▪ Single loft only. ▪ Traditionally proportioned double hung sash windows. ▪ Skylights to be flat version.	▪ Rendered and painted masonry walls. ▪ Corrugated steel roof. ▪ Paint finish to all laneway and street doors (dark colour recommended). ▪ Timber windows to loft.

4.2.7 Satellite dishes, solar devices, air conditioning units, aerials and site facilities

Explanation

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

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

Objectives

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

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

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

Controls

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

C1 Satellite dishes, solar heating devices, solar electricity generators, aerials and similar devices:

- are to be designed and scaled to minimise their visual impact and impact on the amenity of the adjoining properties,
- must not be located on any part of a roof or chimney which is visible from the street frontage or the public domain, and
- must not have a detrimental impact on the architectural style or significance of the building to which they are attached.

External condenser and air conditioning units

C2 Condensers and units must be located:

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

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

C4 External conduits must not exceed 3m in length and not be visible from the public domain.

C5 External conduits must be bundled and concealed by matching the colour of the external surfaces of the building.

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

Internal air conditioning systems and packaged air conditioning systems

C7 Any associated wall opening must be:

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

Site facitlies

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

Note: Information relating to specific requirements for garbage and recycling is contained in Annexure 10 of Council's DA Guide. This note does not form part of the approved DCP, but is provided for guidance.

Solar heating devices for swimming and spa pools

C9 Solar water heating devices for swimming pools and spa pools must:

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

4.2.8 Materials, finishes and details

Explanation

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

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

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

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

Objectives

O1 To retain and conserve traditional materials, finishes and details.

O2 To promote high quality design, materials, finishes and detailing which is appropriate to the architectural style, building type, and historic context.

O3 To conserve original external finishes.

Controls

C1 Surviving original materials, finishes, textures and details on street front elevations are to be retained and conserved.

C2 Original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or un-finished by other mediums must not be rendered, bagged, painted or otherwise re-finished in a manner inappropriate to the architectural style of the building.

C3 Render must not be removed from the exterior face of buildings unless it is proposed to re-render the surface immediately. Where original render has been removed from the exterior face of a building new render must be applied and painted. [Special consideration will be given to a building in a group]

C4 New materials, finishes, textures and details on the principal building form and elevations visible from a public space must be traditional and appropriate to the architectural style of the building.

C5 New external materials and details to additions must compliment the architectural character of the existing building and minimise the apparent bulk of the addition.

C6 Infill buildings must use materials, finishes, textures and details appropriate to the building type and style. They must be similar to, but should not copy, the characteristic materials, finishes and textures of buildings within the streetscape.

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

Traditional cladding profiles

1 Rusticated weatherboard
2 Chamfered boarding
3 Beaded boarding

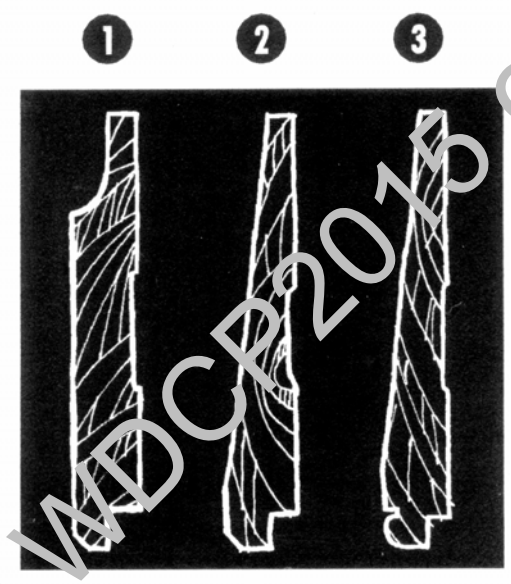


Figure 1 Traditional cladding profiles

Table 1 Materials and details

Building component	External building materials
ROOFS	
Traditionally	▪ Welsh slate and South Australian slate. Later Victorian or Edwardian terraces occasionally had traditional ornamental patterns which may have been in contrasting colours. ▪ Corrugated galvanised iron in short lengths and associated details and fixings. ▪ Unglazed terracotta tiles on Federation period buildings and post Federation buildings.
New roofs to existing buildings – replacement and additions	▪ Zinc coated corrugated steel with associated zinc coated gutter details and fixings. ▪ Traditional roof materials as outlined above.
Roofs for infill development	▪ Traditional roof materials as outlined above - copper sheeting, zinc sheeting. ▪ Contemporary corrugated profile sheeting in appropriate colours such as dark slate grey or uncoloured natural metallic finish, subject to low reflectivity.
Intrusive roofs for existing buildings – replacement and additions, and infill development	▪ Concrete roof tiles. ▪ Metal roofing sheets or panels in inappropriate colours such as white, beige, blue or green. ▪ Tray profile metal sheeting (including flat zinc sheets). ▪ Terracotta tiles on pre-Federation period buildings. ▪ Glass (other than permitted in skylights).
WALLS	
Traditionally	▪ Sandstone blocks for walls or as a base course to brick walls. ▪ Timber weatherboards. The profiles vary depending on the construction date. ▪ Brick, which was usually rendered in Victorian era buildings and was often inscribed with ashlar coursing. ▪ Face brickwork on Edwardian and late Federation style buildings. The associated details may include tuck pointing on the principal elevation and areas of roughcast render. ▪ Corrugated galvanised iron, zinc coated corrugated steel ripple iron and weatherboards on sides of dormer windows and outbuildings.
New walls to additions – additions and infill development	▪ Rendered brick, with or without inscribed ashlar coursing where appropriate. ▪ Timber weatherboards. ▪ Fibrous cement sheeting with a rendered and painted finish - for rear additions but only if window reveals of minimum 100mm external depth are achieved.
Intrusive walls for existing buildings – additions and infill development	▪ Extensive areas of glass sheeting. ▪ Stripped sandstock brickwork. ▪ Circular pattern render (mock Spanish) or rough textured render.

Table 1 Materials and details (continued)

Building component	External building materials
WINDOWS	
Traditionally	▪ Timber framed, double hung sash windows, plain or multi-paned windows. ▪ Plain glass, traditional patterned or coloured glass in some building types.
New windows to existing building (replacement and additions) and infill development	▪ Timber frames. ▪ Steel frames on rear ground floor only. ▪ Metal frames for ground floor shops and commercial premises where appropriate. ▪ Plain clear glass. ▪ Coloured and patterned glass for replacement in appropriate situations. ▪ Fine metal frames in neutral tones to infill building
Intrusive windows	▪ Metal frames, other than to the rear of ground floor residences, shops and commercial premises where appropriate ▪ Window walls. ▪ Bubble glass. ▪ Timber on metal frames not reflecting traditional proportions. ▪ Roller shutter security and sunscreen windows.
DOORS	
Traditionally	▪ Timber solid core, principal doors are often panelled; utilitarian doors are often ledged and braced. ▪ Etched or frosted glass in the top panels of late Victorian style doors and small coloured glass panes in Federation style doors.
New doors to existing building (replacement and additions) and infill development	▪ Solid core framed timber panelled doors to match original doors are required for reconstruction work. ▪ Solid core timber framed, glazed timber-framed doors, glazed steel frame in appropriate locations.
Intrusive doors	▪ Fully glazed doors to the street front elevation of residential properties. ▪ Hollow core and timber doors with detail and panels are inappropriate to the architectural style of the building. ▪ Roller shutter doors to residential houses, retail and commercial premises.
SHUTTERS	
	▪ Timber louvred shutters, are applicable for windows and French doors on some building types.
VERANDAHS	
Traditionally	▪ Floors of stone flagging, marble, unglazed multi-coloured tessellated tiles. ▪ Slate, timber and sandstone edging. ▪ Cast iron posts of a flat profile or circular in section, cast iron friezes.

Table 1 Materials and details (continued)

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

4.2.9 Exterior colours

Explanation

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

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

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

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

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

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

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

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

Objective

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

Controls

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

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

C3 Limewashes on front elevations are not permitted.

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

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

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

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

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

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

Note: Control C3 in clause 4.2.8 – *Materials, finishes and details* specifies that original brickwork, sandstone, terracotta, glazed or tessellated tiling that is unpainted or unfinished by other mediums must not be rendered, bagged, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.

4.2.10 Advertising signs on buildings

Explanation

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

Objectives

O1 To conserve existing signs which have cultural significance.

O2 To promote well designed signs in appropriate locations.

O3 To minimise the number of signs.

O4 To minimise the impact of signs on the heritage significance of individual buildings and the heritage conservation area generally.

Controls

C1 The choice of signs for a building must be drawn from the following types of signs:

- parapet sign,
- elevation bay sign,
- flush wall sign,
- awning fascia sign,
- under awning sign,
- top hamper sign,
- painted or etched window sign.

C2 The number of signs must be limited to the name of the business and the proprietor, the name of the building (if applicable) with minimum reference to the particular service provided or products retailed from the premises.

C3 Any advertising not related to the business being conducted from the premises is not permitted.

C4 Where a building comprises more than two tenants, a directory of tenants must be provided at ground floor level on a secondary external wall in order to minimise the amount of advertising on the building.

C5 Discrete painted signs on upper storey windows for identification of tenants may be permitted at Council's discretion in circumstances where appropriate wall surfaces or other areas for advertising are not available.

C6 The erection of roof signs and above-awning projecting wall signs is not permitted.

C7 The design and size of signs must not dominate or obscure the architectural character and detail of the building, adjoining buildings and other buildings if part of a group of buildings. Signs must respond appropriately to the relevant historic character of the streetscape.

C8 Painted signs on windows must not dominate or clutter the shop front window.

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

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

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

C12 Flashing, pulsing or moving signs are not permitted.

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

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

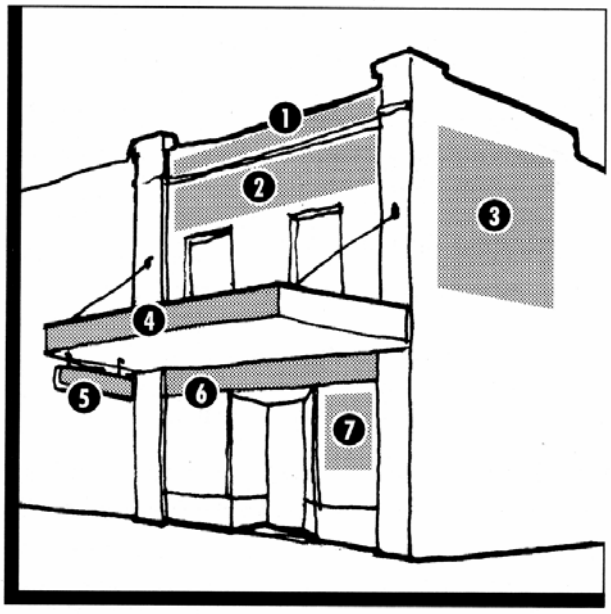


Figure 1 Advertising signs

4.2.11 Gardens and trees

Explanation

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

Objectives

O1 To retain traditional planting schemes and hard landscape elements where they exist.

O2 To promote landscaping that is consistent with the character of the individual building, the characteristics of a group of distinctive buildings and the character of the heritage conservation area.

O3 To ensure that front gardens are planted with a species selection that relates to the building type and is appropriate to the size and aspect of the garden space.

O4 To create zones of rear planting with appropriate species of trees and shrubs.

O5 To ensure that trees and shrubs do not have an adverse impact on the fabric of buildings and have no or minimial adverse affect on the amenity of occupiers or properties.

Controls

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

C2 Significant trees are to be retained in place.

Note: Significant trees are subject to a tree preservation order. Consent from Council is required to remove a significant tree.

C3 Where significant trees are to be removed due to ill health, the tree should (subject to site constraints) be replaced with a species of appropriate size at maturity.

C4 New trees must be a species which is suitable for a Paddington garden, such as those listed in Table 1.

C5 Front gardens should include original pathways and low formal planting which is appropriate to the building type and allows views of the street front elevation to be maintained.

C6 Rear gardens of 200m² or more in area should include one medium sized tree of a suitable species such as those listed in Table 1.

C7 Excavation and landfil must not impact on the current and future health of significant trees that are located on the development site or on adjoining sites.

Table 1 **An outline list of plants historically suitable for Paddington gardens**

Colonial		**Victorian**	
Trees		**Trees**	
Angophora costata	(Sydney Red Gum)	Acer negundo	(Box-elder)
Brachychiton	(Kurrajong, Flame Tree)	Acmena sp	(Lilly Pilly)
Callitris rhomboidea	(Port Jackson Pine)	Aesculus hippocastum	(Horse Chestnut)
Calodendrym capense	(Cape Chesnut)	Arbutus unedo	(Strawberry Tree)
Castanea sativa	(Spanish Chesnut)	Archontopheoni cunninghamiana	(Bangalow Palm)
Ceratonia siliqua	(Carob Tree)	Banksia sp	(Banksia)
Citrus		Bauhinia sp	(Orchid Tree)
Cupressus sempervirens stricta	(Italian Cypress)	Brachychiton	(Kurrajong Flame Tree)
Ficus rubiginosa	(Port Jackson Fig)	Calodendrum capense	(Cape Chesnut)
Fraxinus	(Ash)	Castanea sativa	(Spanish Chesnut)
Magnolia grandiflora	(Bull Bay)	Castanospermum australe	(Black bean)
Robina pseudacacia	(False Acacia)	Crataegus monogyna	(English Hawthorn)
Ulmus parvifolia	(Chinese Elm)	Cupaniopsis anacardiodes	Tuckeroo
Shrubs		Cytisus proliferus	(False Tree-Lucerne)
Agave americana	(Century Plant)	Diospyros kaki	(Persimmon)
Bambusa	(Bamboo clumping var.)	Erythrina crista-galli	Cockscomb Coral
Buxus sempervirens	(Box)	Eucalyptus citriodora	(Lemon-scented Gum)
Camellia		Eucalyptus sp.	(Gum Tree)
Carissa bispinosa	(Hedge-thorn)	Ficus rubiginosa	(Port Jackson Fig)
Crataegus monogyna	(English Hawthorn)	Ficus sp.	(Fig Tree)
Datura cornigera "Plena"	(Angel's Trumpet)	Flindersia australis	(Teak)
Duranta repens	(Sky Flower)	Fraxinus	(Ash)
Gardenia jasminoides	(Gardenia)	Grevillea robusta	(Silky Oak)
Ilex aquifolium	(English Holly)	Hibiscus sp.	(Hibiscus)
Laurus nobilis	(Sweet Bay)	Howea forsteniana	(Kentia Palms)
Lavandula spica	(True Lavender)	Jacaranda mimosifolia	(Jacaranda)
Nerium oleander	(Oleander)	Laurus nobilis	(Bay Tree)
Olea europaea	(Common Olive)	Leptospermum sp.	(Tea Tree)
Pelargonium peltatum	(Ivy-leafed geranium)	Liriodendron tulipiferum	(Tulip Tree)
Phormium tenax	(N.Z. Flax)	Livistonia australis	(Cabbage Tree Palm)
Photinia serrulata	(Chinese Hawthorn)	Magnolia grandiflora	(Bull Bay)
Plumbago capensis	(Plumbago)	Pittosporum sp.	(Native Daphne)
Punica granatum	(Pomegranate)	Populus nigra	(Black Poplar)
Rosmarinus officinalis	(Rosemary)	Querus ilex	(Holm Oak)
Roses		Salix babylonica	(Weeping Willow)
Vinca major	(Periwinkle)	Schinus molle	(Pepper Tree)
Yucca gloriosa	(Yucca)	Sorbus aucuparia	(Rowan Tree)
		Thuja orientalis	(Bookleaf Cypress)
Climbers		**Shrubs**	
Bougainvillea		Agave americana	(Century Plant)
Clematis		Artemisia	
Jasminum officinale	(Common Jasmine)	Bambusa	(Bamboo clumping var.)
Passiflora edulis	(Edible Passionfruit)	Buddleia	
		Buxus sempervirents	(Box)
		Camellia	
		Chaenomeles speciosa	(Japonica)
		Convulvulus cneorum	

Table 1 **An outline list of plants historically suitable for Paddington gardens (continued)**

Victorian	
Shrubs [continued]	
Cordyline australis	(Giant Dracena)
Daphne odora	(Daphne)
Datura cornigera "Plena"	(Angel's Trumpet)
Duranta repens	(Sky Flower)
Fuchsia	
Gardenia jasminoides	(Gardenia)
Gordonia axillaris	(Gordonia)
Heliotropium arbarescents	(Cherry Pie)
Hydrangea macophylla	(Hydrangea)
Ilex aquifolium	(English Holly)
Indigofera decora	
Lavandula spica	(True Lavender)
Ligustrum	(Privet)
Nandina domestica	(Sacred Bamboo)
Nerium oleander	(Oleander)
Olea europaea	(Common Olive)
Philadelphus coronarius	(Mock-orange)
Photina glabra	(Red-leafed Photinia)
Plumbago capensis	(Plumbago)
Protea	
Psidium guajava	(Common Guava)
Rosmarinus officinalis	(Rosemary)
Spiraea alba	(Bird's Tongue Flower)
Syringa vulgaris	(Lilac)
Viburnum tinus	(Laurestinus)
Yucca gloriosa	(Yucca)
Ferns	
Roses	
Climbers	
Clematis	
Doxantha unguis-cati	(Cat's Claw Creeper)
Hedera helix	(English Ivy)
Jasminum officinal	(Common Jasmine)
Pelargonium peltatum	(Ivy-leaved Geranium)
Vinca major	(Periwinkle)
Wistiria sinensis	(Wistiria)

Federation	
Trees	
Acer	(Maple)
Arbutus unedo	(Strawberry Tree)
Brachychiton	(Kurrajong Flame Tree)
Butia sp.	(Jelly Palm)
Calodendrum capense	(Cape Chestnut)
Chamaecyparis lawsoniana	(Lawson Cypress)
Cupressus	(Sempervirens Stricta)
Diospyros kaki	(Persimmon)
Erythrina criota-galli	(Cocks Comb Coral)
Eriobotrya japonica	(Loquat)
Fraxinus	(Ash)
Jacaranda mimosifolia	(Jacaranda)
Jubaeu chilensis	(Chilean Wine Palm)
Lagerstroemia indica	(Crepe-myrtle)
Livistona sp.	(Cabbage - Tree Palm)
Magnolia sp.	(Magnolia)
Phoenix Canenensis	(Canary Date Palm)
Quercus sp.	(Oak Tree)
Sabal sp.	(Fan Palm)
Washingtonia sp.	(Cotton Palm)
Shrubs	
Chaenomeles speciosa	(Japanese Quince)
Crataegus monogyna	(English Hawthorn)
Daphne odora	(Daphne)
Gardenia jasminoides	(Gardenia)
Hydrangea macrophylla	(Hydrangea)
Ilex aquifolium	(English Holly)
Indigofera decora	(Chinese Indigo)
Lavendula spica	(True Lavendar)
Macrozamia communis	(Burrawang)
Nandina domestica	(Sacred Bamboo)
Nerium oleander	(Oleander)
Philadelphus coronarius	(Mock-orange)
Photinia glabra	(Photinia)
Plumbago capensis	(Plumbago)
Plumeria acutifolia	(Frangipani)
Punica acutifolia	(Pomegranate)
Rhododendron	
Spiraea alba	(May)
Syringa vulgaris	(Lilac)
Viburnum macrocephalum	(Chinese Snowball)
Viburnum tinus	(Laurestinus)
Weigela florida	(Weigela)
Ferns	
Roses	

Table 1 **An outline list of plants historically suitable for Paddington gardens (continued)**

Federation		**Inter-war**	
Climbers		Trees	
Bougainvillea		Acer sp.	(Maple)
Clematis		Agonis flexuosa	(Willow Leafed Myrtle)
Jasminum officinale		Banksia sp.	(Banksia)
Parthenocissis quinquefolia	(Common Jasmine)	Brachychiton acerifolius	(Illawarra Flame tree)
Wistaria sinensis	(Virginia Creeper)	Callicoma serratifolia	(Black Wattle)
	(Wistaria)	Callistemon sp.	(Bottle Brush)
		Callitris rhomboidea	(Port Jackson Pine)
		Camelia sp.	(Camelia)
		Cuppressus sp.	(Cypress Pine)
		Eucalyptus sp.	(Gum Tree)
		Ficus sp.	(Fig Tree)
		Fraxinus excelsior	(Golden Ash)
		Grevillea sp.	(Grevillea)
		Jacaranda mimosifolia	(Jacaranda)
		Juniperus sp.	(Juniper)
		Lagerstroemia indica	(Crepe myrtle)
		Liriodendron tulipifera	(Tulip Tree)
		Macadamia sp.	(Macadamia)
		Magnolia sp.	(Magnolia)
		Melaleuca sp.	(Paper Bark)
		Melia azedarach	(White cedar)
		Quercus ilex	(Holm Oak)
		Rhododendron sp.	(Rhododendron)
		Toona australis	(Red cedar)

Explanation

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

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

4.3.1 Single-storey buildings

General description of building type

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

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

Objectives

O1 To retain the early timber, brick and sandstone cottages.

O2 To retain single storey buildings.

O3 To conserve the settings of single storey buildings.

Controls

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

C2 Roof space within the principal building form may be used where:

- if used for habitable space, the area will comply with statutory building requirements, and
- there will be no change to the existing roof height, roof pitch, eaves height or ceiling below.

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

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

C5 Additions of an appropriate form and scale are permitted at the rear of the principal building form if:

- the addition is consistent with the traditional pattern for secondary wing extensions or employs a pavilion style extension,
- the addition has an appropriate roof form that is consistent with the principal building form of the building and its roof,
- the addition, other than a pavilion extension, does not exceed a height 300mm below the ridge level of the principal building form, and
- the addition is consistent with the traditional pattern for secondary wing extensions or employs a pavilion style extension.

C6 Additions to single storey semi-detached and terrace groups must not compromise the architectural character of the pair, or the group of houses.

Rear pavilion extension

C7 A pavilion extension may be permitted if:

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

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

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

C10 Where a pavilion extension is appropriate:

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

C11 Where proposed as part of a dwelling-house, a pavilion extension is to be designed so that it is not capable of being used as a separate dwelling.

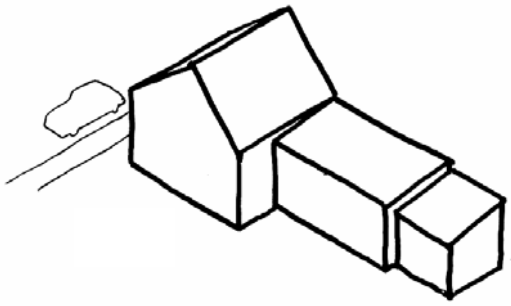


Figure 1 Shows a generic version of a single storey terrace.

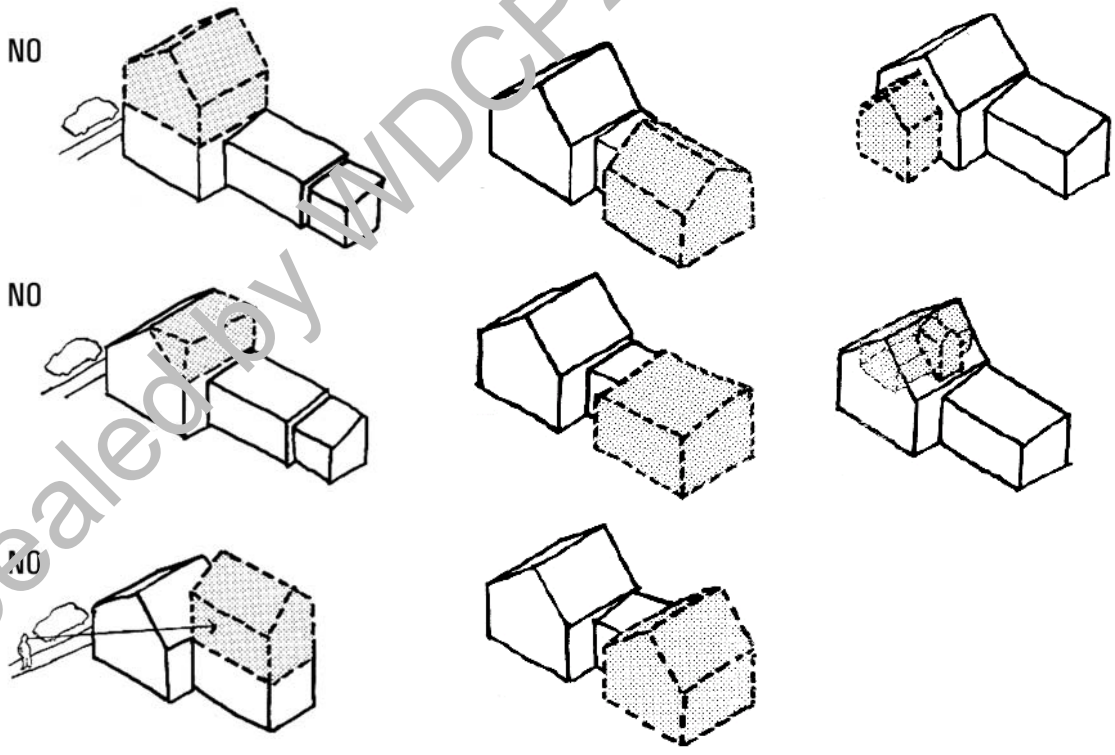


Figure 2 Shows intrusive development **Figure 3 Shows non-intrusive development**

4.3.2 Multi-storey terrace houses

General description of building type

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

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

Objectives

O1 To retain and conserve the principal building forms of rows and groups of terraces.

O2 To retain significant rear and side forms.

O3 To retain the rear forms of unaltered pairs and groups of terraces.

O4 To retain the shared distinctive characteristic of groups of buildings.

O5 To retain, restore and promote the significance, contribution and relationship of a building within the context of a group of buildings.

Controls

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

4.3.3 Corner terrace houses

General description of building type

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

Objectives

O1 To retain the architectural detail and special character of corner terraces.

O2 To ensure that traditional side elevations, forms and alignments are retained.

O3 To ensure that side additions are of sympathetic design and construction to the original building.

Controls

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

4.3.4 Freestanding houses

General description of building type

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

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

Objectives

O1 To retain freestanding houses their curtilage and settings.

O2 To ensure that additions to multi-storey houses do not compromise or dominate the original main front section of the house, and are suited to the architectural style of the building.

Controls

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

4.3.5 Multi-unit housing

General description of building type

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

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

Objectives

O1 To retain contributory examples of multi-unit housing.

O2 To mitigate the effects of intrusive multi-unit housing development.

O3 To encourage redevelopment or modification of intrusive development.

Controls

C1 Redevelopment or modification of intrusive development must be to a design that is appropriate to the relevant aspects of the historic context.

C2 Alterations may be made to the external finishes of multi-unit housing, if appropriate to the building type.

C3 Alterations are permitted that reverse any unsympathetic works to mulit-unit housing.

C4 Alterations and additions must not adversely affect the form or character of significant buildings.

C5 Additions are limited to undercroft areas, roof spaces and the provision of balconies.

C6 There shall be no alterations or additions to the original forms, details or materials of the principal elevations of significant buildings.

C7 Alterations and additions to an individual unit must not adversely affect the cohesiveness of the principal building form of the building.

C8 Alterations to windows and external doors of significant buildings are not permitted except where they would not be visually prominent, such as to rear ground-floor flats or below street level.

C9 Enclosure of balconies and verandahs of significant buildings is not permitted.

C10 Alterations to improve accessibility (including lifts, ramps and stairs) must retain the original character and design of the building and setting.

C11 Skylights are not permitted where visible from the public domain.

C12 Dormer windows are not permitted.

C13 Ancillary development must be no higher than one storey and should be constructed of materials in the style and character of the principal building.

C14 Ancillary development should be located behind the principal building form.

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

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

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

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

Note: Refer also to clause 2.5 - *Contemporary design in Paddington* and clause 4.5 - *Intrusive development.*

4.3.6 Corner shops and corner commercial buildings

General description of building type

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

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

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

Objectives

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

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

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

Controls

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

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

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

4.3.7 Commercial, retail and industrial buildings

General description of building type

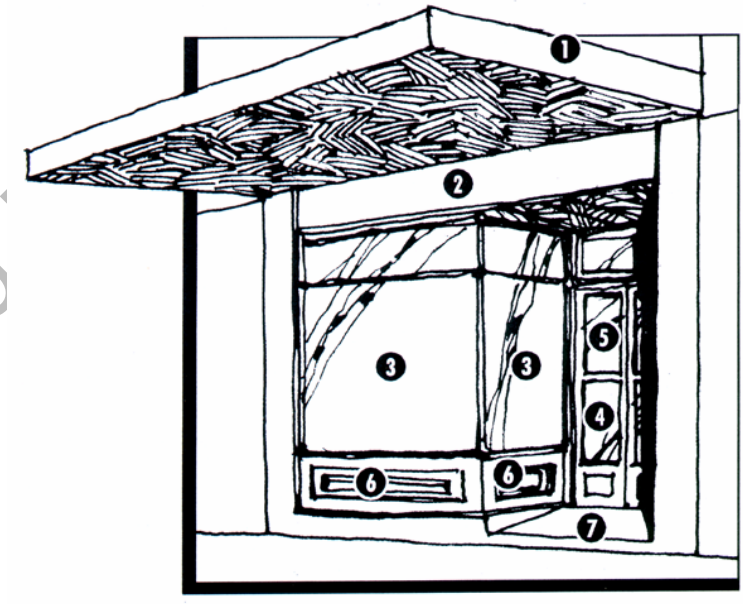
Retail and commercial buildings have always been a major feature of Paddington. Oxford Street is an homogenous Victorian commercial precinct established since the 1860s and is the main shopping area of Paddington. A smaller group of retailers is located at Fiveways, which was established by 1910. Other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

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

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

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

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



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

Figure 1 Traditional shopfront

Objectives

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

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

O3 To retain original shopfronts.

Controls

General

C1 Principal building forms are to be retained.

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

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

Shopfront elevation

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

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

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

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

C8 For new buildings and existing buildings where no significant fabric or layout is present in the shopfront, contemporary design is permitted if it is consistent with the building's historic streetscape context in terms of:

- materials, colours and finishes,
- proportions of windows and doorways, including the division of windows with their bases and vertical sections,
- detailing, and
- signage.

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

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

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

4.3.8 Hotels

General description of building type

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

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

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

Objectives

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

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

O3 To retain residential accommodation within hotels.

Controls

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

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

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

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

4.3.9 Ecclesiastical and institutional buildings

General description of building type

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

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

Objective

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

Controls

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

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

4.3.10 Public buildings

General description of building type

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

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

Objectives

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

O2 To encourage the ongoing use of public buildings.

Controls

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

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

4.3.11 Existing contemporary infill

General description of building type

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

Objectives

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

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

Controls

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

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

Explanation

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

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

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

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

Objectives

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

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

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

Methodology

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

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

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

Controls

General

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

Character

C2 Infill development must:

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

Scale

C3 Infill development must not overwhelm its context and should be consistent with the predominant scale of significant development adjoinging the site and in its immediate area in terms of aspects including, but not limited to:

- height,
- dominant ridge line,
- massing (building volume and size).

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

Form

C4 Infill development must be consistent with the predominant built form (volume and configuration) of significant development adjoining the site and in its immediate area in terms of aspects including, but not limited to:

- roof forms,
- three dimensional modelling of neighbouring buildings,
- relationship of solids and voids,
- fenestration patterns, and
- relationship of floor to ceiling heights (especially ground and first floor levels of existing buildings on sloping sites and streets).

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

Siting

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

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

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

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

C9 Where building front setbacks vary:

- if there is a dominant pattern and the infill development adjoins that pattern, the infill development must align with that pattern,
- if there is no dominant pattern, the infill development must align with the existing adjoining development whose scale is more compatible with the proposed infill development,
- if there is an existing stepped pattern, the infill development must be consistent with the pattern and proportion of the step, and
- if the infill development occurs on a corner site, it must be sited on the street property boundaries to define the corner.

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

C11 Infill development must be sited to:

- include sufficient deep soil landscape area,
- have no adverse impact on significant trees on the site or adjoining land, including public land.

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

Materials, finishes, textures and colours

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

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

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

C14 Infill development must:

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

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

4.5 INTRUSIVE DEVELOPMENT

Explanation

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

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

Objectives

O1 To mitigate the adverse impact of intrusive development.

O2 To encourage appropriate redevelopment of identified intrusive development.

Controls

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

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

C3 Alterations must retain existing setbacks from side and front boundaries.

PART 5

Definitions

adaptation means modifying a place to suit proposed compatible uses (Burra Charter).

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

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

alter in relation to a heritage item or to a building or work within a heritage conservation area, means -

(a) make structural changes to the outside of the heritage item, building or work; or

(b) make non-structural changes to the detail, fabric, finish or appearance of the outside of the heritage item, building or work, but not changes that involve the maintenance of the existing detail, fabric, finish and appearance of the outside of the heritage item, building or work (Woollahra LEP 1995).

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

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

balconet means an area incorporating a guard rail only and a very minor projection from the outer wall of a building, fronting windows with deep sashes or inward opening doors, preventing people from falling.

balcony	means a raised platform added to the enclosing envelope of a building and unenclosed except for the external enclosing walls of the building and/or an approved balustrade or privacy screen/s.
building footprint	means the area of land measured at finished ground level, which contains all external walls, balconies and verandahs of a dwelling-house, dual occupancy or residential flat building.
Building Code of Australia (BCA)	is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia whilst allowing for variations in climate and geological or geographic conditions.
Burra Charter	(and its guidelines) means the charter adopted by Australian ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.
character	means the combination of features and qualities of a place.
compatible use	means a use for a heritage item which involves either no change to its culturally significant fabric, changes which are substantially reversible or changes which make a minimum impact.
conjectural reconstruction	means alteration to stimulate a possible earlier state, which is not based on documentary or physical evidence. (Burra Charter)
conservation	means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these (Burra Charter).
context	means the particular built, natural, historical and social characteristics of a building or place's setting.
contributory building	means a building and its setting which due to its materials, detailing, finishes, scale, form, siting and landscaping makes a positive impact and contribution to the streetscape character and to the cultural significance of the heritage conservation area.
contributory elements	are components of a building and its setting or of a place including materials, finishes and landscaping.
curtilage	means the geographical area that provides the physical context for an item and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide. (Heritage Manual)

deep soil landscape area	means that area of a site with no above ground, ground level or subterranean development. Paved surfaces, driveways, pathways or tennis courts (including grassed courts) do not constitute deep soil landscape area.
demolition	in relation to a heritage item or to a building within a heritage conservation area, means the damaging, defacing, destruction, pulling down or removal of the whole or part of the heritage item, building or work (Woollahra LEP 1995).
dormer	means a structure comprising a window, roof and side walls projecting from a sloping roof.
dwelling	means a room or suite of rooms occupied or used or so constructed or adapted to be capable of being occupied or used as a separate domicile.
dwelling-house	means a building containing one but not more than one dwelling on one allotment of land.
existing ground level	means the surveyed level of the ground surface immediately prior to the proposed development and prior to any associated excavation, development or site works.
fabric	refers to physical material or substances. In the case of a building, fabric would include materials such as brick, stone, timber, mortar, glazing, iron, steel, terracotta and slate.
form	in relation to a building, means its overall shape and configuration of components.
front building line	means the alignment of the outer wall of a building in the street front zone excluding any projecting balconies and decks.
group	means a number of buildings, including a pair of buildings and a terrace, which display similar characteristics such as architectural style, form, scale and details.
guidelines and controls	means the requirements of the design elements in this DCP that provide a basis for judging whether the objectives have been met.
habitable room	means a room used for normal domestic activities such as bedroom, living room, lounge room, kitchen, dining room, study, play room and sun room.

Heritage Act, 1977	is the statutory framework for the identification and conservation of heritage in New South Wales. The Act also describes the composition and powers of the Heritage Council.
heritage assessment criteria	means principles by which values for heritage significance are described and tested. (Heritage Manual)
heritage conservation area	means an area which has a distinctive character of heritage significance which it is desirable to conserve. The Paddington Heritage Conservation Area is land shown edged blue and marked "Heritage Conservation Area" on the heritage conservation map of Woollahra LEP 1995.
heritage item	means a building, work, relic, tree or place having historic, scientific, technological, cultural, social, archaeological, architectural, townscape, natural or aesthetic significance this is – (a) located on land described in Part A of Schedule 3 of Woollahra LEP 1995, being land shown coloured orange on the heritage conservation map; and (b) described in Part B of Schedule 3 of Woollahra LEP 1995.
heritage inventory	means a list of heritage items, usually in a local environmental plan or regional environmental plan. (Heritage Manual)
heritage significance	means significance due to aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.
infill development	is new development, usually a whole building, within the context of an existing built up area. Infill development may occur where an existing building has been demolished or where a large site has been subdivided thereby creating a vacant allotment.
integrity	in relation to a building or place, refers to the soundness, quality and condition of fabric. A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.
intrusive development	is development which is inappropriate to the significant heritage character of Paddington due to its form, scale, bulk, materials and proportions and which adversely affects adjoining buildings, the streetscape and the general character of the area.

juliet balcony	means a small balcony accessed from a single door or narrow pair of doors that open inwards, and which is generally ornamental or only deep enough to allow one person standing.
landscape plan	means a plan or document outlining the extent, type and location of landscaping proposed for a development.
land subdivision	includes the division of an allotment into two or more allotments, the realignment of boundaries of existing allotments and the consolidation of allotments.
local environmental plan (LEP)	means a plan made by the Minister under section 70 of the Environmental Planning and Assessment Act, 1979.
local significance	means items of heritage significance which are fine examples, or rare, at the local community level. (Heritage Manual)
maintenance	means the continuous protective care of fabric, contents and setting of a place and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly (Burra Charter).
missing elements	based on known evidence rather than speculation – see Burra Charter
mixed development	means one or more dwellings (or a boarding house) within the same building as, or on the same allotment of land as, shops, commercial premises or any other non-residential use which is not prohibited in the zone.
movable heritage	means heritage items not fixed to a site or place (for example, furniture, locomotives and archives). (Heritage Manual)
new development	means alterations and additions and infill development.
non-habitable room	means a bathroom, laundry, water closet, food storage pantry, walk-in wardrobe, corridor, hallway, lobby, clothes drying room, and other spaces of specialised nature occupied neither frequently nor for extended periods.
NSW Heritage Manual	is a document prepared by the NSW Heritage Office and comprises a series of publications explaining the three steps of the NSW Heritage Management System and how they can be applied.
objectives	define the intention of each element and indicate the desired outcomes to be achieved in the completed development.

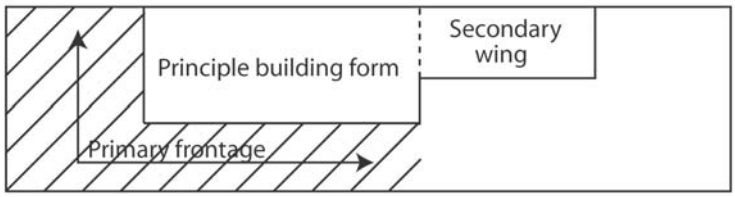
open space is that area within a particular site upon which no building has been erected.

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

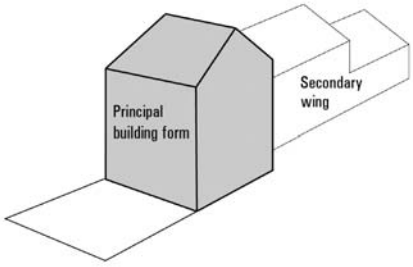
place means site, area, building or other work, group of buildings or other works together with associated contents and surrounds (Burra Charter).

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

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



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



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

principal roof form is the main roof over the original front building section.

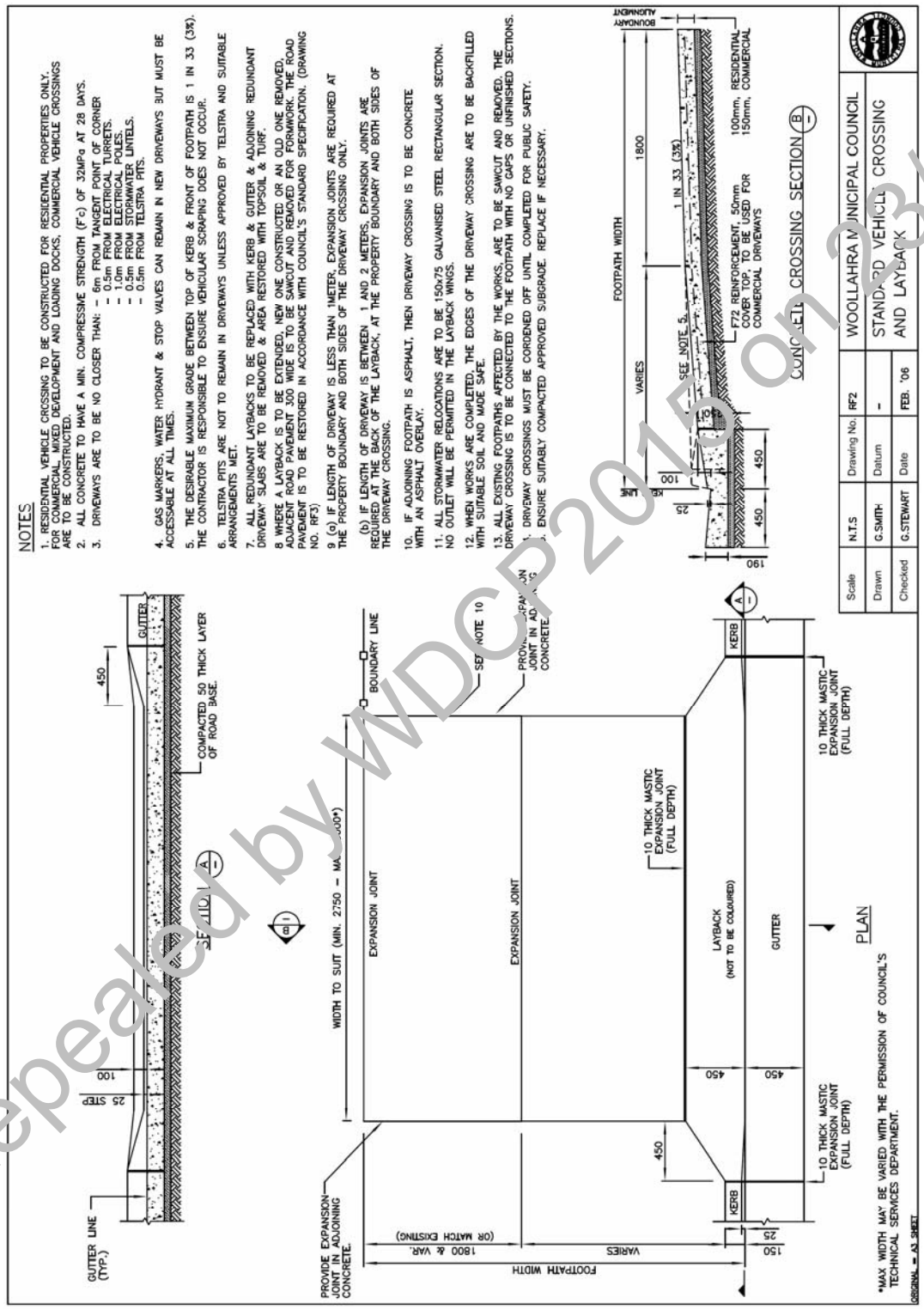
private domain	is all land which is privately owned and which is not included in the public domain.
private open space	(a) in relation to a dwelling-house and dual occupancy means an area of land which is appurtenant to the dwelling-house and dual occupancy and intended for the exclusive use of the occupants of the dwelling-house and located and designed so as to offer visual privacy to the occupants. (b) in relation to a residential flat building or mixed development means an area of land or of a building (such as a balcony or verandah) which is appurtenant to a dwelling and intended for the exclusive use of the occupants of the dwelling and located and designed so as to offer visual privacy to the occupants. Private open space provided at above ground level must be located a minimum of 2 metres above ground level. Private open space does not include a roof terrace. Note: For the purpose of calculating the area of private open space to be provided in a development, tennis courts, swimming pools and spa pools are not included as private open space.
public domain	is all land which is owned by a public authority and includes roads, footpaths, laneways, alleyways and parks.
rarity	refers to a value of significance. A building may have this type of significance because it represents a rare, endangered or unusual aspect of history or cultural heritage.
reconstruction	means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new and old) into the fabric (Burra Charter).
regional significance	means items of heritage significance which are fine examples, or rare, at the regional community level. (Heritage Manual)
representativeness	refers to a value of significance. A building may have this type of significance because it is a fine representative example of an important class of building.
residential flat building	means a building containing two or more dwellings. This does not include a row of two or more dwellings attached to each other, commonly known as semi-detached house or terrace buildings.

restoration	means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material (Burra Charter).
reverse skillion	a single plane roof pitched from an outermost external wall and sloping back and down towards another wall.
roofscape	means a view or expanse of roofs including their pitch and form, and elements such as chimneys, parapets, party walls, guttering and roof materials.
roof terrace	means the flat roof of a building (or part thereof) (including a garage or carport) which has the potential to be used for the purpose of private open space and which is either open to the sky or partly covered by a non-continuous shade device.
row	means a continuous line of buildings.
scale	means the size of a building and its relationship with surrounding buildings and landscape.
shopfront elevation	means the elevation to the street and includes the areas above and below an awning.
side boundary fence	means a fence separating allotments or on a side street, in the case of a corner site, but does not include a fence within the street front zone.
Significant building	means – (a) a building which has aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations, and which is or is not listed as a heritage item; (b) a building which makes a positive contribution to the streetscape in terms of aesthetic and architectural qualities; (c) a building which has local or state significance, or both; and/or (d) a building which has a rarity value.
Significant tree	means a mature tree which is significant because of, but not restricted to its: ▪ prominent appearance in the locality ▪ dimensions and form, ▪ species, and/or ▪ cultural association.

site area	means the area of land to which an application for consent under the Act relates, including any land on which the development to which application relates is permitted by or under this plan, other than any long narrow corridor or access way in the case of hatchet shaped or irregular allotments or land which was below the line of maximum tidal reach as at 15 December 1972 or at a date determined by the Council.
soft landscaping	means the area of private open space at ground level which is landscaped exclusively with gardens, lawns, shrubs or trees.
spa pool	means an impermeable structure capable of holding water to a depth greater than 300mm for swimming or other recreation purposes and includes hot tubs and other like structures, but does not include a swimming pool.
street front zone	comprises the front building elevation and visible roof, front yard, the side boundary fences in the front yard and the street boundary fence.
streetscape	encompasses both the public and private domain and includes the street design, its landscaping, traffic management treatments, surfaces, utility installations, all buildings abutting the street and their associated landscaping, fences, paths and driveways. The arrangement and integration of these components and their visual appearance determine the streetscape character.
swimming pool	means an impermeable structure capable of holding water to a depth greater than 300mm for swimming or other recreation purposes, but does not include a spa pool.
terrace	is a row of three or more buildings which are linked by common party walls and which share a similar design and form.
unbuilt upon area	means an area of the site which is uncovered by the building footprint. The unbuilt upon area may include the area of any setback or that part of the site occupied by an un-roofed swimming pool or tennis court located at or near ground level.

Appendix A

Woollahra Council standard drawing RF 2



Appendix B

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

PARKING TURNING CIRLCES
AS 2890.1:2004

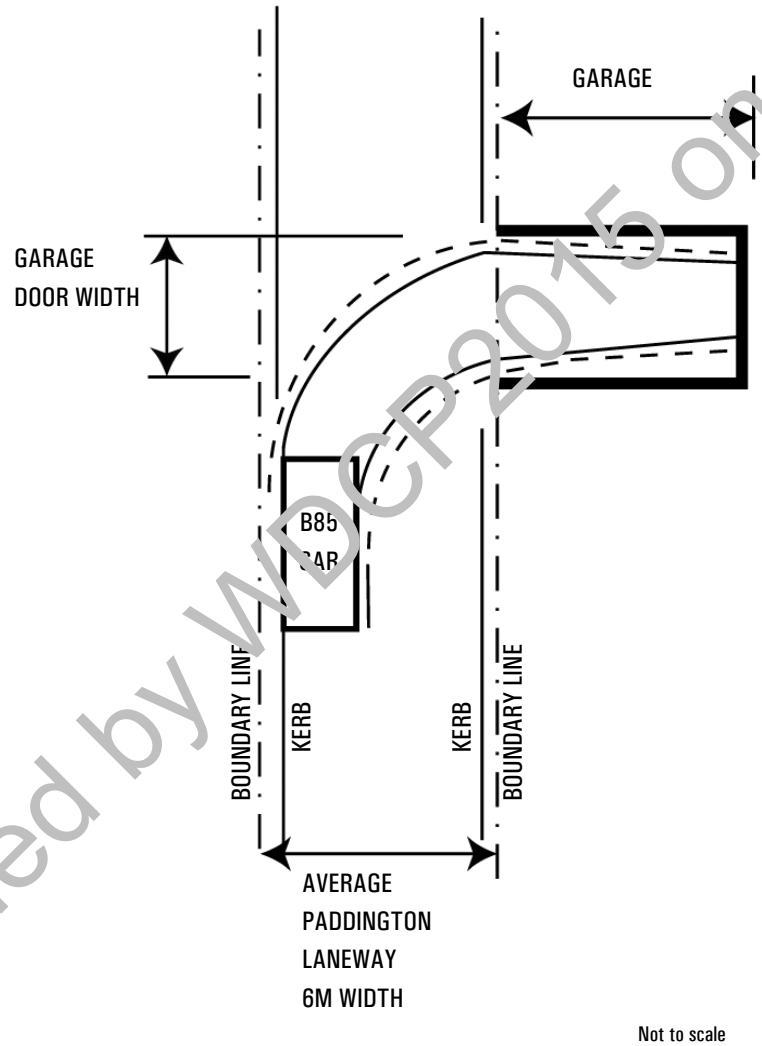
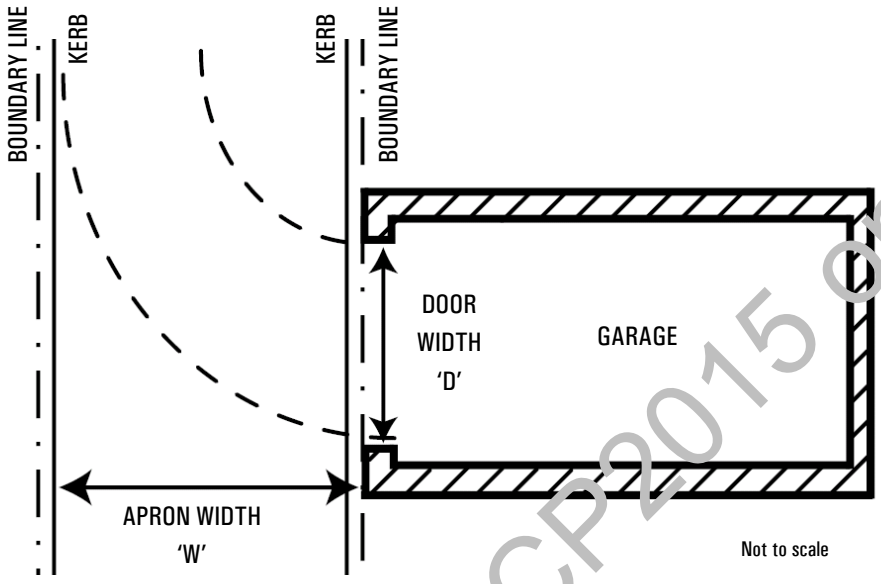


Figure 1 B5 Example of the B85 Design Template from AS 2890.1:2004



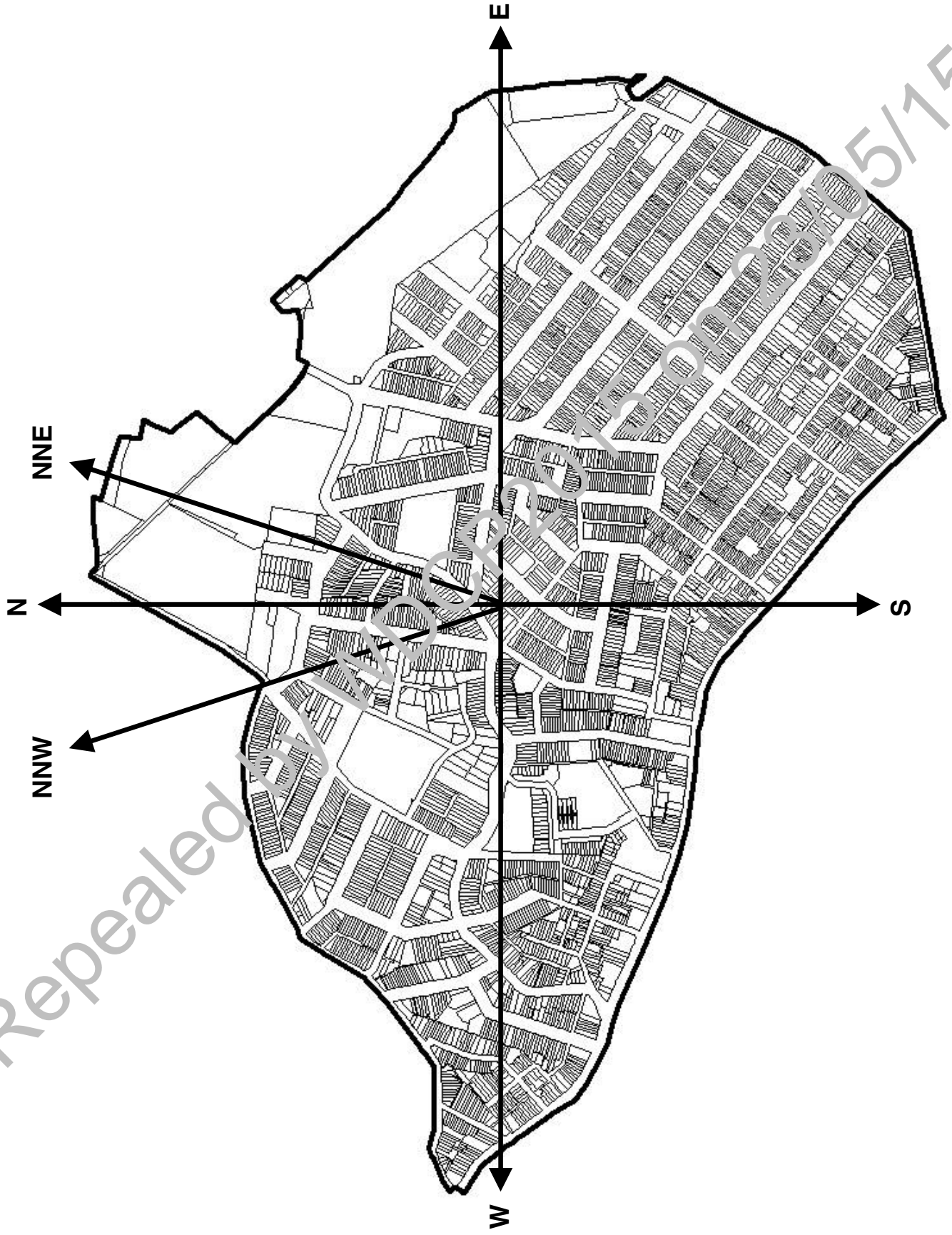
Doorway width 'D'	Apron width 'W"
2.4m	7.0m
2.7m	6.3m
3.0m	5.6m
3.1m*	5.4m

*Interpolated value

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

Appendix C

Orientation of lots in the Paddington Heritage Conservation Area (this map is indicative only)



Appendix D

Supporting documents

Conybeare Morrison and Partners with Context Landscape Design, 1997, *Paddington Townscape Study*.

Jean, A, Young, G, and Mayne-Wilson, W, 1997, *Paddington Conservation Report*.

Johnson, R, 1997, *Thematic History of Paddington*.

Knox and Partners, 1997, *Street tree inventory of Paddington*.

Mayne-Wilson, W, 1996, *Paddington Character Area Assessment.*

Woollahra Municipal Council, 1997, *Building survey of Paddington*.

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Reference material

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Commonwealth of Australia, 1995, AMCORD - A National Resource Document for Residential Development, Australian Government Publishing Service.

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