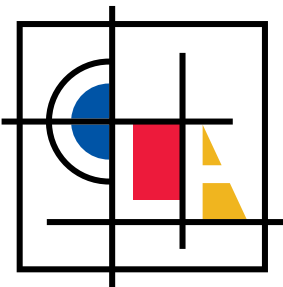


Statement of Heritage Impact

**190-200 Boundary Street
Paddington**

Planning Proposal



**CRACKNELL
&
LONERGAN**
ARCHITECTS PTY LTD

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

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Prepared On:

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

Project Address:

190-200 Boundary Street
Paddington

Prepared For:

St. Vincent's Hospital

Prepared By:

Cracknell & Lonergan
Architects Pty Ltd

Statement of Authorship & Research Methodology

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

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

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

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

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



Peter Lonergan

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

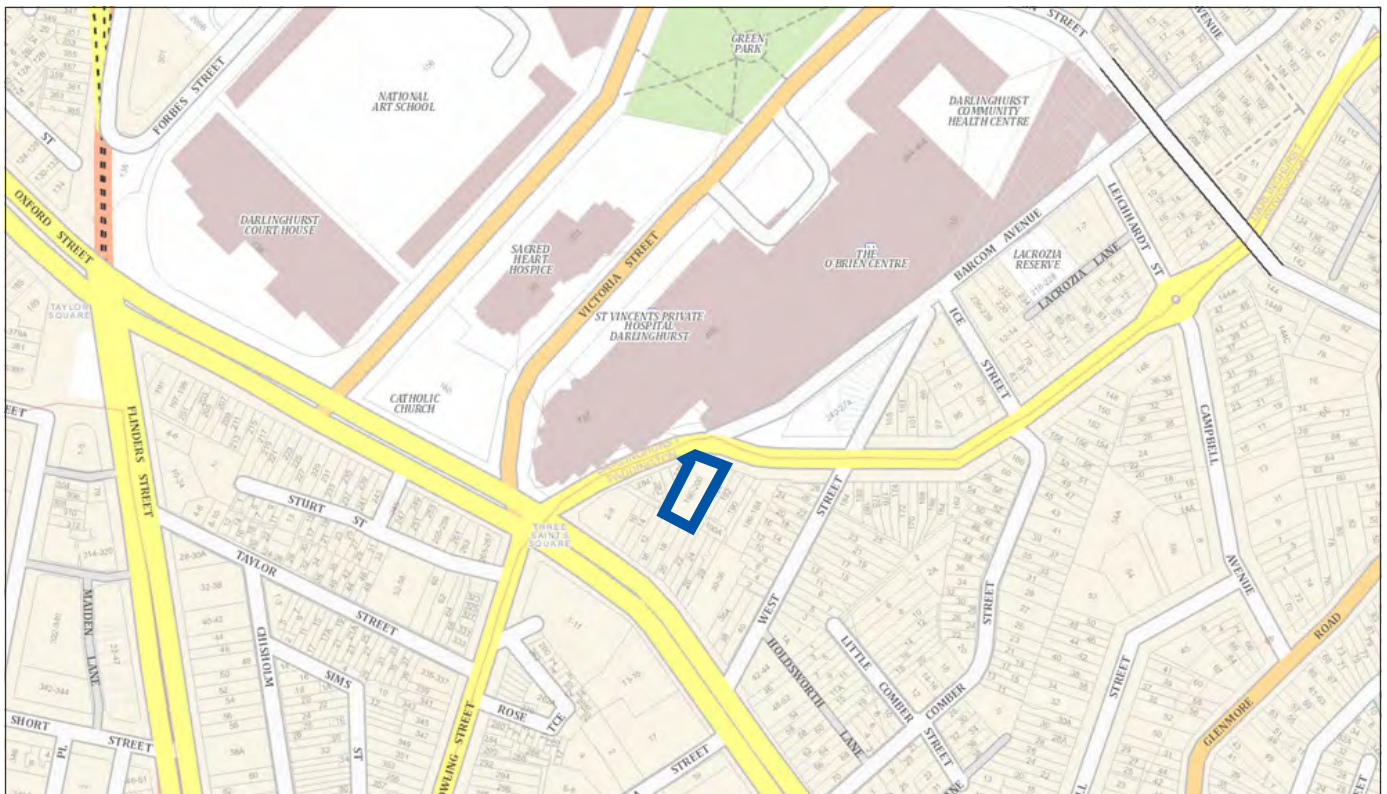
2.1 Preamble

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

2.2 Site Context & Locality

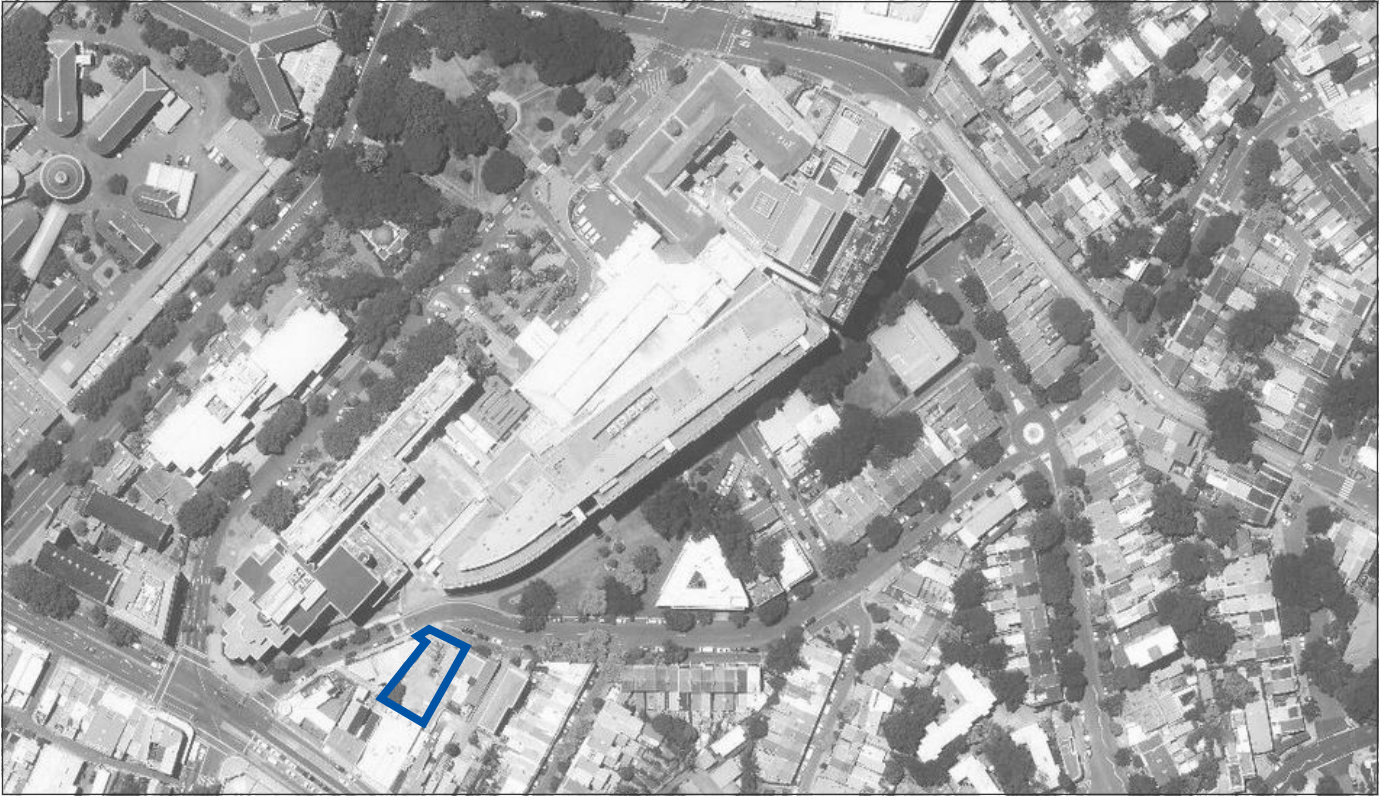
The subject site is No. 190-200 Boundary Street Paddington, consisting of five terrace houses and an empty block of land. The terraces vary between single storey (No. 190 – 194) and two storey (No. 196-198) typologies but date from the Victorian Filigree – Early Federation period of terrace housing.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

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

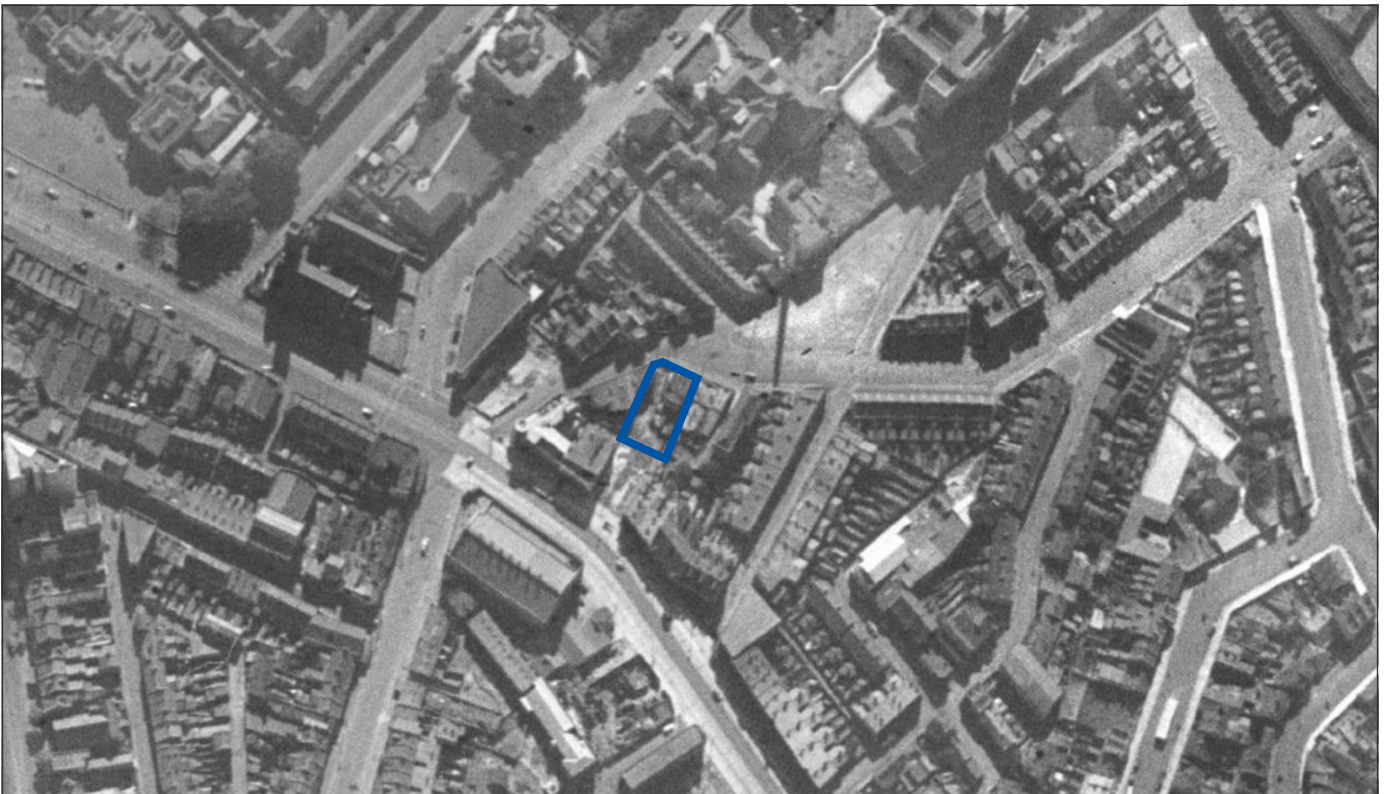


Subject site 190-200 Boundary Street Paddington (Blue)

2.0 Introduction

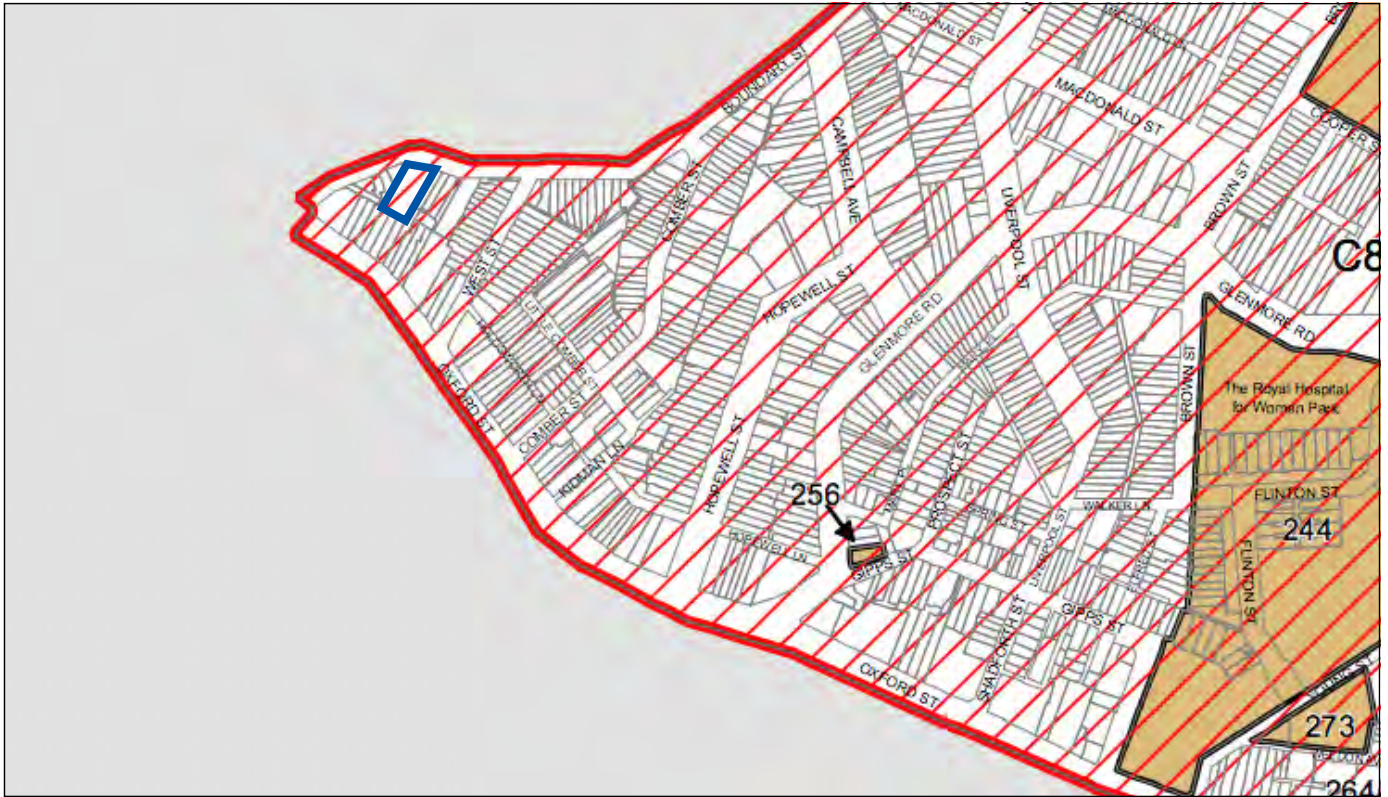


SIX Maps Contemporary - Aerial Image (Site in Blue)

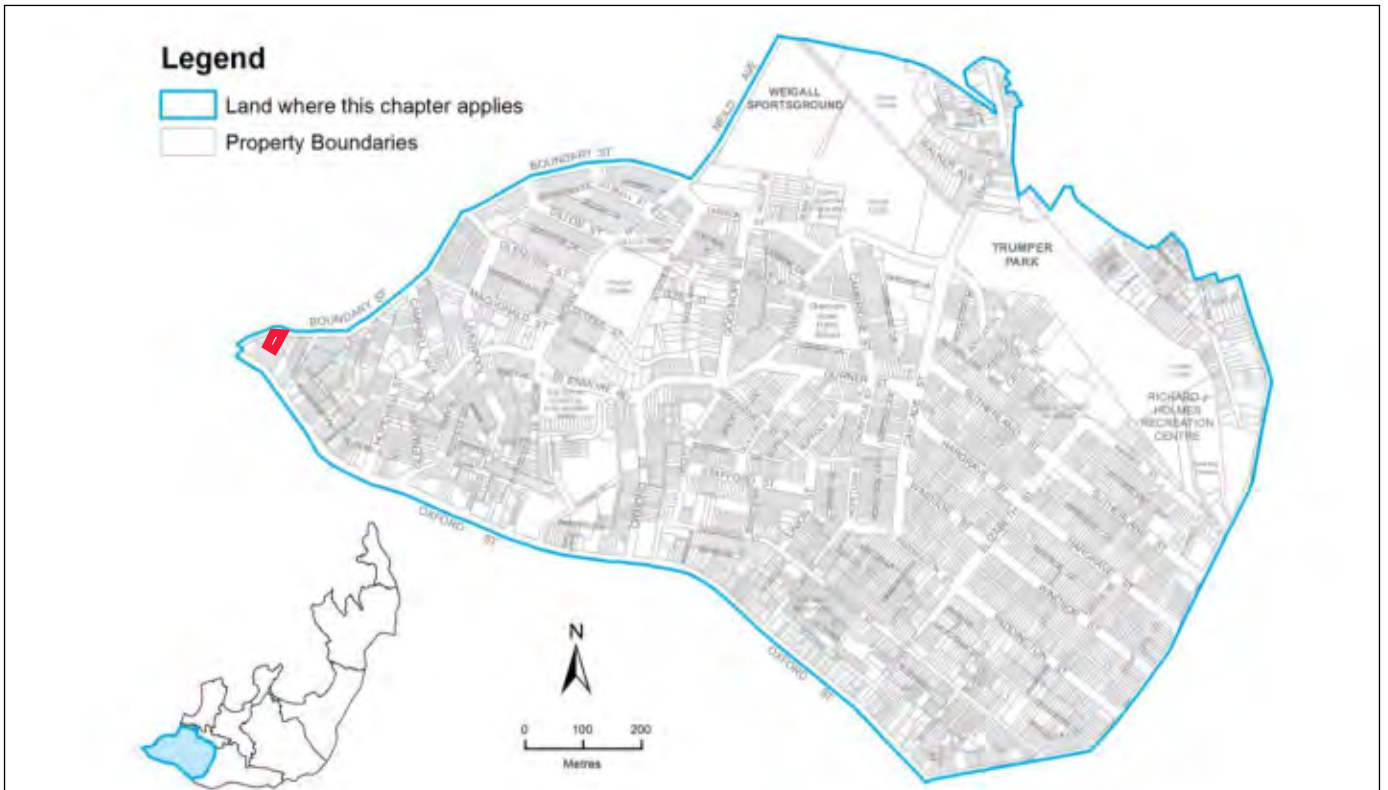


SIX Maps 1943 - Aerial Image (Site in Blue)

2.0 Introduction



Wollahra Heritage Conservation Area - LEP Map Site in Blue



Wollahra Development Control Plan Map - Site in Red

3.1 Indigenous History - Traditional Custodians of the Land

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

3.2 Post-1788 Settlement - Historical Summary

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

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

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

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

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

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

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

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

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

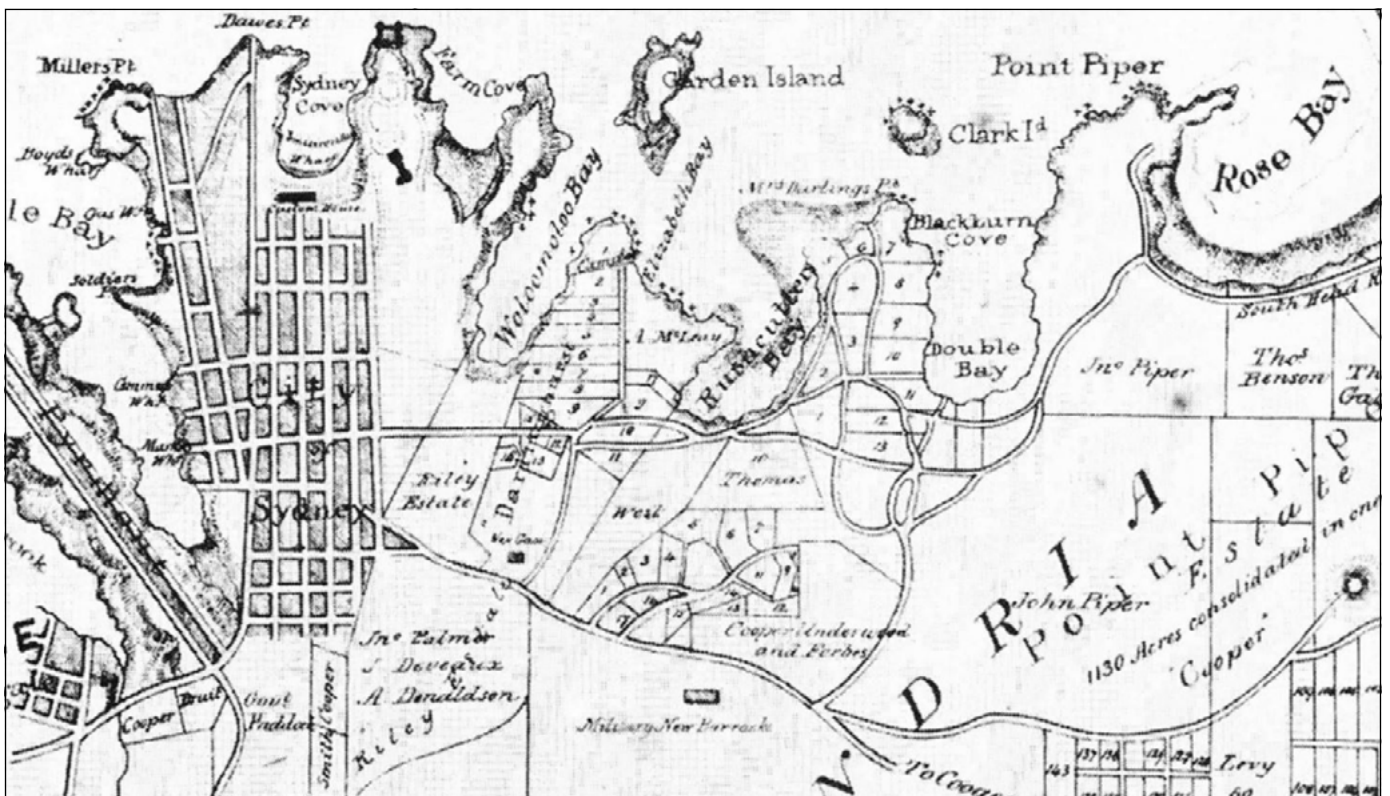
³Coupe, S. and Coupe, R. 1988, Speed the plough: Ashfield 1788-1988, p. 19

3.0 Socio-Cultural & Historical Significance

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

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

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



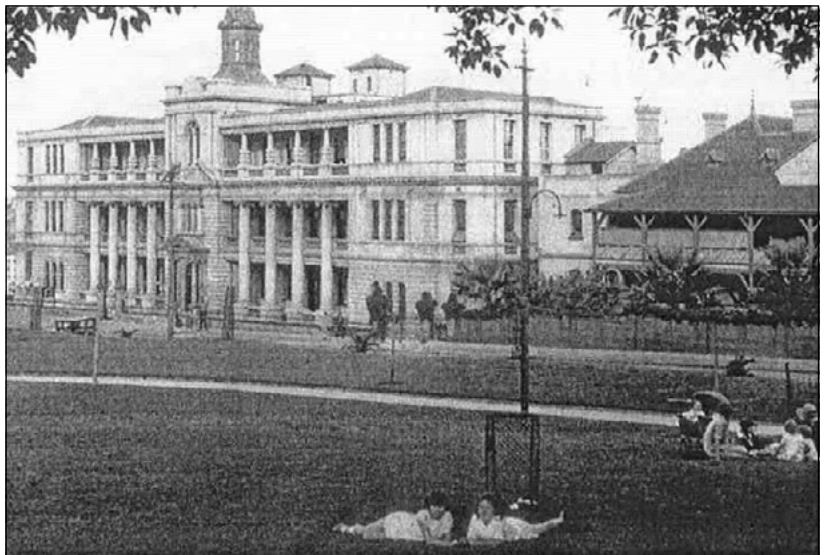
Parish of Alexandria c. 1890s

3.0 Socio-Cultural & Historical Significance

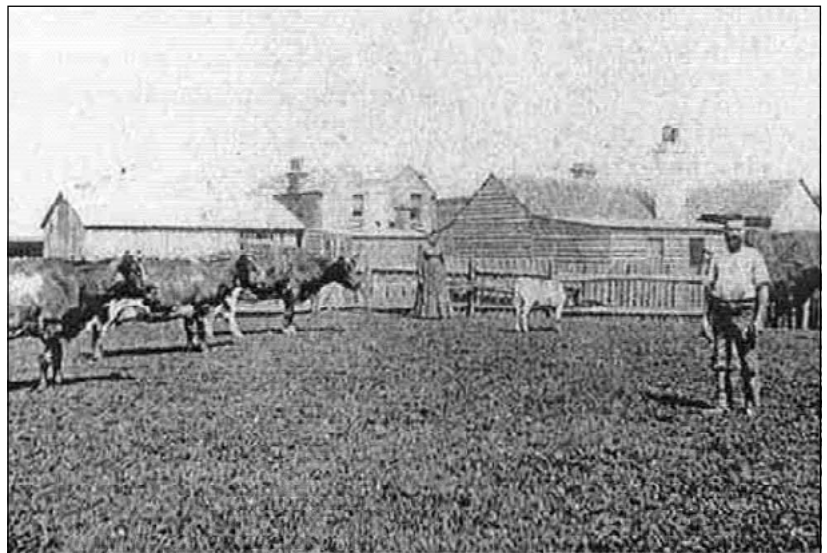
Darlinghurst Goal, closed in 1912 and in 1921, converted to a Technical College. Today it is the main campus of the National College of Art.



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



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



3.3 Heritage Conservation Area - Statement of Significance

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

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

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

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

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

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

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

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

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

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

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

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

3.4 Subject Site Historical Uses

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

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

3.0 Socio-Cultural & Historical Significance

LOCATION <u>196/198 Boundary Street Paddington</u>		
NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE		
REFERENCE	DATE	SUBJECT
211 1/57	11.3.57	Proposed erection of new building on vacant land at N° 200 and area of 196/198 to be used for office & storage purposes Ed. Lad. St. H. Matthews
253 1/57	28.3.57	D.P. - Erection of two storey warehouse & factory at rear of N° 200 Ed. Lad. St. H. Matthews
827 1/59	5.4.59	Dilapidated dividing fence between N° 198 and 200. inspection, report, correspondence, etc.

LOCATION <u>200 Boundary St, Paddington</u>		
NOTICES - DEVELOPMENT APPLICATIONS - CORRESPONDENCE		
REFERENCE	DATE	SUBJECT
43/ 1/62		Unauthorized skillion - roof shelter at rear. Alfred Haywood.
49 1/62	1.62	Use of premises for storage of respondent's new building materials/goods. involvement of skillion shelter H. Haywood
824 1/62	10.62	Inquiring as to whether any request made by Haywood for erection of structure on land Hickson Jackson & Holcombe for Bellfield Enterprises Pty Ltd
214 1/64	14.64	Request to fund grant being considered at the end of 1964 on the and Boundary St Paddington CONS. on BEHALF of LOCAL RESIDENTS
18/ 1/65	29 JAN 1965	Unauthorized storage racks. D. Sands.

3.0 Socio-Cultural & Historical Significance

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

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

4.0 Contemporary Fabric Analysis

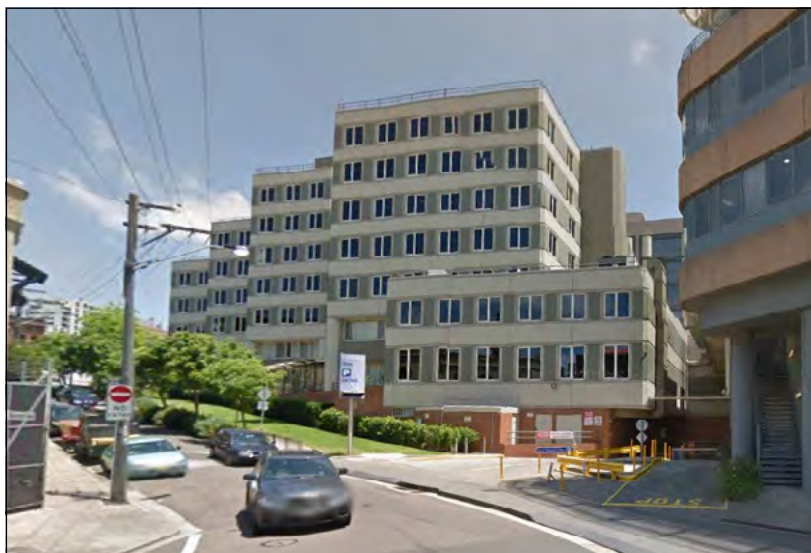
4.1 Existing Building Condition & Relationship to Surroundings

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

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



St. Vincent's Hospital along Boundary Street



St. Vincent's Hospital along Boundary Street

4.0 Contemporary Fabric Analysis

Subject Site 190-200 Boundary Street, Paddington



Adjoining residential buildings along Boundary St.



Subject Site and Structural Props



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

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

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



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

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

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

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

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

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

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

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

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

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

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

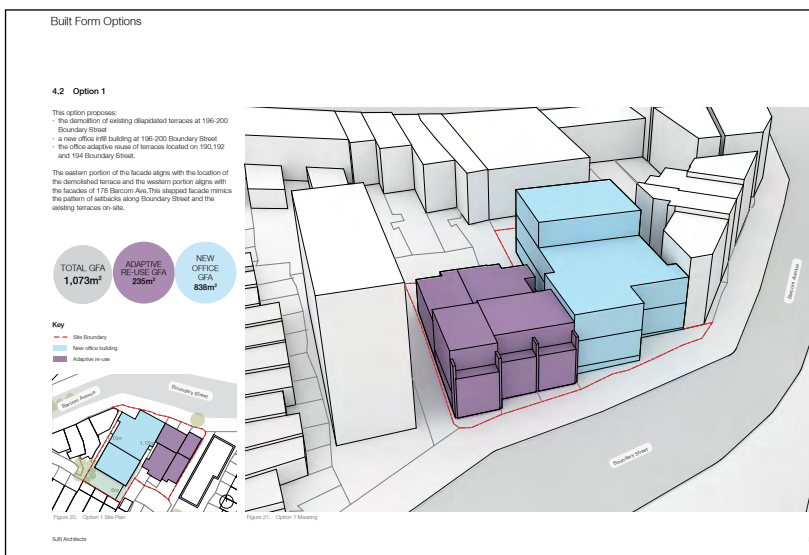
A thorough understanding of the physical and historical aspects of the site and its context will act as a guide to the appropriateness of the design approaches. Applicants must demonstrate that contemporary design techniques, materials or idioms provide an appropriate response to relevant aspects of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

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

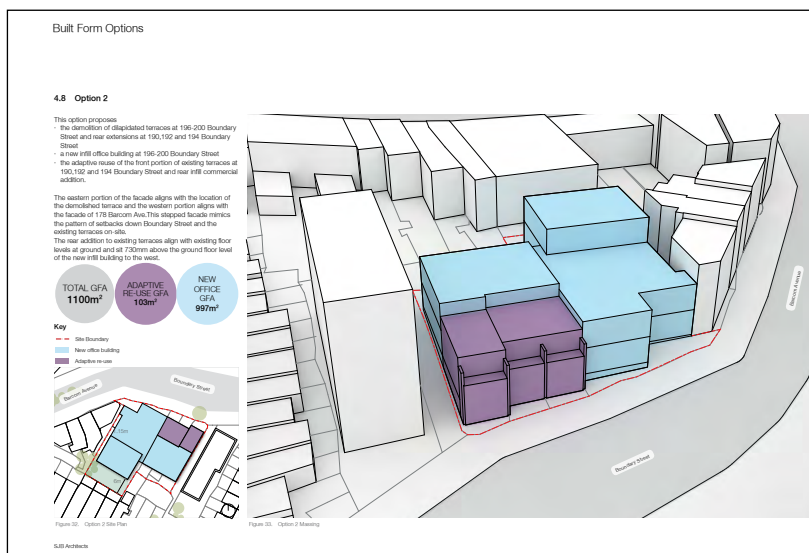
5.0 The Proposal

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

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



Built form Option 1 for the subject site



Built form Option 2 for the subject site.

6.0 Environmental and Heritage Impact Assessment

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

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

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

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

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

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

6.0 Environmental and Heritage Impact Assessment

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

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

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

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

6.0 Environmental and Heritage Impact Assessment

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

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

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

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

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

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

6.0 Environmental and Heritage Impact Assessment

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

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

6.2 Local Government Area - Local Environmental Plan Clause 5.10 Heritage

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

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

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

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

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

6.0 Environmental and Heritage Impact Assessment

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

Provisions/Objectives/Controls	Compliance	Response
O2 To retain significant rear and side forms.	COMPLIES	There are no significant rear and side forms which should be retained. Preliminary investigations of the terraces suggest rear additions were made in the post-War period, meaning that they do not contribute to the significance or integrity of the terrace houses.
O3 To retain the rear forms of unaltered pairs and groups of terraces.	COMPLIES	The general bulk and form of the terraces have been retained where appropriate. As stated above however, the rear is not considered significant as they are part of post-War alterations.
O4 To retain the shared distinctive characteristics of groups of buildings.	COMPLIES	The characteristics, such as parapets and other details have been preserved in this proposal.
O5 To retain, restore and promote the significance, contribution and relationship of a building within the context of a group of buildings.	COMPLIES	The restoration and conversion of the terraces into community and public buildings will help to improve the significance and contribute to the building's relationship with the wider public domain.
C1 Refer to objectives and controls in Section C1.4 General controls for all development and Section C1.5 Specific policy for building and site elements.	COMPLIES	Addressed in a subsequent section of this report in relation to C1.4 and C1.5.
C1.3.13 Infill Development (New Development)		
O1 To encourage development on infill sites which reflects contemporary values and employs contemporary design, and through a design idiom, materials and construction technique provides an appropriate response to relevant aspects of the historical context of Paddington.	COMPLIES FUTURE	The proposal is supported in principle as it provides a suitable form in its goal of providing a successful community infill building. Further design resolution in future is however required to fully address this objective in terms of materiality and construction relationship between retained historic fabric and new interventions into the site.
O2 To ensure new development in infill sites is designed and located to achieve a cohesive relationship between new and existing urban fabric, and which retains and enhances the cultural significance of the area.	COMPLIES	The proposed forms all serve to achieve a cohesive and successful relationship between new and existing urban fabric, retaining and enhancing the cultural significance of the streetscape and reinforcing the values of the HCA.
O3 To ensure infill development respects the scale and setting of adjacent contributory buildings.	COMPLIES	The proposed forms are all respectful of the subdivision patterns and the scale of adjacent buildings.
O4 To protect the amenity of adjoining or adjacent residential uses.	COMPLIES	The amenity of adjoining residential buildings will not be adversely impacted by the development.
C1 Infill development is to comply with all relevant objectives and controls listed elsewhere in this chapter of the DCP. These objectives and controls are contained in sections (but not limited to) C1.4 and C1.5	COMPLIES	The following section addresses these and it is believed that the proposal is compliant with the aims of C1.4 and C1.5 of the DCP.

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

Provisions/Objectives/Controls	Compliance	Response
C2 If development is for a dual occupancy; the additional controls for dual occupancies in Part B, Chapter B3 General Development Controls of this DCP also apply (refer to Section B3.8 Additional Controls).	N/A	No dual occupancy is proposed.
<p>Character</p> <p>C3 Infill Development Must:</p> <ul style="list-style-type: none"> • Maintain the significant features and qualities that combine to represent the character of the neighbourhood and area; and • Make a positive contribution to the character of the neighbourhood and area. 	COMPLIES FUTURE	<p>The proposal is supported in principle as it provides a suitable form in its goal of providing a successful community infill building. The proposal also seeks to refurbish and restore three existing single storey terraces, improving upon the streetscape condition as a whole.</p> <p>Further design resolution in future is however required to fully address this objective in terms of materiality and construction relationship between retained historic fabric and new interventions into the site.</p>
<p>Scale</p> <p>C4 Infill development must not overwhelm its context and should be consistent with the predominant scale of significant development adjoining the site and in its immediate area in terms of aspects including but not limited to:</p> <ol style="list-style-type: none"> a. Height; b. Dominant Ridge Line; and c. Massing (Building volume and size). <p>Refer to Section 1.4.5 Building height bulk, form and scale.</p>	COMPLIES	The proposal is in keeping with the dominant ridge line, the massing and the height constraints of the precinct and will result in an appropriate infill development which improves upon the curtilage of the streetscape and reinforces the view corridors and subdivision patterns of the area.
<p>Form</p> <p>C5 Infill development must be consistent with the predominant built form (volume and configuration) of significant development adjoining the site and in its immediate area in terms of aspects including, but not limited to:</p> <ol style="list-style-type: none"> a. Roof forms; b. Three dimensional modelling of neighbouring buildings. c. Relationship of solids and voids; d. Fenestration patterns; and e. Relationship of floor to ceiling heights (especially ground and first floor levels of existing buildings on sloping sites and streets). 	COMPLIES	The proposal's bulk and form is consistent with the forms of its neighbours, making reference to existing parapet and roof ridge lines. The proposal has addressed all of the aspects listed in this control and it is believed that the contemporary infill will be articulated in a decorous manner which successfully negotiates between the one, two and three storey buildings of the locality.
<p>Siting</p> <p>C6 Infill Development must adopt the established orientation pattern of the streetscape.</p>	COMPLIES	The proposal maintains the existing main façade opening locations and established orientation and subdivision patterns of the streetscape.

6.0 Environmental and Heritage Impact Assessment

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

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

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

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

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

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

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

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

6.0 Environmental and Heritage Impact Assessment

6.3 Local Government Area - Development Control Plan

Part C: Heritage - Woollahra C2 Heritage Conservation Area

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

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

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

6.0 Environmental and Heritage Impact Assessment

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

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

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

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

6.0 Environmental and Heritage Impact Assessment

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

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

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

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

7.0 Recommendations

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

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

8.0 Conclusion

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

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

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



Peter Lonergan

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

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

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

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4 October 1996

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

Attention: Mr Bob Cunneen
Corporate Services Department

Engineering Consultants
Structural
Civil
Facade
Ecological
Forensic

Dear Sir,

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

INTRODUCTION

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

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

DISCUSSION

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

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

The rear garage retaining walls had failed and required reconstructions.

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



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

The following summarises findings of the recent inspection:

a) **No. 196 Terrace**

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

b) **No. 198 Terrace**

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

RECOMMENDATIONS

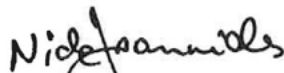
The two terraces at No.196 and No.198 Boundary Street are continuing to deteriorate rapidly and in our opinion are structurally unsound and in danger of collapse.

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

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

Signed:

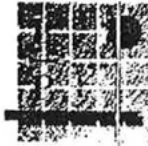
For and on behalf of:
Partridge Partners Pty Ltd



Nicholas Ioannides
BE(Hons) MEngSc FIEAust CPEng
Director

10:43 PARTRIDGE PARTNERS 02 9297096

P.2.



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

Job Ref: 92151

17th July 1992

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

Dear Sir,

STRUCTURAL REPORT

196-200 BOUNDARY STREET, DARLINGHURST

INTRODUCTION

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

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

DESCRIPTION

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

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

5 10:43 PARTRIDGE PARTNERS 02 9297096

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

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

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

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

DISCUSSION

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

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

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

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

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

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

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

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

RECOMMENDATIONS

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

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

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

CONCLUSIONS

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

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

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

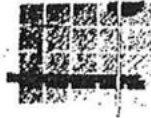
The movements in the buildings appear to be slow but consistent. Also there are noticeable vibrations through the buildings whenever there is heavy road traffic or if there is any rock excavations such as the excavations behind the hospital. We would recommend that if the rectifications do not proceed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

Nick Joannides

NICHOLAS JOANNIDES
Director

For and on behalf of

PARTRIDGE PARTNERS PTY LIMITED



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

Job Ref: 92151.1

6th August 1992

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

Dear Sir,

ADDENDUM TO STRUCTURAL REPORT

196-200 BOUNDARY STREET, DARLINGHURST

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

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

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



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

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



NICHOLAS JOANNIDES
Director

For and on behalf of

PARTRIDGE PARTNERS PTY LIMITED



PARTRIDGE PARTNERS

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

16th May 1994

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

Attention: Mr Greg Smith

Facsimile: (02) 237 5566

Dear Sir,

RE: 196-200 BOUNDARY STREET, DARLINGHURST

Introduction

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

The following summarises the findings of those inspections:

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

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



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

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

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

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

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

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

Cause of Defects

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

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

Recommendations

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

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

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

Conclusion

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

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

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

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

Yours faithfully,



Nicholas Joannides
Director

for and on behalf of
Partridge Partners Pty Limited

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

Job Ref: 92151

15th October 1993

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

Attention: Mr Greg Smith

Dear Sir,

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

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

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

Terrace No. 196

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



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Terrace No 196

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


Rear Garage

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

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

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

For and on behalf of
Partridge Partners Pty Limited


Nicholas Joannides
Director

Curriculum Vitae

Peter Lonegan

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

Formal Qualifications

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

Industry Affiliations

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

Professional Practice

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

Architecture – Key Examples

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

Heritage Conservation – Key Examples

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

Expert Evidence – Key Examples

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

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

Town Planning – Key Examples

Have advised, prepared and assisted in the preparation of:

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

Public Art and Exhibition Design – Key Examples

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

Awards

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

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

Teaching (Part-time)

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

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

Lecturing

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

Publications

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