



1-11 Oxford St, Paddington

# OXFORD STREET HOTEL

## URBAN CONTEXT ANALYSIS

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Prepared for Boston Global and CE Boston Hotels Pty Ltd

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June 2019

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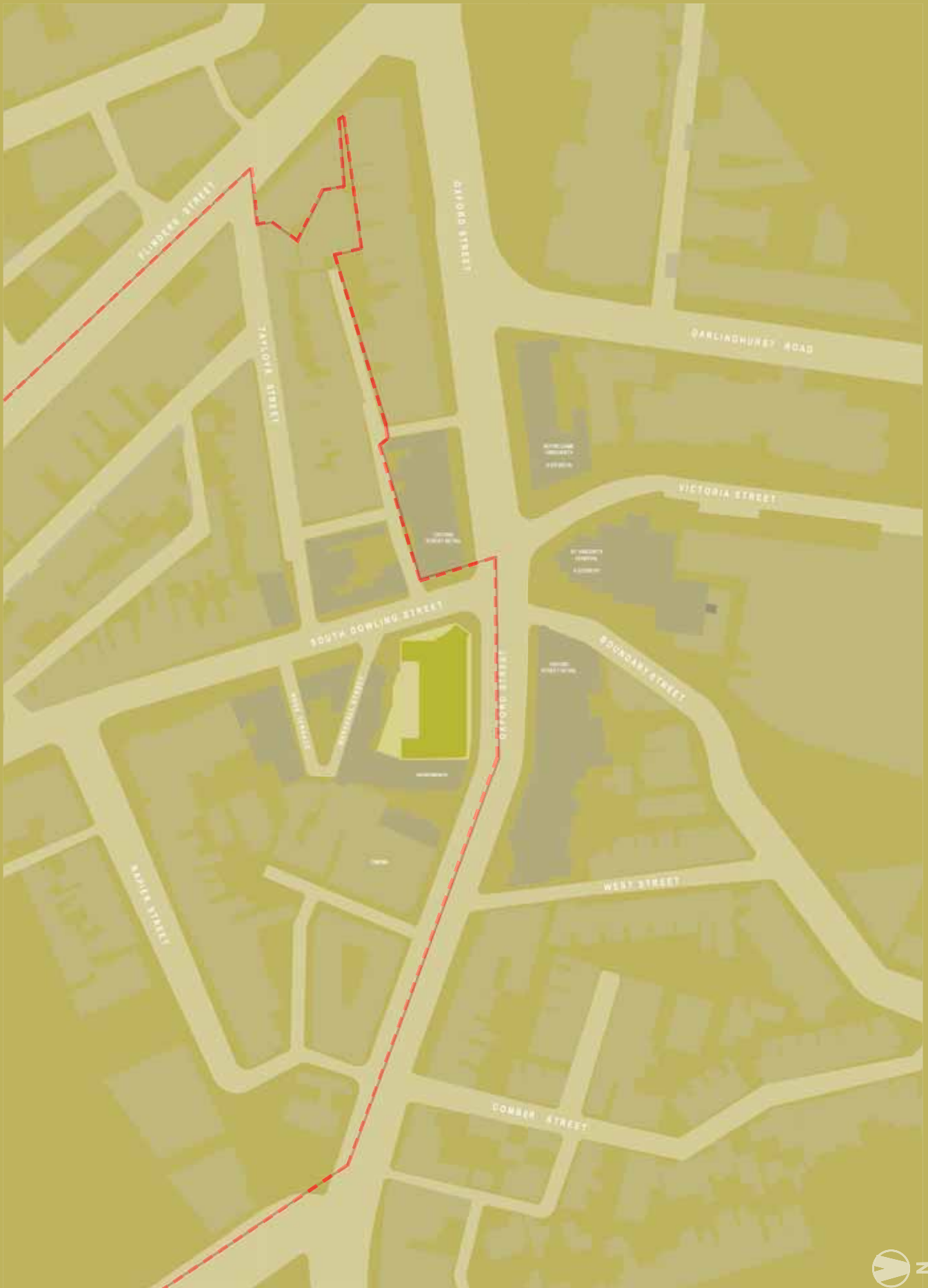
## Legend



Subject Site



Paddington Urban Conservation Area (C50)



# A

# Introduction

## PURPOSE OF THIS REPORT

This report has been prepared to understand the relationship of the proposed adaptive re-use and redevelopment of the previous Picture Hall into the new Oxford St Hotel at 1-11 Oxford Street Paddington within its current context.

This report considers both the immediate setting of the site in the Paddington Context, as well as the wider setting being the surrounding context of Sydney's Oxford Street. The existing building is a contributory building within the Paddington Urban Conservation Area (C50) and located in the vicinity of a number of heritage items.

For consideration of the heritage impact please refer to the Heritage Impact Statement prepared by Urbis.

## METHODOLOGY

A series of before and after views determined key locations from a wider context and from an immediate context that the Oxford St Hotel is visible. These views identify the changed or unchanged relationship with the urban context. These views are identified on the following page.

The assessment also considers 7 built forms for the proposed building in order to achieve a viable mixed use development. The impact of these are analysed for each of the selected immediate context views.

The criteria considered for each option is set out as below

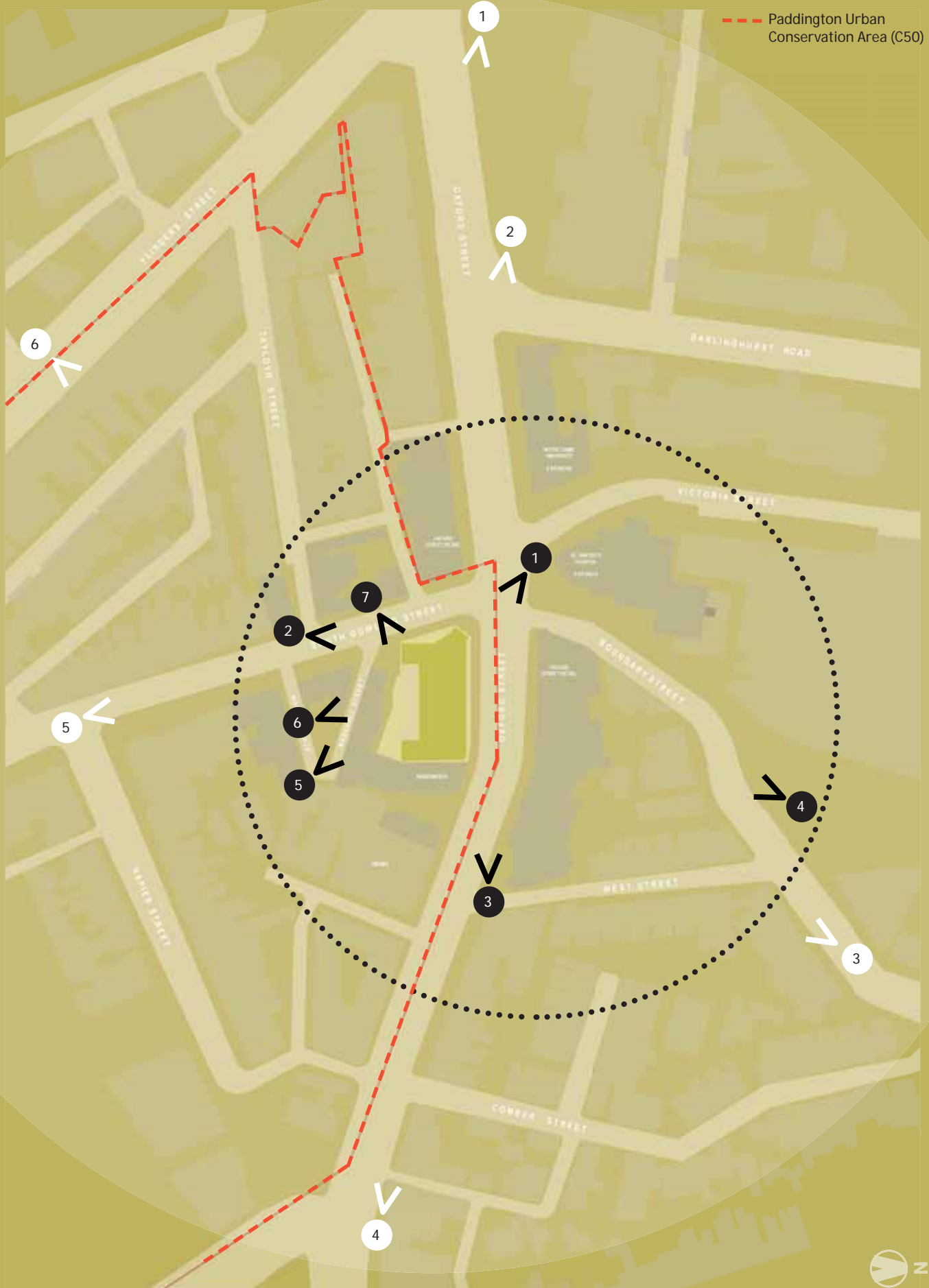
- impact of scale and height of proposal within context of the Oxford Street
- impact of scale and height of proposal within context of Paddington Urban Heritage Conservation Area
- impact of the built form on neighbouring amenity in particular Rose Terrace and Oxford Street Terrace
- impact of scale and height of proposal on existing built form as a contributory building



## Map showing views

### Legend

- Wider Context Views
- Immediate Context Views
- Paddington Urban Conservation Area (C50)



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# B

## Analysis

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A series of key views have been identified from a wider context and immediate context. These views have been assessed in the following two sections.

1

Wider Context

2

Immediate Context

3

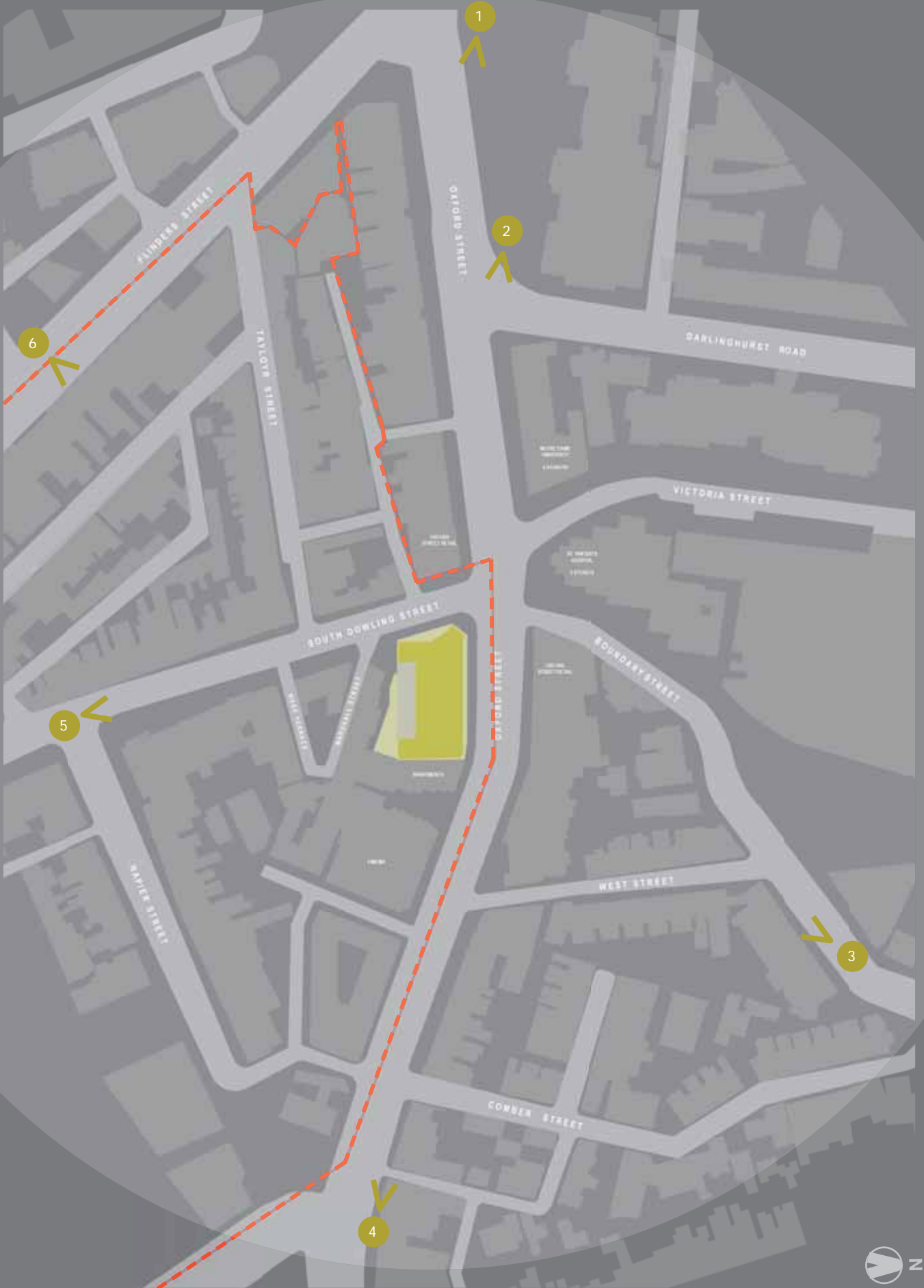
Residential Context

## 1

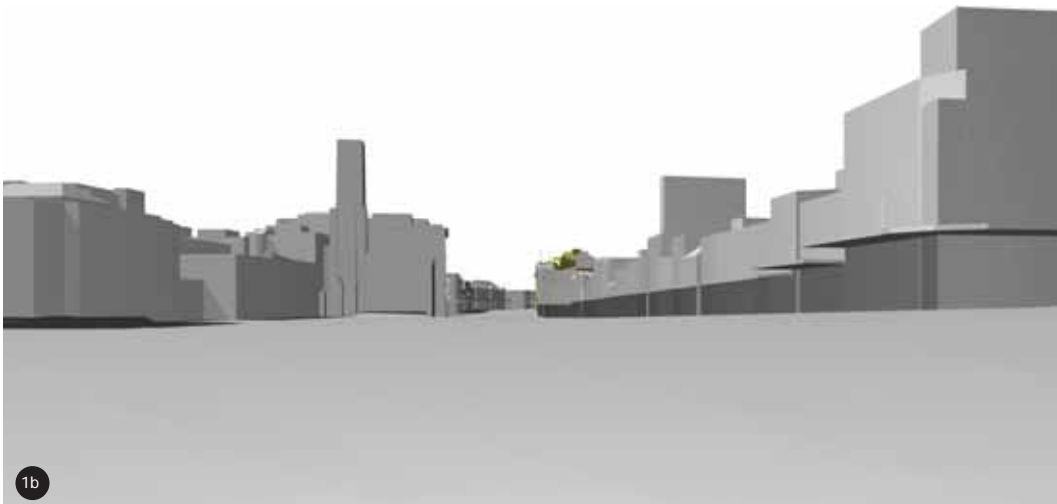
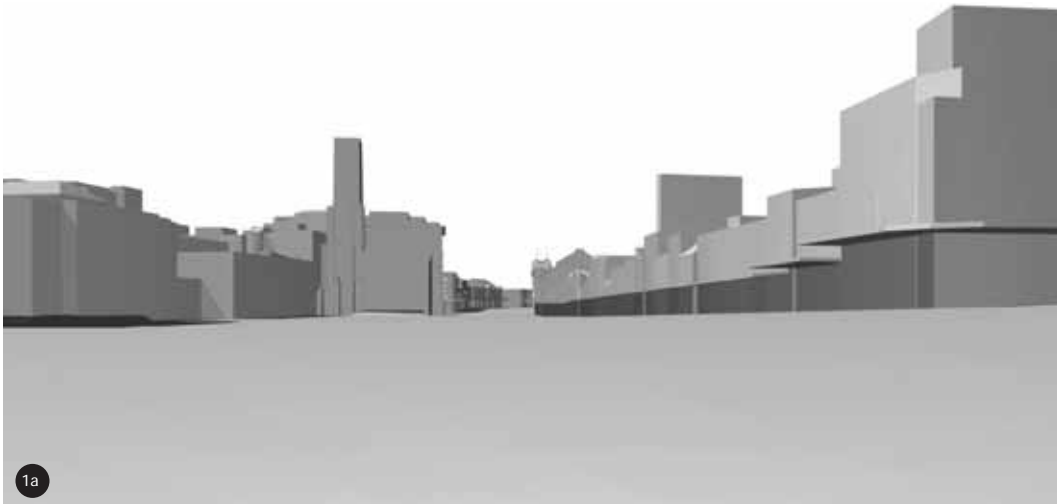
## Wider Context

6 Selected views from the wider context show the impact of proposal in a series existing photos and proposed perspectives





## 1.01 Wider Context View 1 - Oxford St West at Flinders St Existing and Proposed

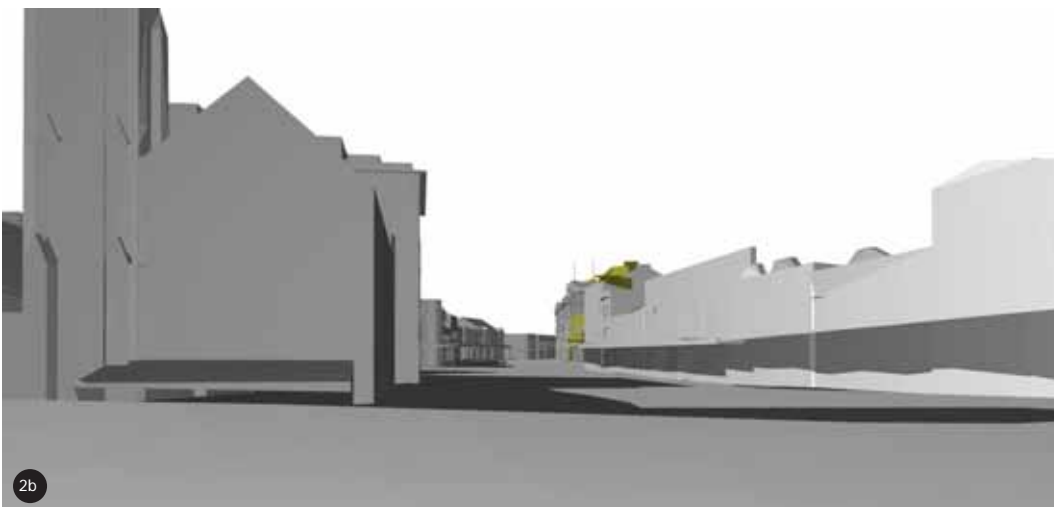


1 Photo  
1a Existing  
1b Proposed

End gable of existing building visible and corner of existing building partially visible.

Top of proposed built form corner partially visible above the parapet of the existing building towards Oxford Street.

## 1.02 Wider Context View 2 - Oxford St West at Darlinghurst Rd Existing and Proposed

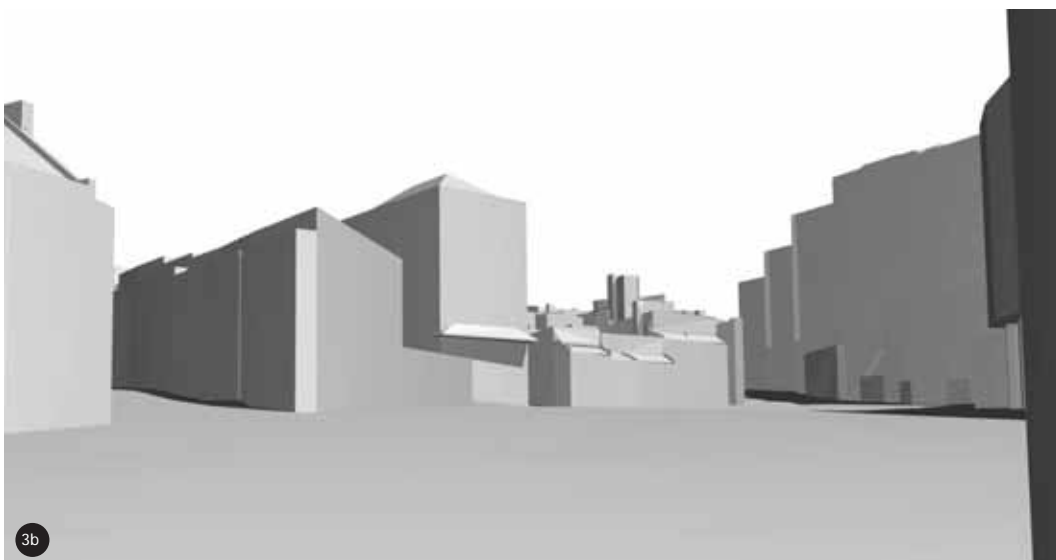
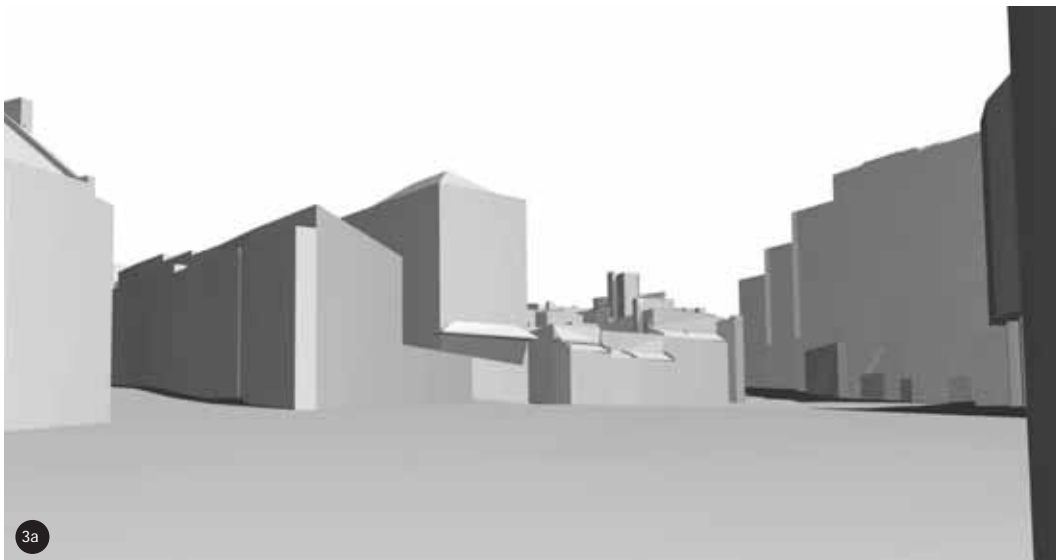


2 Photo  
2a Existing  
2b Proposed

End gable, western facade and corner of existing building visible. Northern facade of existing building partially visible.

Top of proposed built form corner partially visible above the parapet of the existing building towards Oxford Street.

## 1.03 Wider Context View 3 - St Vincents on Boundary St Existing and Proposed

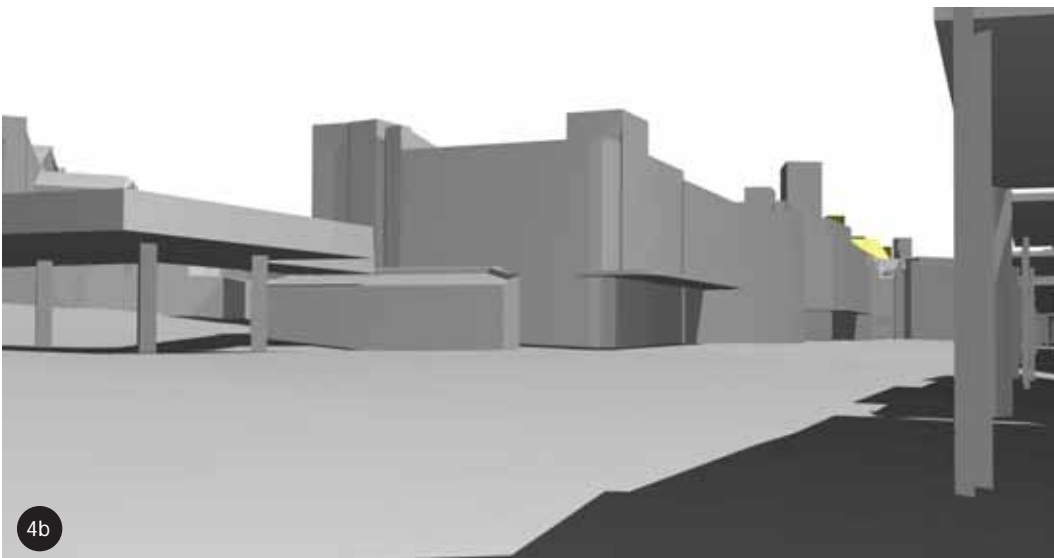
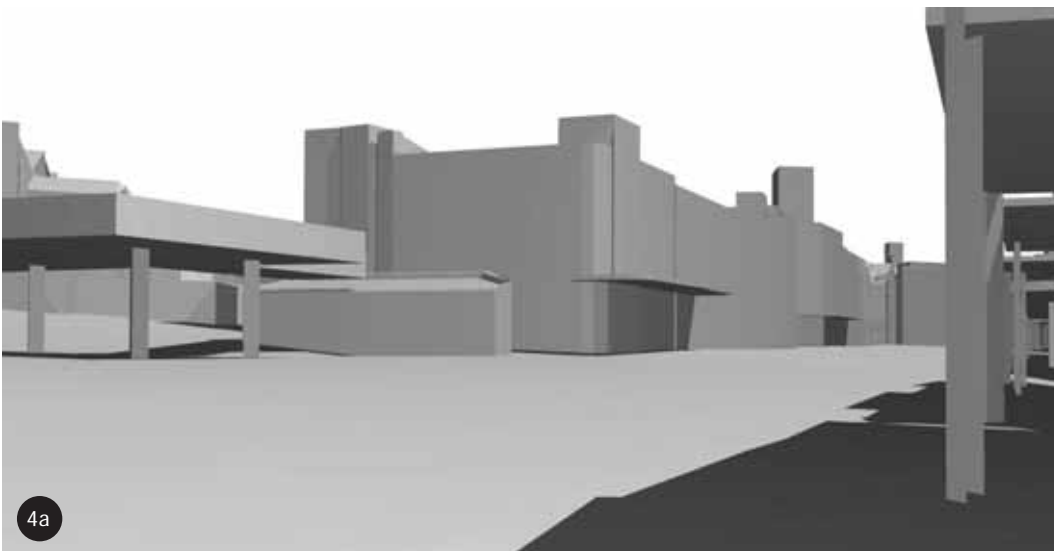


3 Photo  
3a Existing  
3b Proposed

Existing building and new proposal not visible from this location. No impact on urban context.



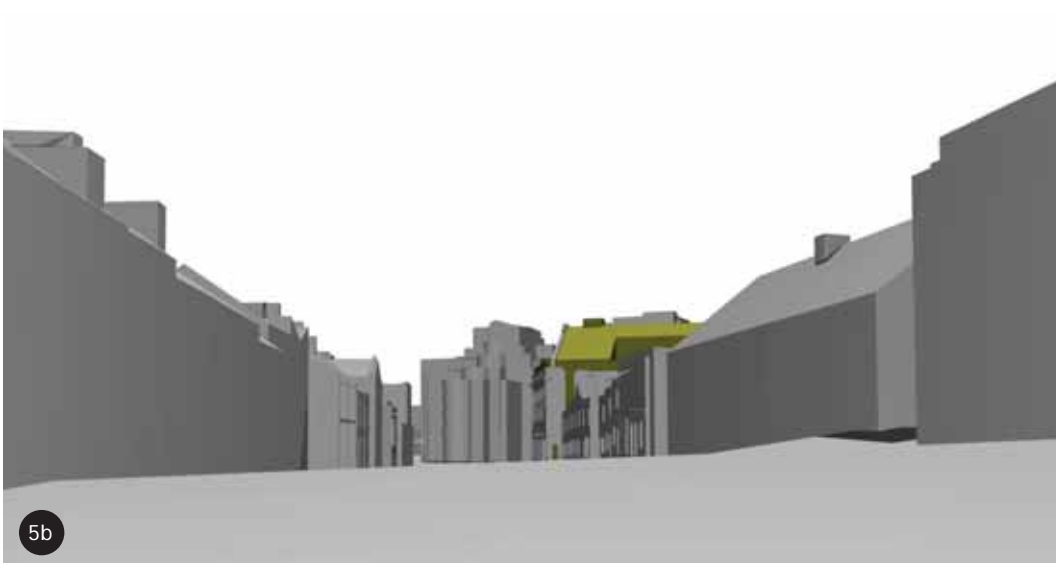
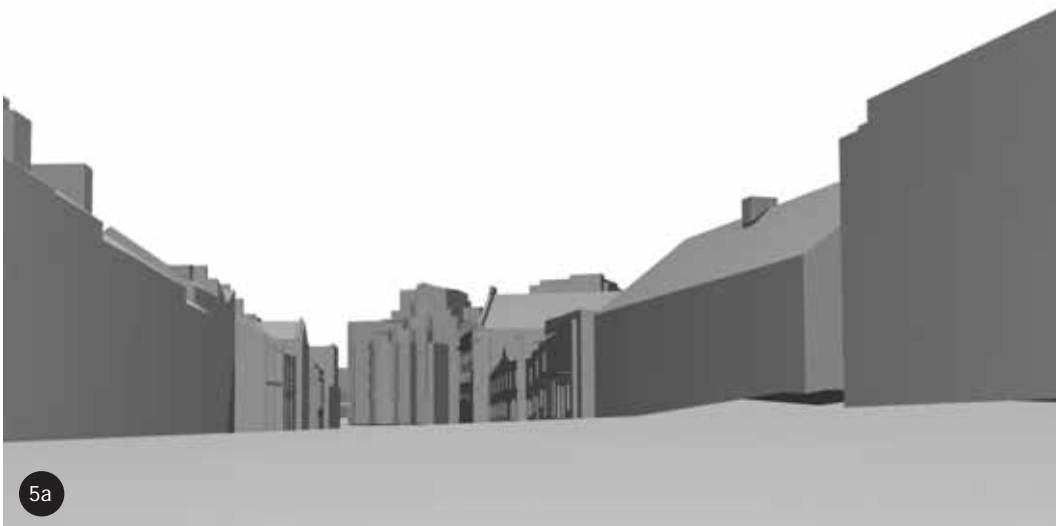
## 1.04 Wider Context View 4 - Oxford St East at Greens Rd Existing and Proposed



4 Photo  
4a Existing  
4b Proposed

Existing building and new proposal partially visible from this location. Minimal impact on urban context.

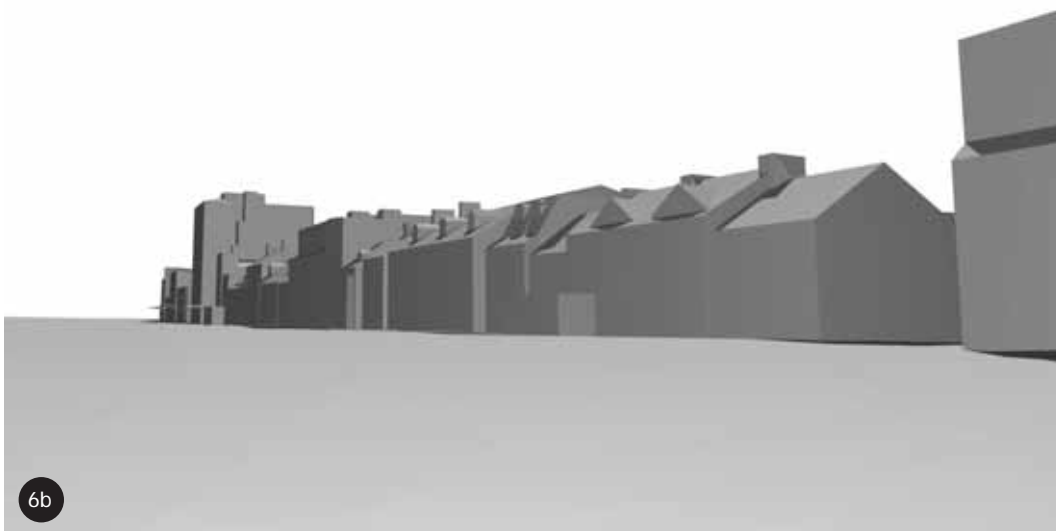
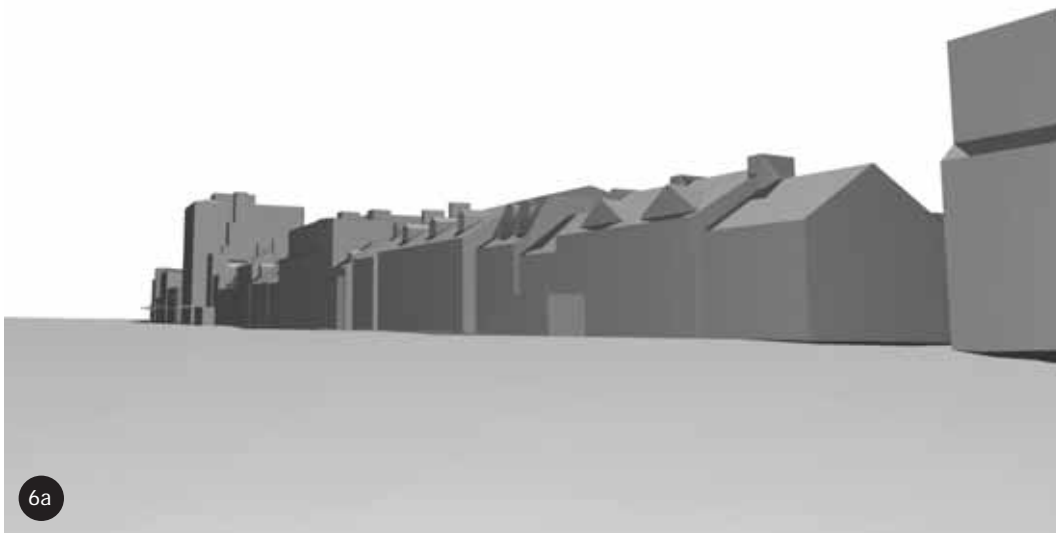
## 1.05 Wider Context View 5 - South Dowling St Existing and Proposed



5 Photo  
5a Existing  
5b Proposed

A small section of the base of existing building only visible. Top half of the existing building is covered by the tree canopy along South Dowling Street. New proposal not visible from this location. No impact on urban context.

## 1.06 Wider Context View 6 - Flinders St Existing and Proposed



6 Photo  
6a Existing  
6b Proposed

Existing building and new proposal not visible from this location. No impact on urban context.



## 2

# Immediate Context

4 Selected views from the immediate context used to analyse the scale and height impact of 7 built form options in a series existing photos and proposed perspectives from each view.



Legend

- Immediate Context Views
- Immediate Context Views (Residential impact)

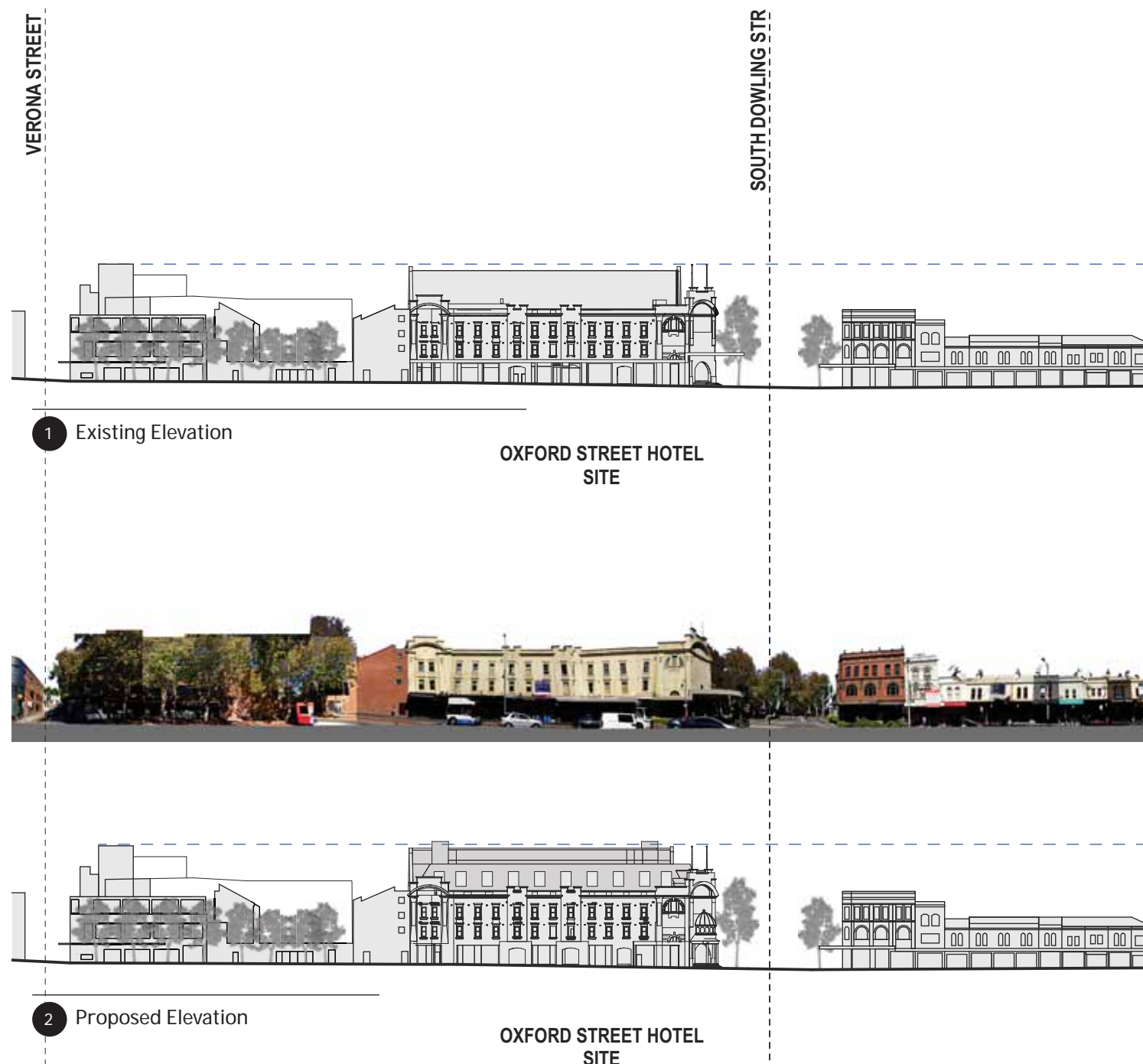


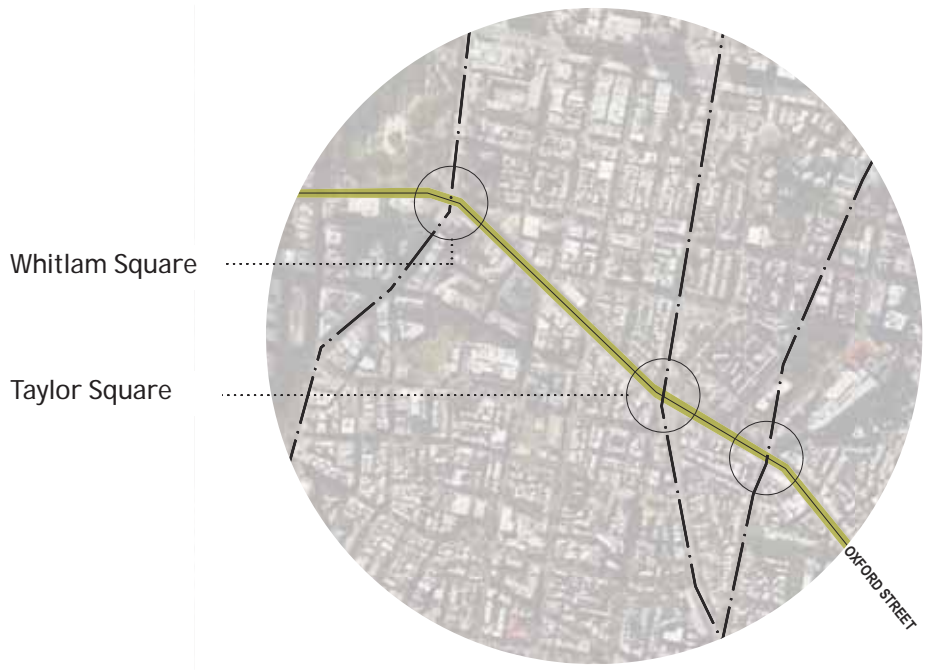
## 2.00 Height and Scale Context Analysis - Streetscape 1

### Oxford Street Elevation Study

The street elevation study below shows the existing and proposed Oxford street elevation. The first elevation shows that the existing building envelope is the tallest and exceeds the permissible height of 15m. The second elevation shows the impact of the proposal on the existing Oxford Street elevation as an additional storey as an extension of the roof form extending above the existing roof ridge line. The dominance of the existing building facade is maintained through the manipulation of the existing roof and articulation of proposed windows within it to accommodate the additional storey of hotel rooms and roof terrace + plant above.

The street amenity of this section of Oxford Street is improved through the restoration of existing ground floor facade for retail use, removal of the intrusive awnings to reinstate the reinterpreted domed entry and reintroducing street trees along Oxford Street.





### Oxford Street

Oxford Street follows a series of nodal points as high roads cross Oxford Street starting from Paddington Town Centre (Oatley Rd) through to Taylor Square (Flinders St) and Whitlam Square (Wentworth Ave) with higher density around these nodes. The subject site sits at a similar junction where South Dowling crosses Oxford Street with 6 storey buildings of Notre Dame and St Vincents on the opposite presenting with an urban argument for more density at this point.



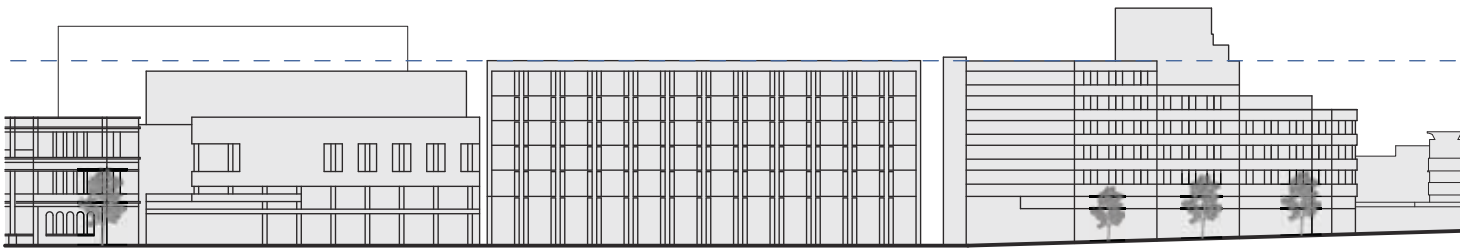
## 2.00 Height and Scale Context Analysis - Streetscape 2

### Victoria and South Dowling Street Elevation Study

The street elevation study below shows the existing and proposed Victoria and South Dowling Street elevations. The first elevation shows that the existing building envelope exceeds the permissible height of 15m being tallest on the South Dowling Street side of the intersection but below the existing heights of the existing St Vincent Hospital buildings on the Victoria Street side of the intersection.

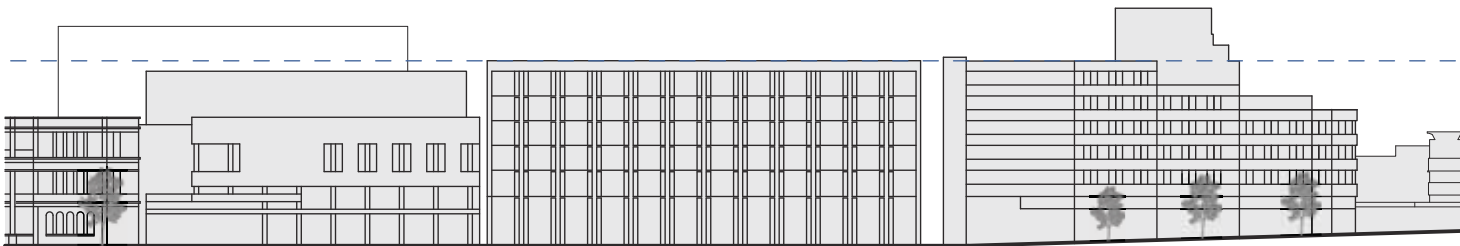
The second elevation shows the impact of the proposal on the existing Victoria and South Dowling Street elevations as an additional storey as an extension of the roof form extending above the existing roof ridge line. The bulk of the built form sits on towards Oxford Street in relation to the higher buildings along Victoria Street.

The street amenity of this section of South Dowling Street is improved through the reinterpreted domed entry and the removal of the existing substation. New service access is proposed along South Dowling Street to new development.



1 Existing Section

#### VICTORIA STREET



2 Proposed Section

#### VICTORIA STREET



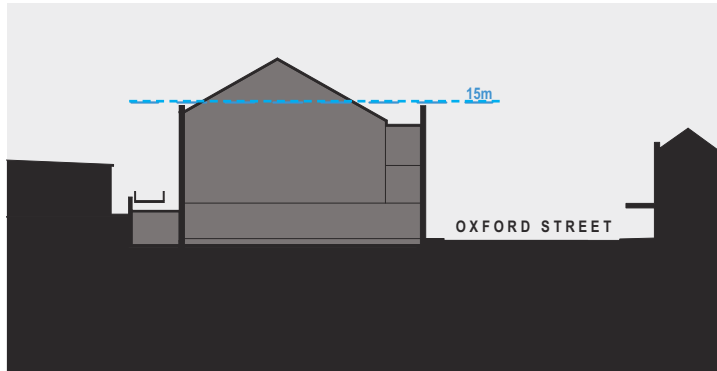


## 2.00 Proposed Built Form Analysis

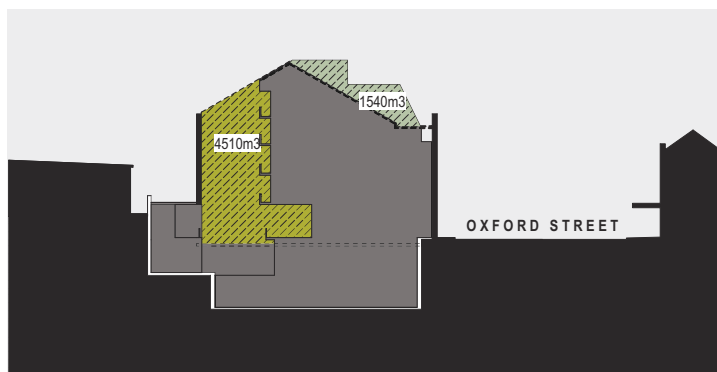
### Existing Section

#### Legend

- Existing building envelope
- Volume removed from existing envelope
- Additional volume outside existing building volume



**A** Existing



**B** Volume Study

The following sections show the existing building's envelope, the extent of the building retention and removal and the new building outside the existing envelope for each option. Also refer figure B - Volume Study.

For all 4 options the proposed development will retain and incorporate the existing façade and original entrance and stair from the corner of the building with the previous semicircular domed entry to the Pictures Theatre to be reinterpreted.

As there is limited original or significant fabric existing internally the proposed development maintains rooms behind the Oxford St facade, introduces a new courtyard to the south and looks at options to extend a new addition by extending the building behind the facade and evolving the existing roof form.

The study looks at three alternative sectional options for the modification to the northern side of the existing roof. Each option is summarised below and shown on the adjacent page

#### Option 1:

2 storey addition  
built form set back from original facade  
height of built form extends to existing roof ridge line

#### Option 1a:

3 storey addition (roof terrace)  
built form set back from original facade  
height of built form extends above existing roof ridge line following slope of existing roof

#### Option 2:

2 storey addition  
built form of each additional storey step back from original facade  
height of built form extends to existing roof ridge line

#### Option 2a:

3 storey addition (roof terrace)  
built form of each additional storey step back from original facade  
height of built form extends above existing roof ridge line following slope of existing roof

#### Option 3:

2 storey addition  
built form as extension of existing roof form  
height of built form extends to existing roof ridge line

#### Option 3a:

2 storey addition  
built form as extension of existing roof form  
height of built form extends to existing roof ridge line

#### Option 4:

2 storey addition (roof terrace)  
built form as extension of existing roof form step back from original facade  
height of built form extends to existing roof ridge line

Each option is measured against the following criteria or each view:

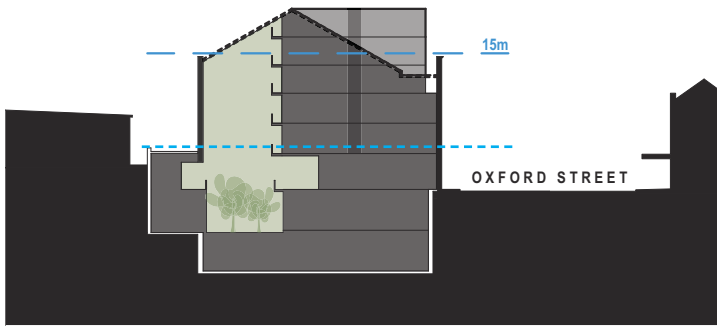
- impact of scale and height of proposal within context of the Oxford Street
- impact of scale and height of proposal within context of Paddington Urban Heritage Conservation Area
- impact of the built form on neighbouring amenity
- impact of scale and height of proposal on existing built form as a contributory building

## 2.00 Proposed Built Form Analysis

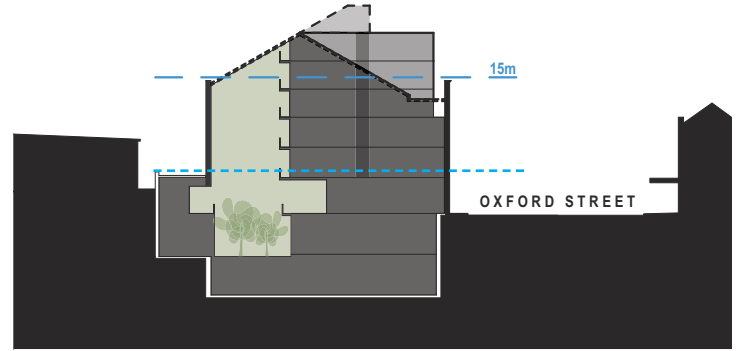
### Options - Sectional Study

#### Legend

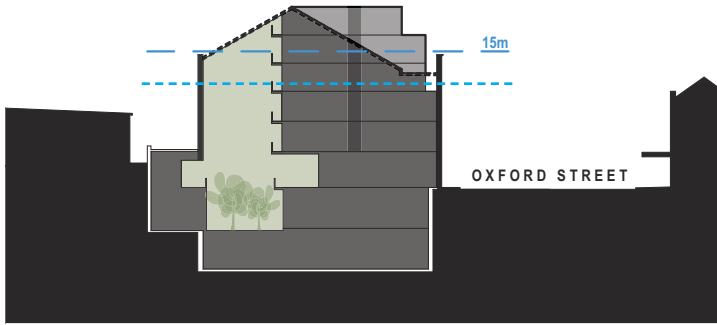
- Proposed building outside existing envelope
- Proposed building inside existing envelope
- Existing building removed inside existing envelope
- Height limit



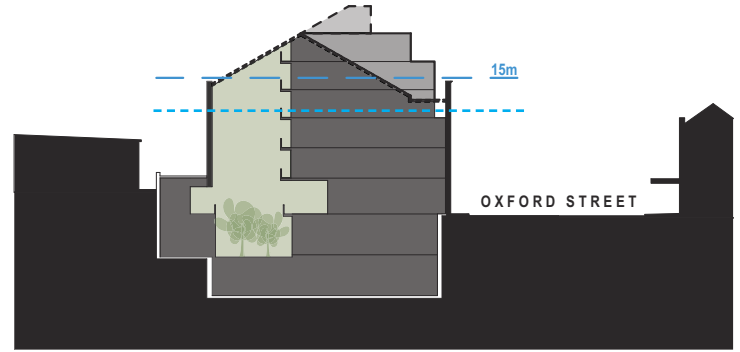
1 Option 1 - Setback



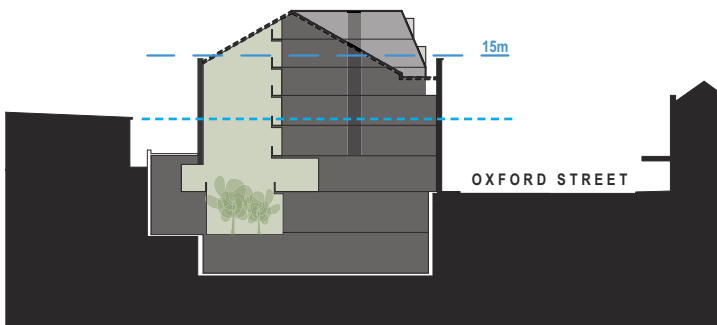
1a Option 1a - Setback with roof terrace



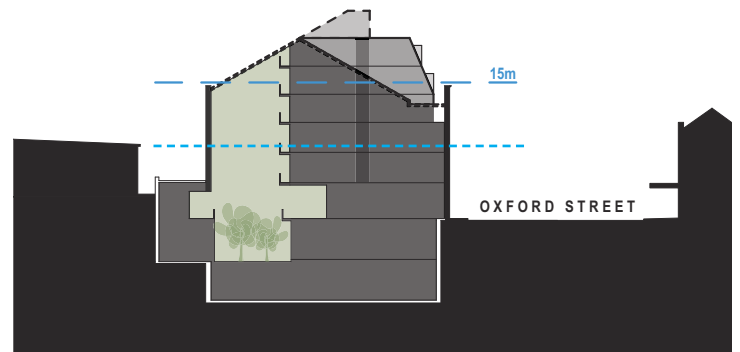
2 Option 2 - Stepped back



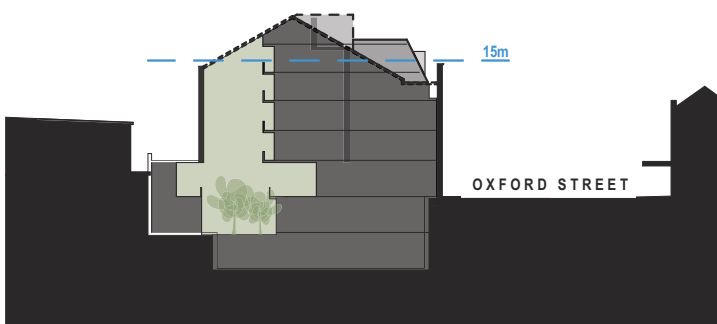
2a Option 2a - Stepped back with roof terrace



3 Option 3 - Modified roofplane



3a Option 3a - Modified roofplane with roof terrace



4 Option 4 - Stepped back, Addition reduced : 1 storey with roof terrace

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## 2 Immediate Context

### 2.01

# View 1 Oxford Street West

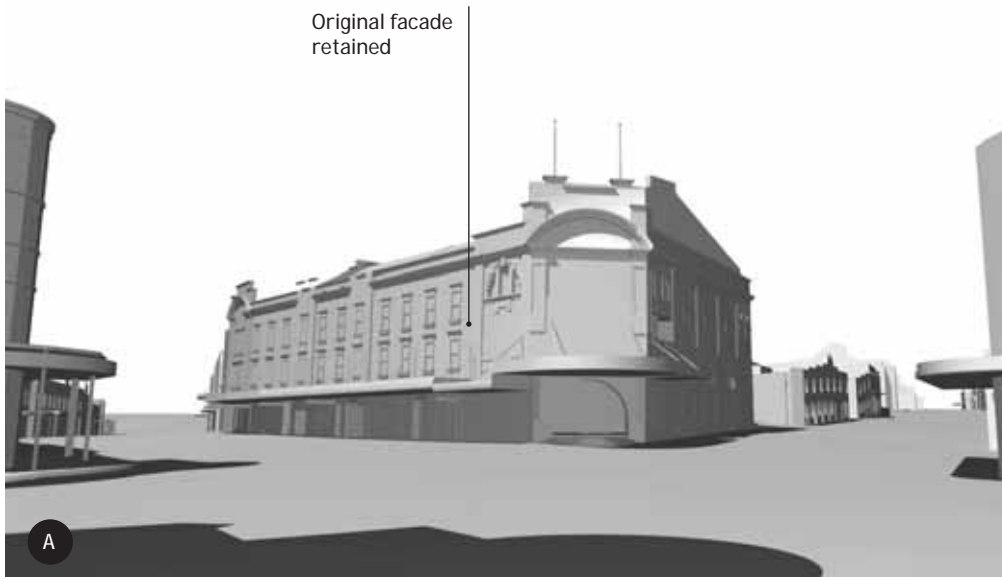
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The following section looks at the height and scale impact of the 7 built form options from View 1.





## 2.01 View 1 - Oxford Street West Existing



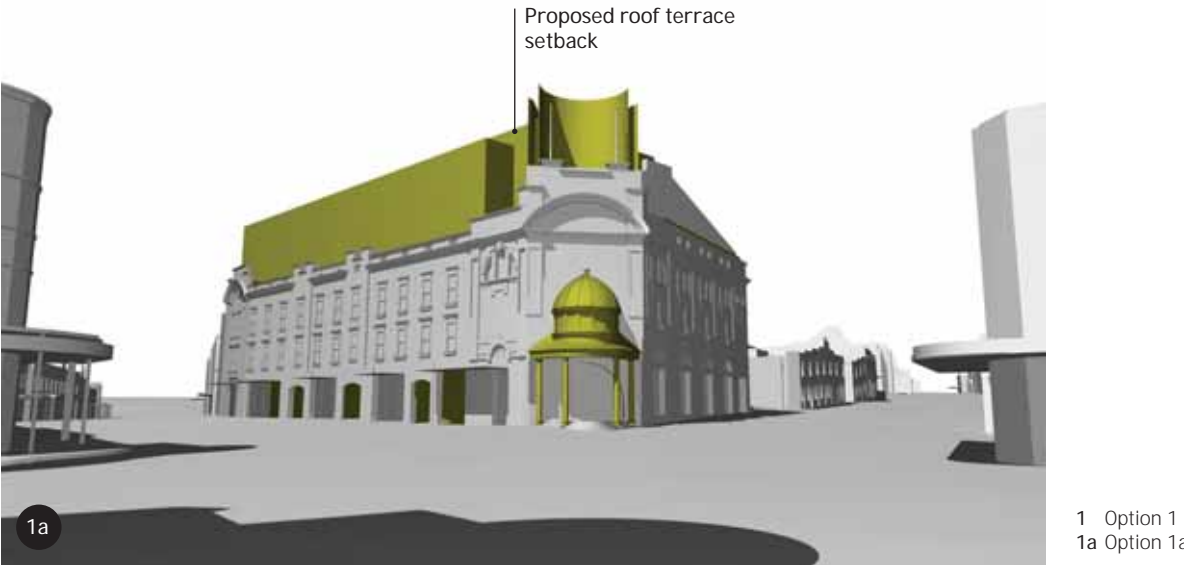
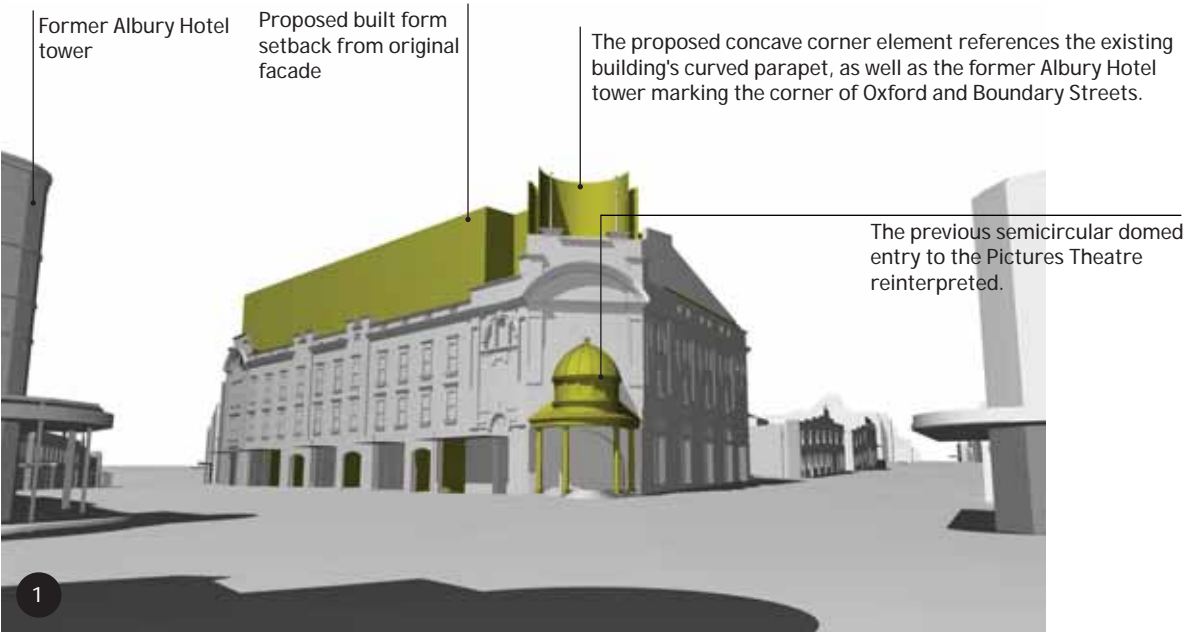
A Existing perspective view  
B Existing photo

Each option is measured against the following criteria for each view:

- impact of scale and height of proposal within context of the Oxford Street
- impact of scale and height of proposal within context of Paddington Urban Heritage Conservation Area
- impact of the built form on neighbouring amenity
- impact of scale and height of proposal on existing built form as a contributory building

# 2.01 View 1 - Oxford Street West

## Proposed Massing Options 1 and 1a (stepped back)



Impact of scale and height of proposal within the following:	OPTION 1	OPTION 1a
Context of Oxford Street	Neutral	Neutral
Context of Paddington Urban Heritage Conservation Area	Minimal	Minimal
Neighbouring amenity	Positive	Positive
Existing built form	Minimal	Minimal

LEVELS OF IMPACT:

Detracting

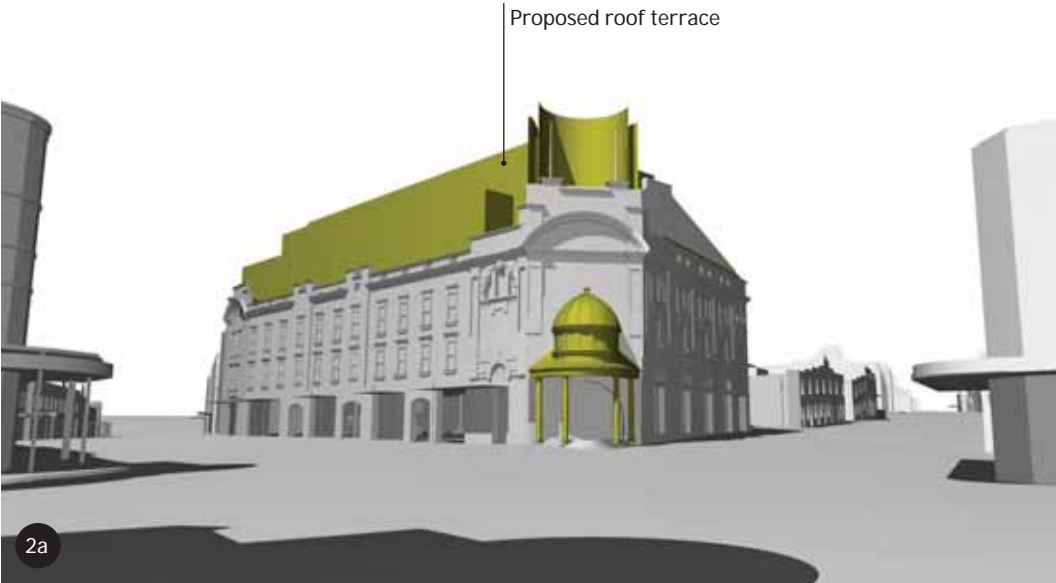
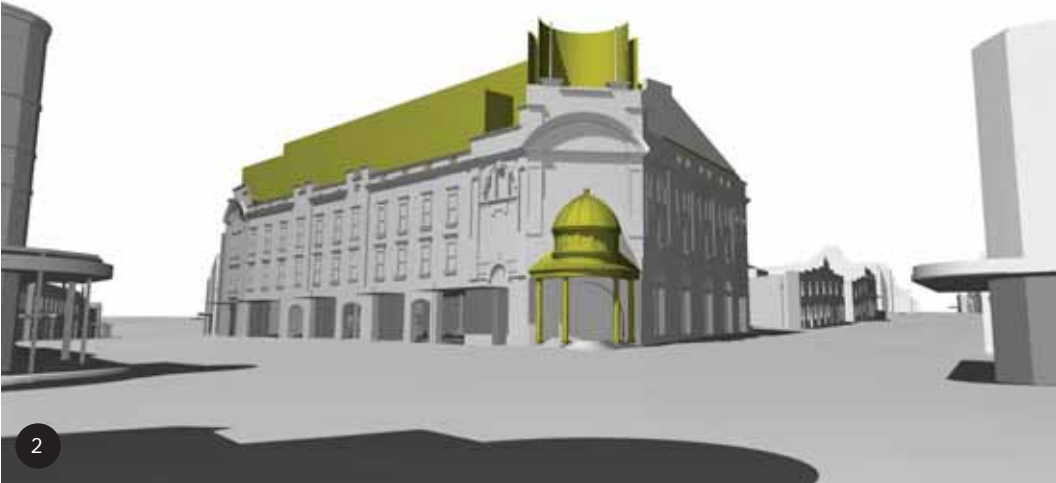
Minimal

Neutral

Positive

2.01 View 1 - Oxford Street West

Proposed Massing Options 2 and 2a



2 Option 2

2a Option 2a

Impact of scale and height of proposal within the following:	OPTION 2	OPTION 2a
Context of Oxford Street	Neutral	Neutral
Context of Paddington Urban Heritage Conservation Area	Minimal	Minimal
Neighbouring amenity	Positive	Positive
Existing built form	Minimal	Minimal

LEVELS OF IMPACT:

Detracting

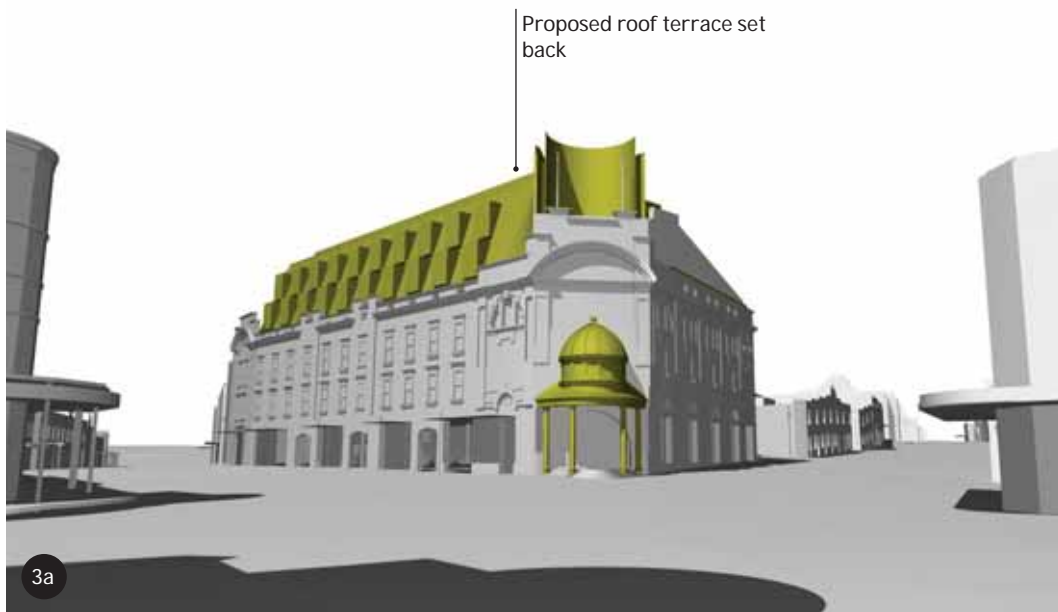
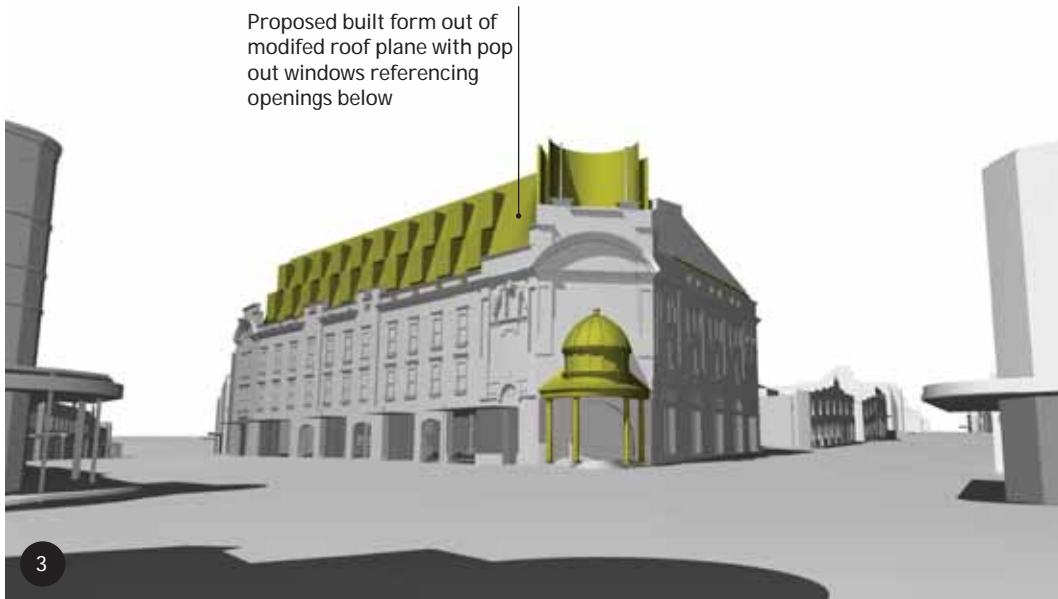
Minimal

Neutral

Positive

## 2.01 View 1 - Oxford Street West

### Proposed Massing Options 3 and 3a



3 Option 3  
3a Option 3a

Impact of scale and height of proposal within the following:	OPTION 3	OPTION 3a
Context of Oxford Street	Positive	Positive
Context of Paddington Urban Heritage Conservation Area	Neutral	Neutral
Neighbouring amenity	Positive	Positive
Existing built form	Positive	Positive

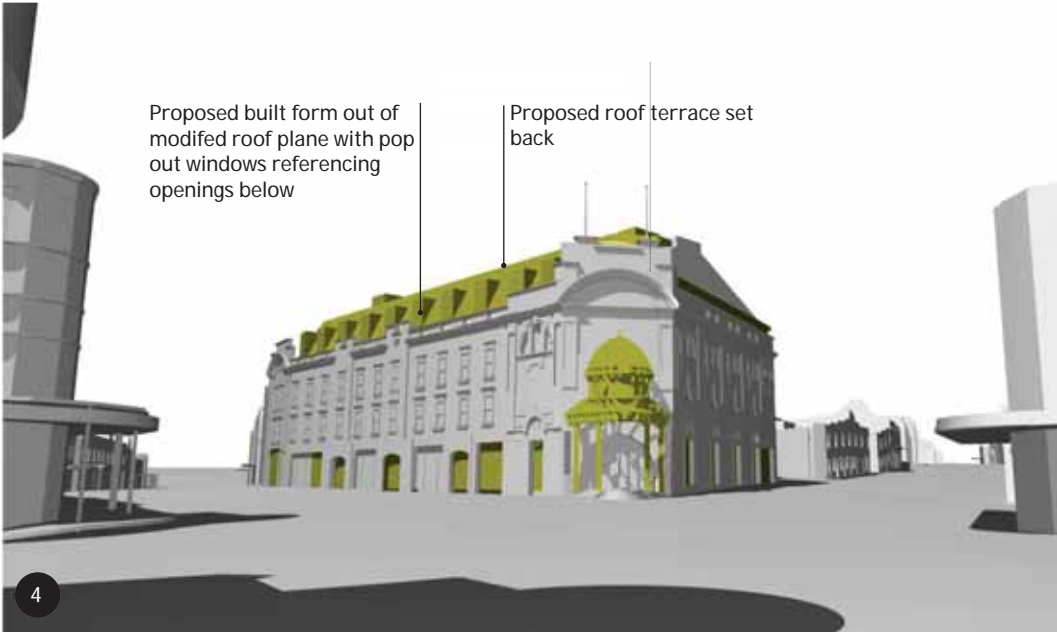
**LEVELS OF IMPACT:**

Detracting
Minimal
Neutral
Positive



# 2.01 View 1 - Oxford Street West

## Proposed Massing Options 4



4 Option 4

Impact of scale and height of proposal within the following:	OPTION 4
Context of Oxford Street	
Context of Paddington Urban Heritage Conservation Area	
Neighbouring amenity	
Existing built form	

LEVELS OF IMPACT:

Detracting

Minimal

Neutral

Positive

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## 2 Immediate Context

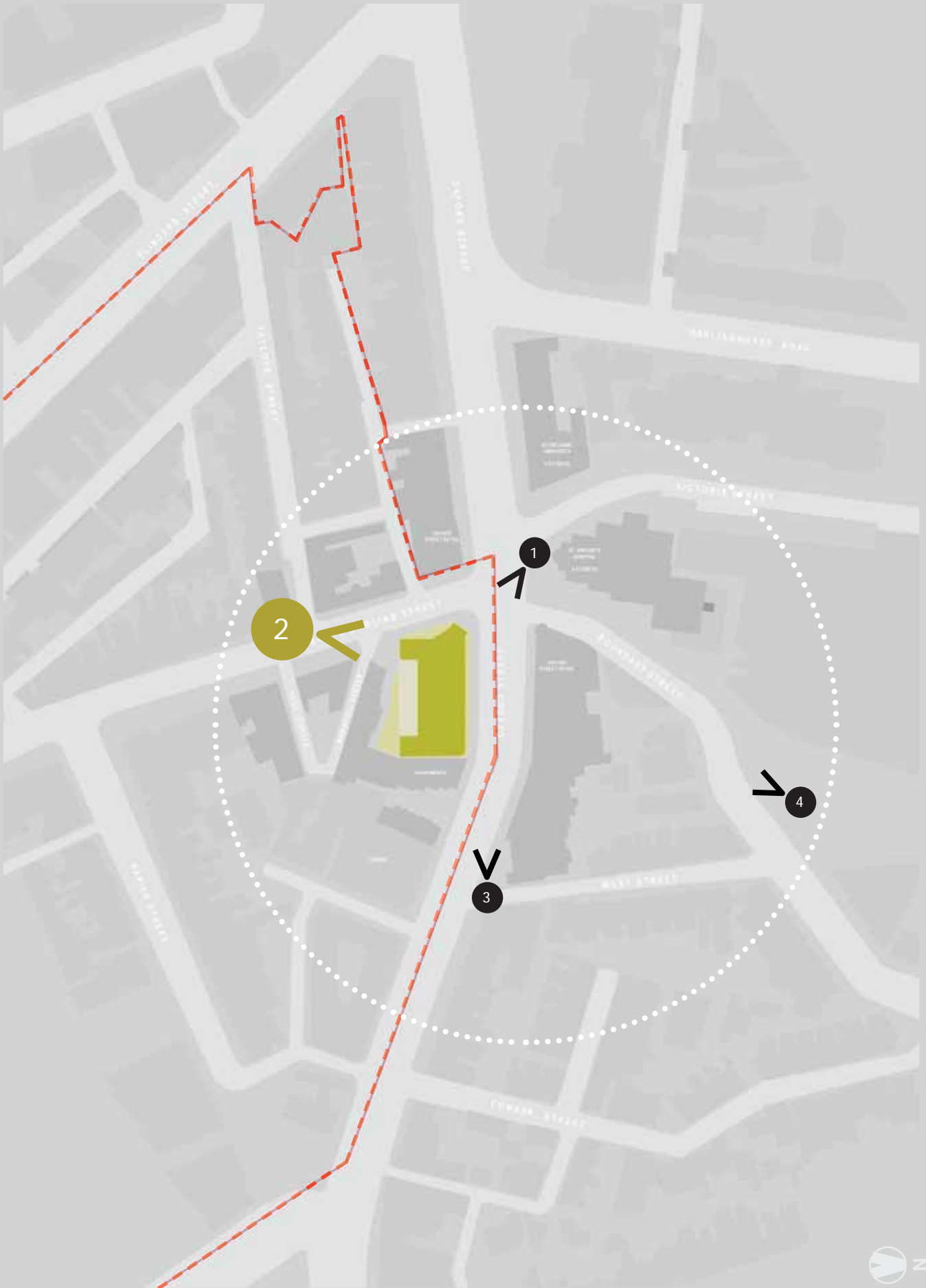
2.02

View 2

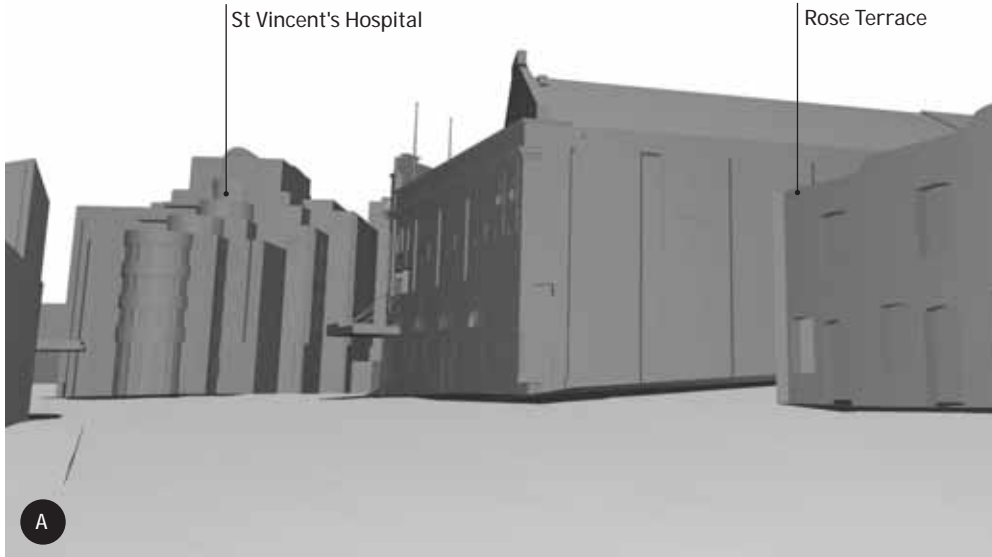
South Dowling Street

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The following section looks at the height and scale impact of the 7 built form options from View 2.



## 2.02 View 2 - South Dowling Street Existing



A Existing perspective view  
B Existing photo

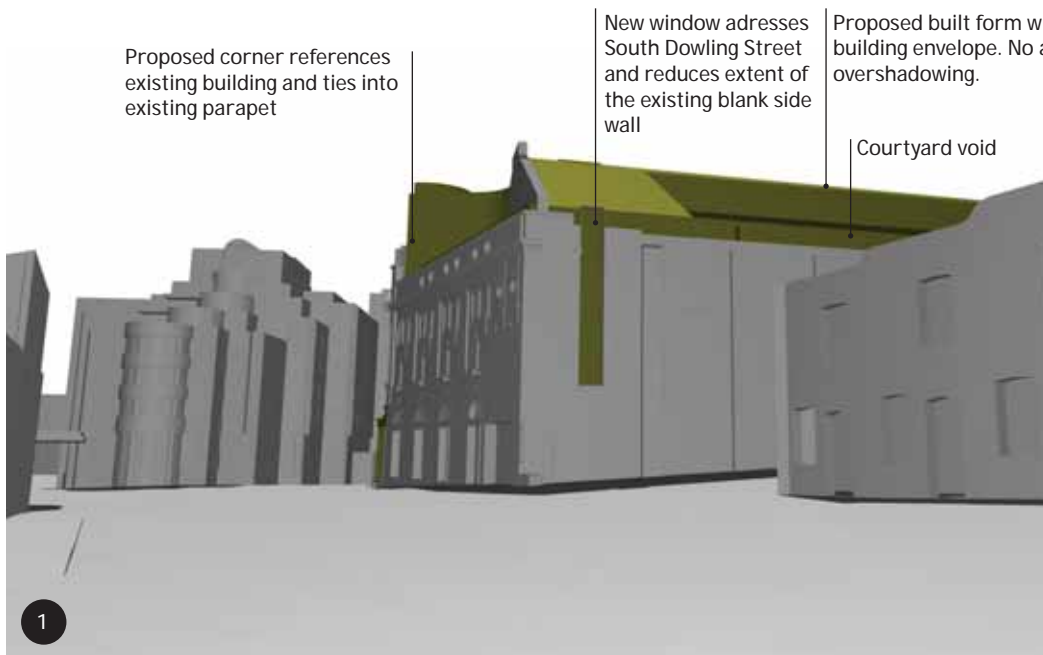
Each option is measured against the following criteria for each view:

- impact of scale and height of proposal within context of the Oxford Street
- impact of scale and height of proposal within context of Paddington Urban Heritage Conservation Area
- impact of the built form on neighbouring amenity
- impact of scale and height of proposal on existing built form as a contributory building



## 2.02 View 2 - South Dowling Street

### Proposed Massing Options 1 and 1a



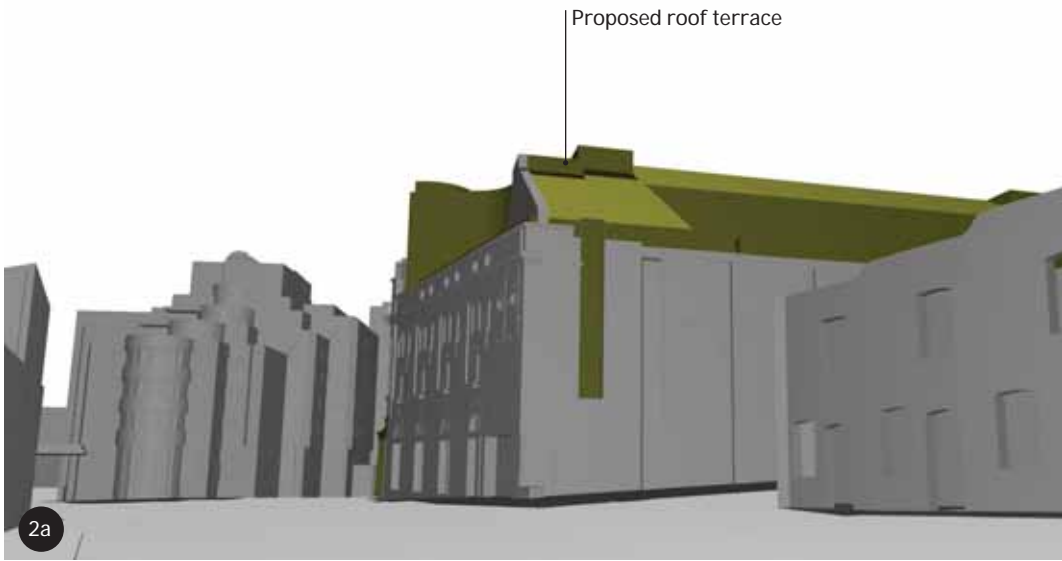
1 Option 1  
1a Option 1a

Impact of scale and height of proposal within the following:	OPTION 1	OPTION 1a
Context of Oxford Street	Neutral	Neutral
Context of Paddington Urban Heritage Conservation Area	Neutral	Neutral
Neighbouring amenity	Positive	Positive
Existing built form	Positive	Neutral

LEVELS OF IMPACT:	
<span style="color: red;">■</span>	Detracting
<span style="color: brown;">■</span>	Minimal
<span style="color: gold;">■</span>	Neutral
<span style="color: green;">■</span>	Positive

2.02 View 2 - South Dowling Street

Proposed Massing Options 2 and 2a



2 Option 2  
2a Option 2a

Impact of scale and height of proposal within the following:	OPTION 2	OPTION 2a
Context of Oxford Street	Neutral	Neutral
Context of Paddington Urban Heritage Conservation Area	Neutral	Neutral
Neighbouring amenity	Positive	Positive
Existing built form	Positive	Neutral

LEVELS OF IMPACT:

Detracting

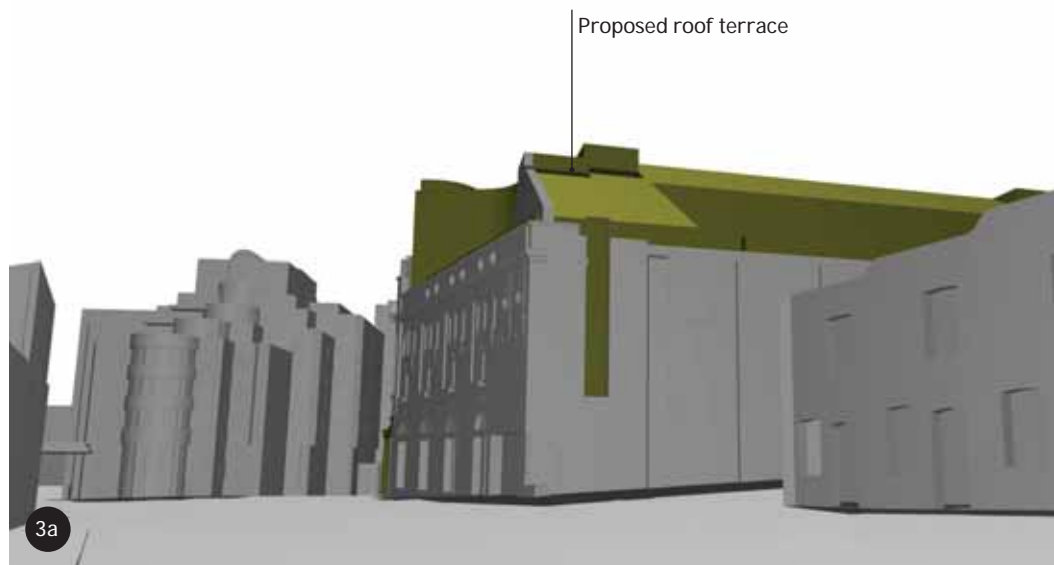
Minimal

Neutral

Positive

## 2.02 View 2 - South Dowling Street

### Proposed Massing Options 3 and 3a



3 Option 3  
3a Option 3a

Impact of scale and height of proposal within the following:	OPTION 3	OPTION 3a
Context of Oxford Street	Neutral	Neutral
Context of Paddington Urban Heritage Conservation Area	Neutral	Neutral
Neighbouring amenity	Positive	Positive
Existing built form	Positive	Neutral

LEVELS OF IMPACT:	
<span style="color: red;">■</span>	Detracting
<span style="color: brown;">■</span>	Minimal
<span style="color: gold;">■</span>	Neutral
<span style="color: green;">■</span>	Positive

2.02 View 2 - South Dowling Street

Proposed Massing Options 4



4 Option 4

Impact of scale and height of proposal within the following:	OPTION 4
Context of Oxford Street	
Context of Paddington Urban Heritage Conservation Area	
Neighbouring amenity	
Existing built form	

LEVELS OF IMPACT:

Detracting

Minimal

Neutral

Positive



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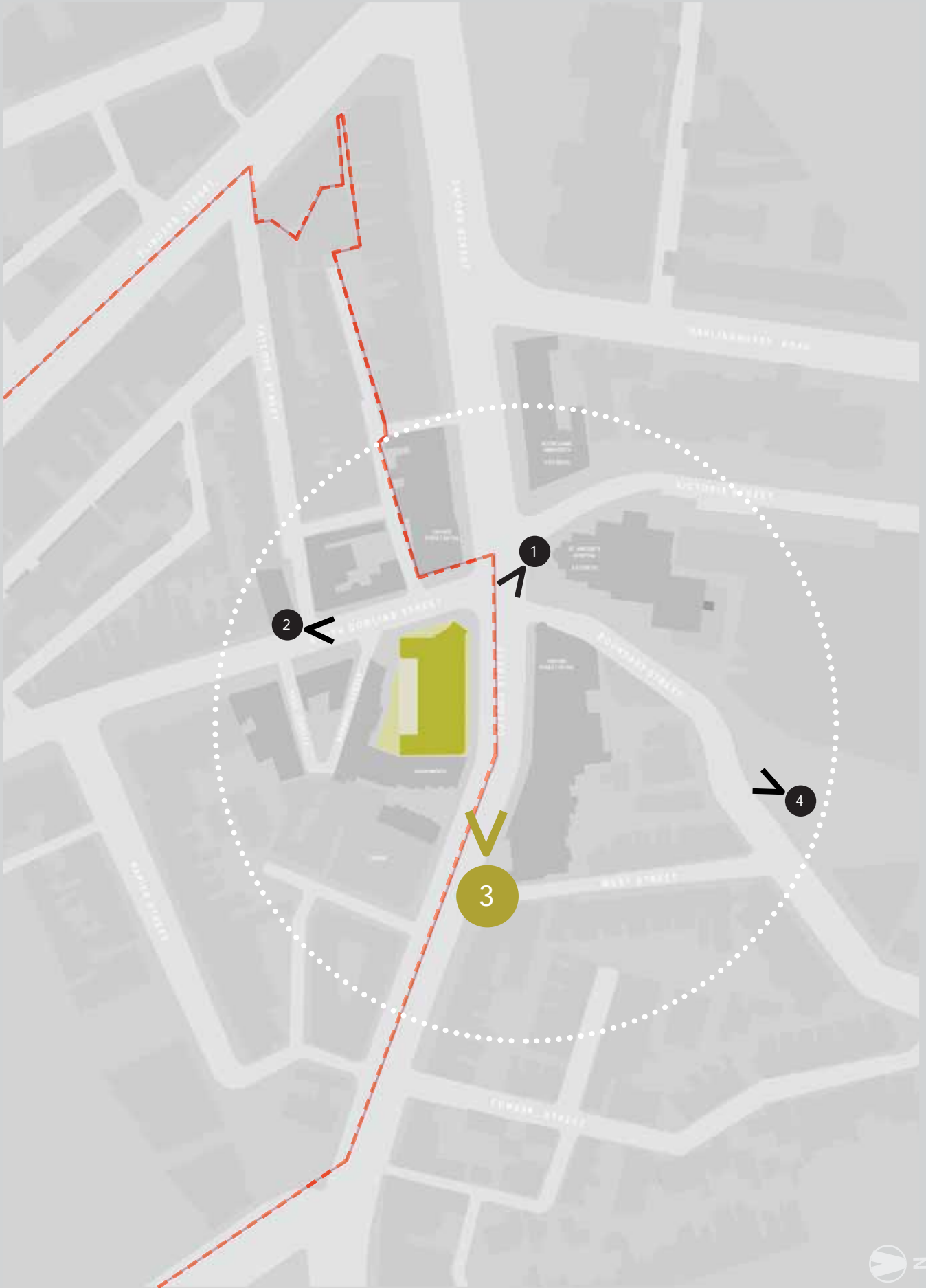
## 2 Immediate Context

### 2.03

# View 3 Oxford Street East

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The following section looks at the height and scale impact of the 7 built form options from View 3.



## 2.03 View 3 - Oxford Street East Existing



A Existing perspective view  
B Existing photo

Each option is measured against the following criteria for each view:

- impact of scale and height of proposal within context of the Oxford Street
- impact of scale and height of proposal within context of Paddington Urban Heritage Conservation Area
- impact of the built form on neighbouring amenity
- impact of scale and height of proposal on existing built form as a contributory building

## 2.03 View 3 - Oxford Street East

### Proposed Massing Options 1 and 1a



1 Option 1  
1a Option 1a

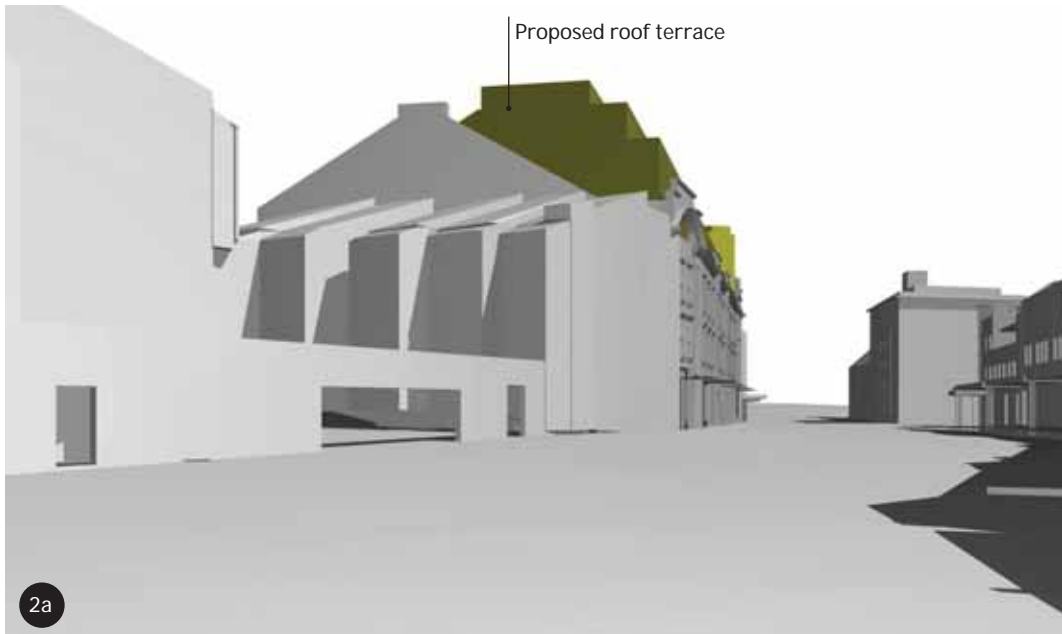
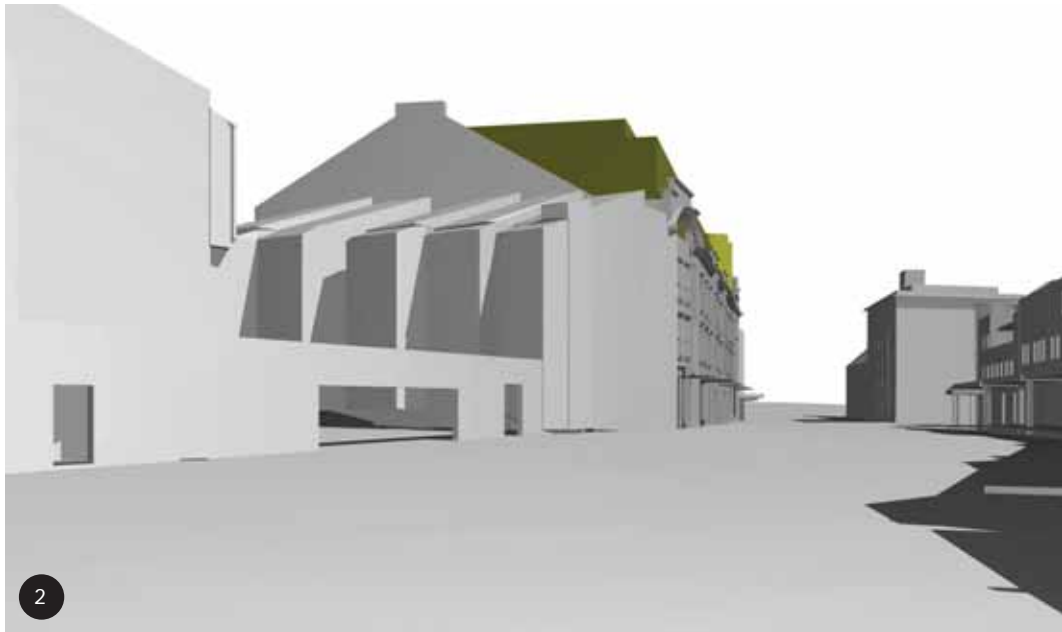
Impact of scale and height of proposal within the following:	OPTION 1	OPTION 1a
Context of Oxford Street	Minimal	Minimal
Context of Paddington Urban Heritage Conservation Area	Minimal	Minimal
Neighbouring amenity	Positive	Positive
Existing built form	Detracting	Detracting

LEVELS OF IMPACT:	
<span style="color: red;">■</span>	Detracting
<span style="color: brown;">■</span>	Minimal
<span style="color: gold;">■</span>	Neutral
<span style="color: green;">■</span>	Positive



2.03 View 3 - Oxford Street East

Proposed Massing Options 2 and 2a



2 Option 2

2a Option 2a

Impact of scale and height of proposal within the following:	OPTION 2	OPTION 2a
Context of Oxford Street	Minimal	Minimal
Context of Paddington Urban Heritage Conservation Area	Minimal	Minimal
Neighbouring amenity	Positive	Positive
Existing built form	Detracting	Detracting

LEVELS OF IMPACT:

Detracting

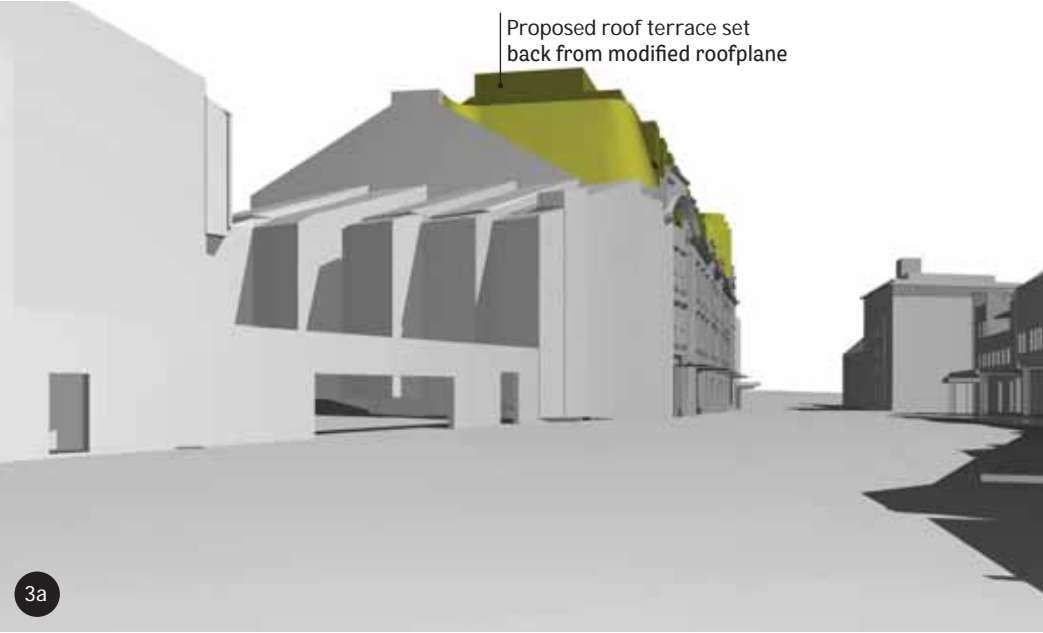
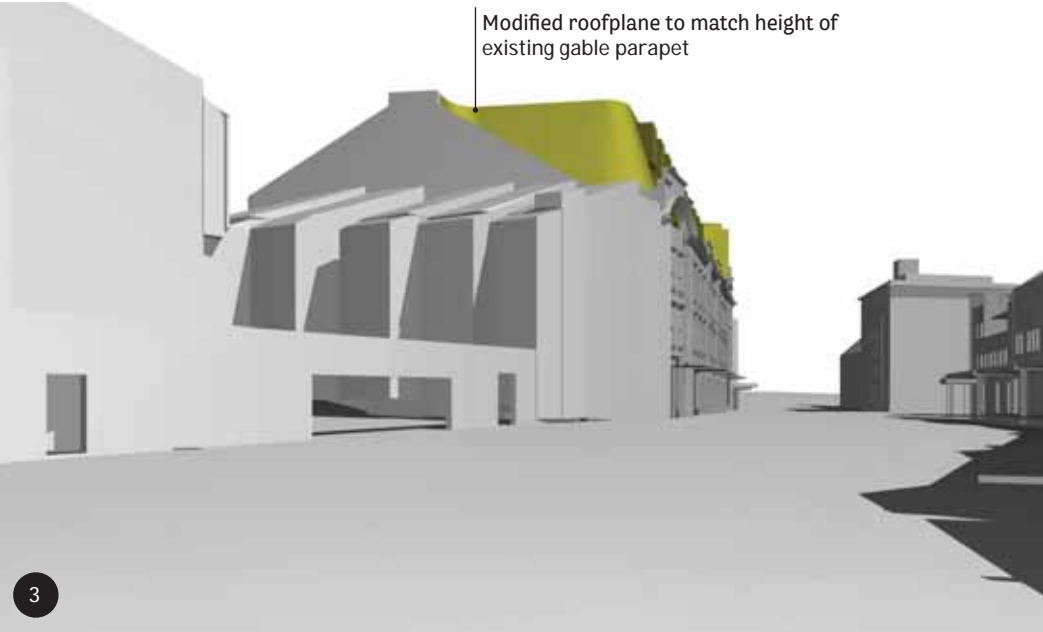
Minimal

Neutral

Positive

# 2.03 View 3 - Oxford Street East

## Proposed Massing Options 3 and 3a



3 Option 3  
3a Option 3a

Impact of scale and height of proposal within the following:	OPTION 3	OPTION 3a
Context of Oxford Street		
Context of Paddington Urban Heritage Conservation Area		
Neighbouring amenity		
Existing built form		

LEVELS OF IMPACT:

Detracting

Minimal

Neutral

Positive

2.03 View 3 - Oxford Street East

Proposed Massing Options 4



4 Option 4

Impact of scale and height of proposal within the following:	OPTION 4
Context of Oxford Street	
Context of Paddington Urban Heritage Conservation Area	
Neighbouring amenity	
Existing built form	

LEVELS OF IMPACT:

Detracting

Minimal

Neutral

Positive

---

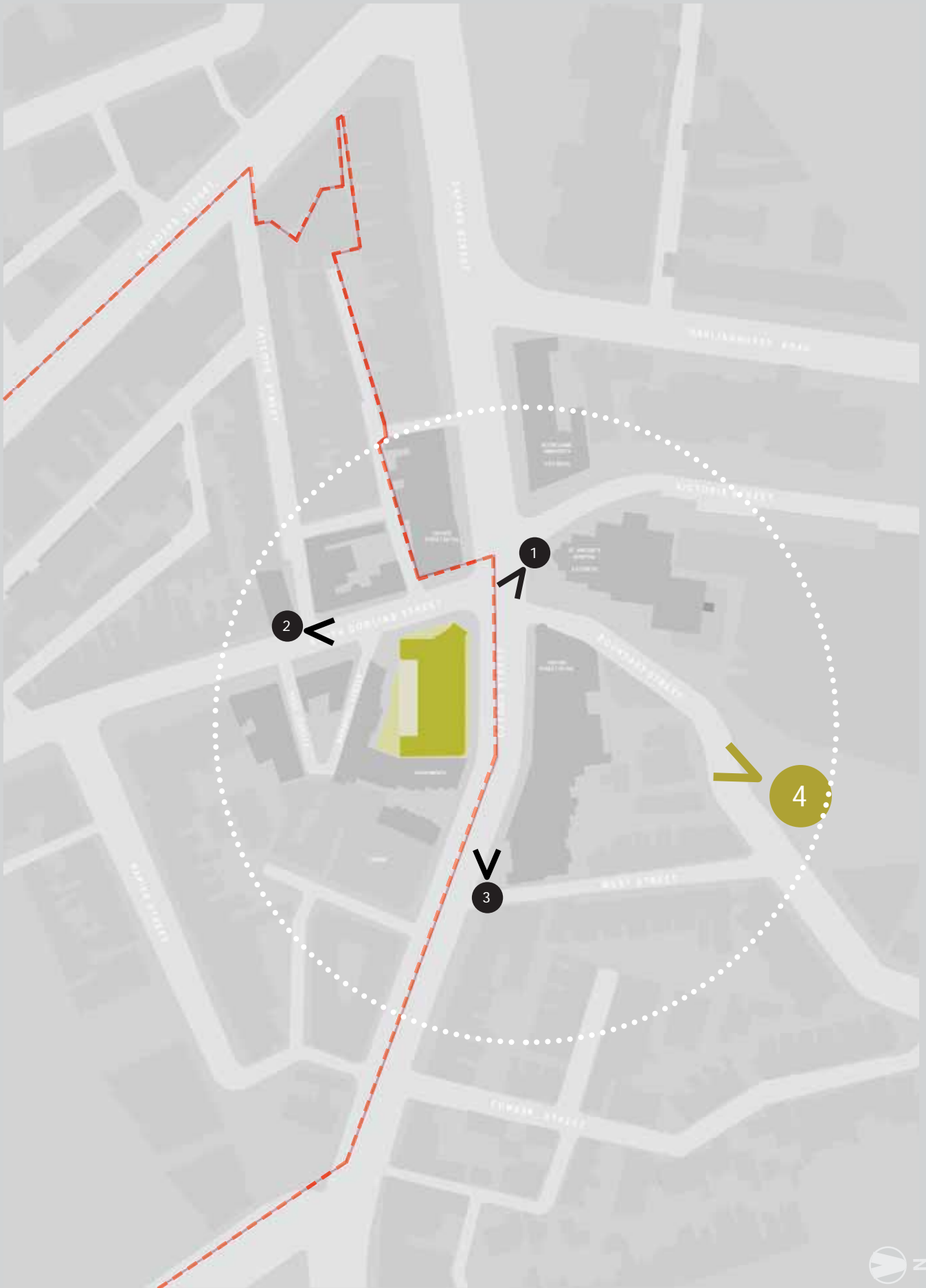
## 2 Immediate Context

### 2.04

# View 4 St Vincent's

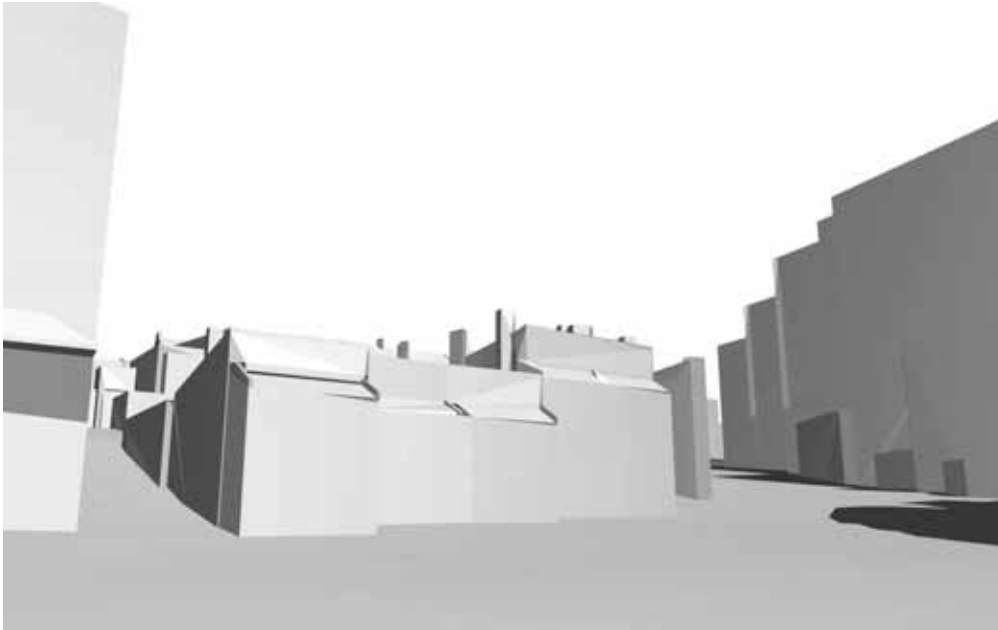
---

The following section looks at the height and scale impact of the 7 built form options from View 4.





## 2.04 View 4 - St Vincents Existing



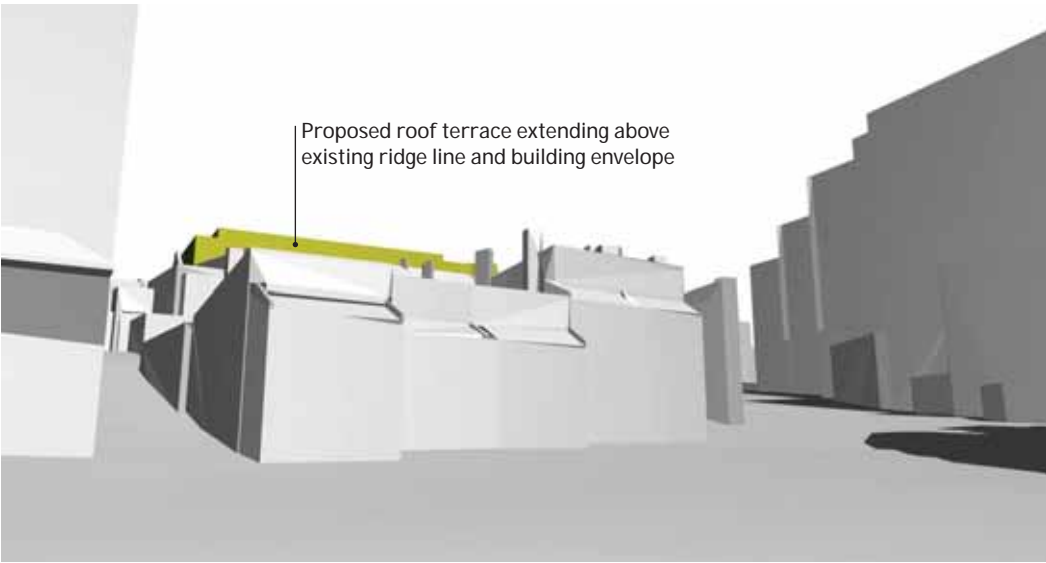
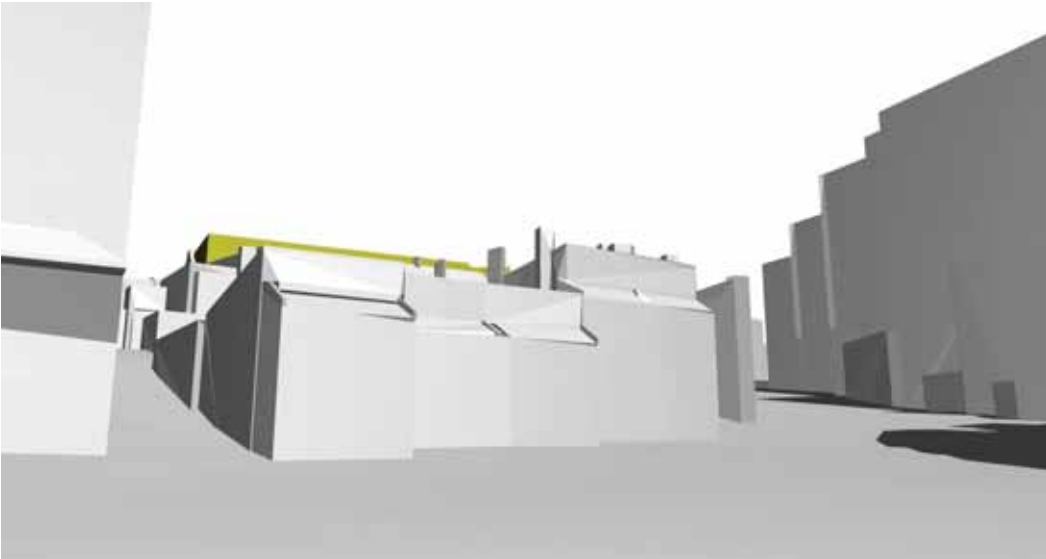
A Existing perspective view  
B Existing photo

Each option is measured against the following criteria for each view:

- impact of scale and height of proposal within context of the Boundary Street
- impact of scale and height of proposal within context of Paddington Urban Heritage Conservation Area
- impact of the built form on neighbouring amenity
- impact of scale and height of proposal on existing built form as a contributory building

# 2.04 View 4 - St Vincents

## Proposed Massing Options 1 and 1a



1 Option 1  
1a Option 1a

Impact of scale and height of proposal within the following:	OPTION 1	OPTION 1a
Context of Boundary Street		
Context of Paddington Urban Heritage Conservation Area		
Neighbouring amenity		
Existing built form		

LEVELS OF IMPACT:

Detracting

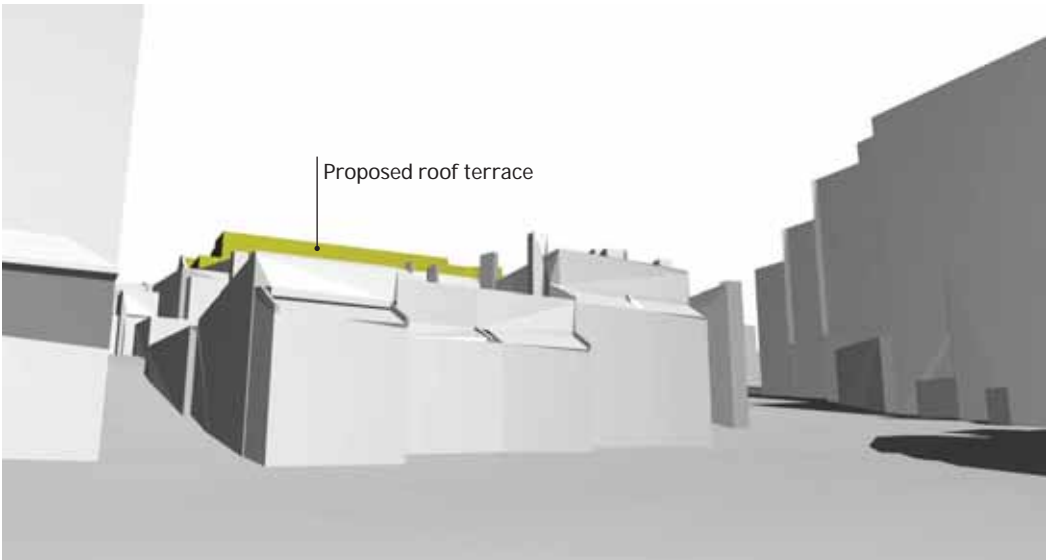
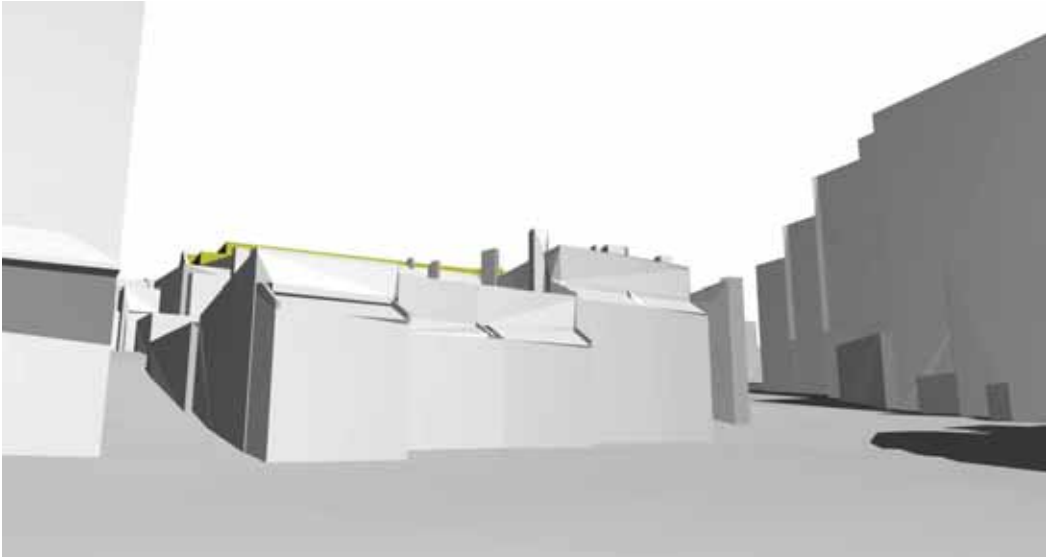
Minimal

Neutral

Positive

2.04 View 4 - St Vincent's

Proposed Massing Options 2 and 2a



2 Option 2

2a Option 2a

Impact of scale and height of proposal within the following:	OPTION 2	OPTION 2a
Context of Boundary Street	Neutral	Neutral
Context of Paddington Urban Heritage Conservation Area	Neutral	Neutral
Neighbouring amenity	Neutral	Neutral
Existing built form	Neutral	Neutral

LEVELS OF IMPACT:

Detracting

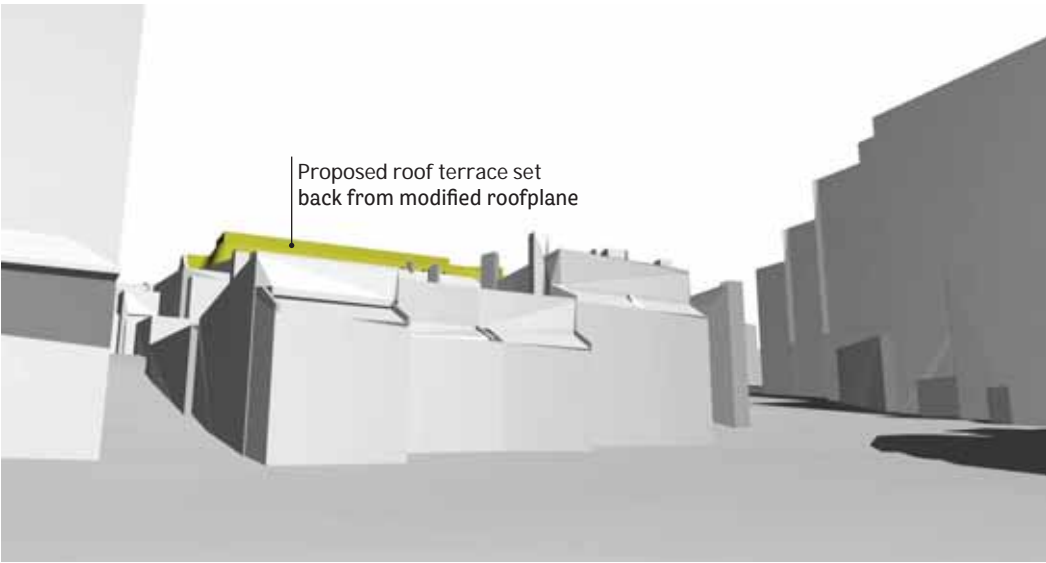
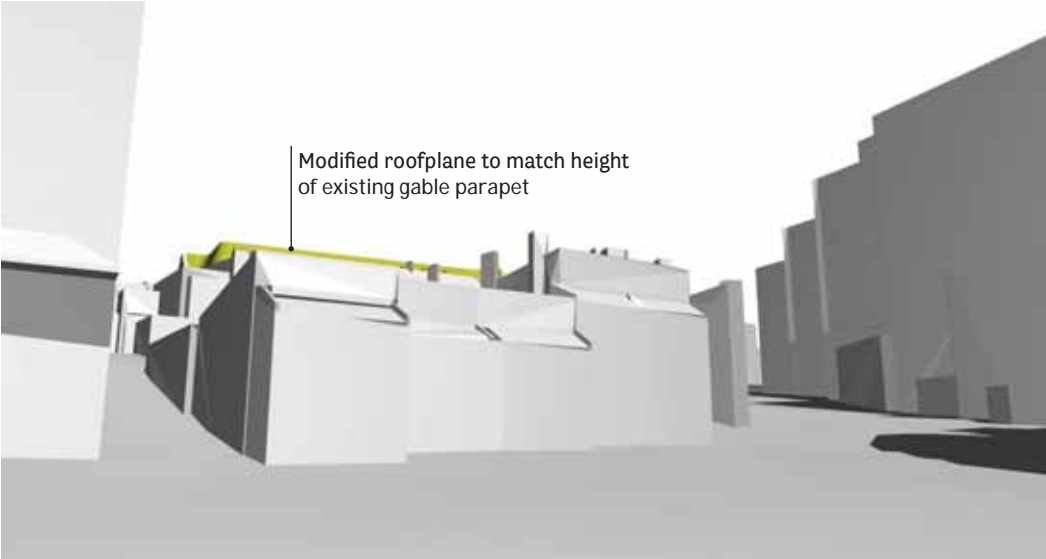
Minimal

Neutral

Positive

# 2.04 View 4 - St Vincent's

## Proposed Massing Options 3 and 3a



3 Option 3  
3a Option 3a

Impact of scale and height of proposal within the following:	OPTION 3	OPTION 3a
Context of Boundary Street		
Context of Paddington Urban Heritage Conservation Area		
Neighbouring amenity		
Existing built form		

LEVELS OF IMPACT:

Detracting

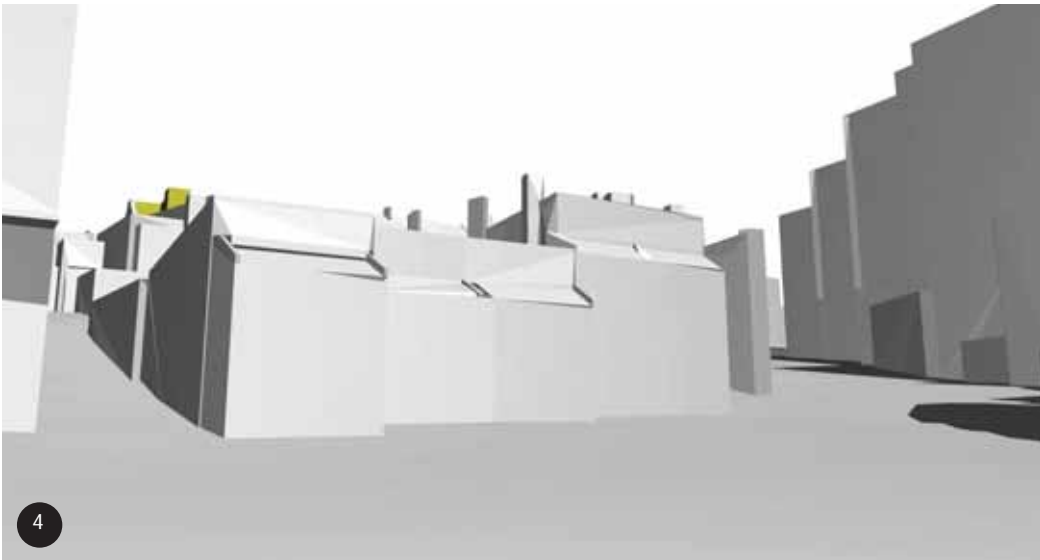
Minimal

Neutral

Positive

2.04 View 4 - St Vincent's

Proposed Massing Options 4



4 Option 4

Impact of scale and height of proposal within the following:	OPTION 4
Context of Boundary Street	
Context of Paddington Urban Heritage Conservation Area	
Neighbouring amenity	
Existing built form	

LEVELS OF IMPACT:

Detracting

Minimal

Neutral

Positive



## 3

# Immediate Residential Context

3 Selected views from the immediate context used to analyse the scale and height impact of 7 built form options in a series existing photos and proposed perspectives from each view on the adjoining residential context.

Legend

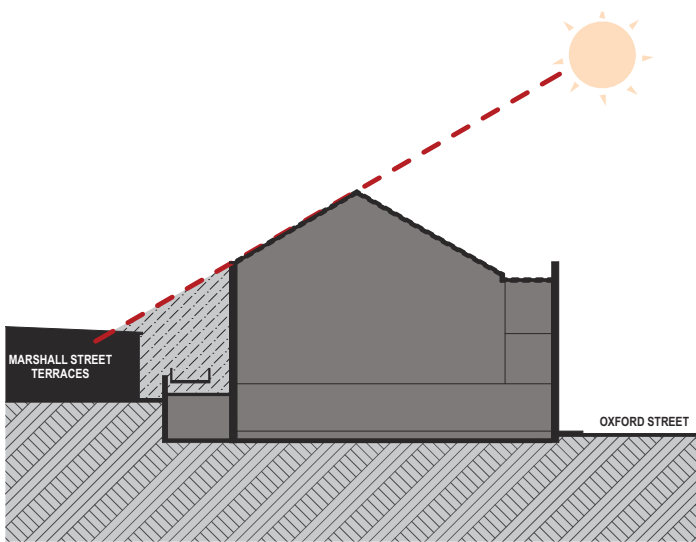
- Immediate Context Views
- Immediate Residential Context Views



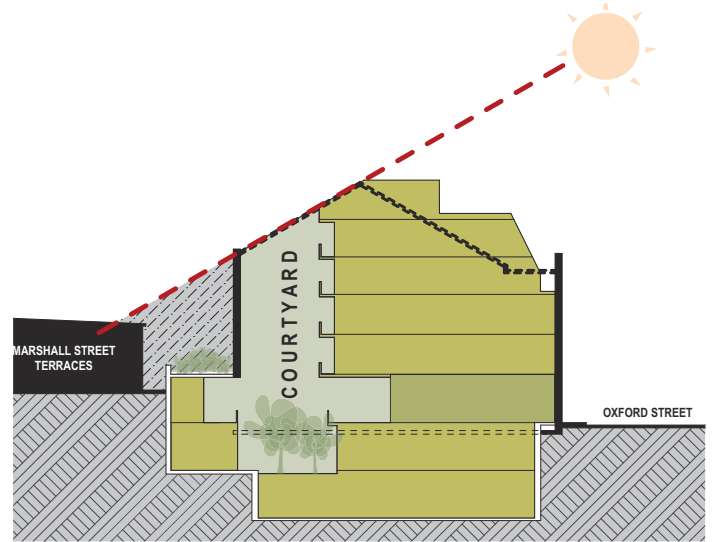


## 3.00 Immediate Residential Context

### Neighbour Amenity - South Solar Access and Privacy



A Existing Section



B Proposed Section

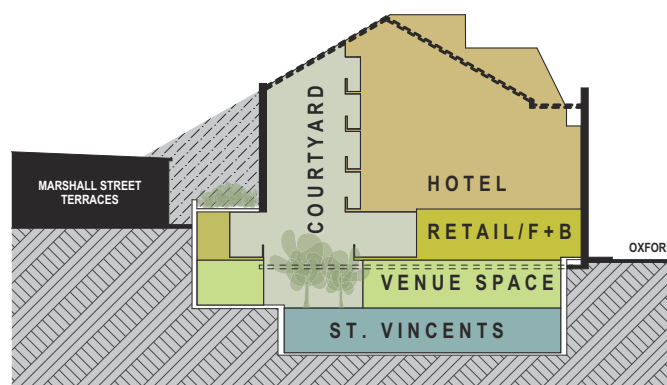
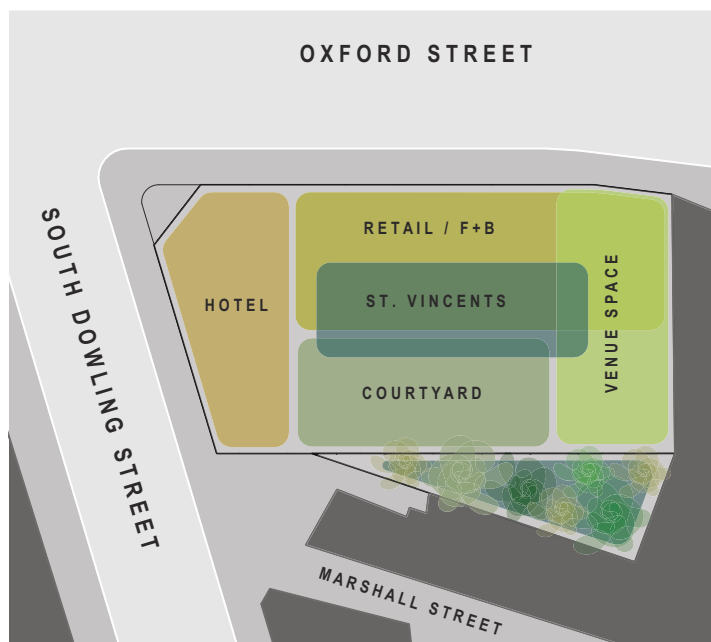
The following sections show the existing and proposed built form and impact on the solar access to the neighbouring terraces to the South.

The built form in all 7 options is driven by the existing solar access plane to the residential terraces. The new built form options therefore have no additional impact on the solar access to the neighbouring terraces to the south of the existing building.

Section B also indicates the removal of built form and insertion of a courtyard within the existing building facade allows for separation and improved privacy and outlook for the neighbouring properties and the proposed hotel rooms.

## 3.00 Immediate Residential Context

### Neighbour Amenity - Proposed Site Uses



A Proposed site uses plan

B Proposed site uses section

A mix of uses are proposed to be inserted into the new development. The new primary use as a hotel with retail and venue space associated activates the ground plane and surrounding public domain.

Some uses also relate to the immediate context of the medical precinct by offering a medical clinic in the basement and high quality accommodation in close proximity to the hospital within the hotel.

The courtyard insertion allows for separation to the neighbouring terraces and creates a unique internal terrace space providing high amenity for the occupants of the hotel.

A roof terrace is proposed along Oxford Street allowing outlook only towards Oxford Street and separated from the residential areas by placing plant space to the rear.

---

## 3 Immediate Residential Context

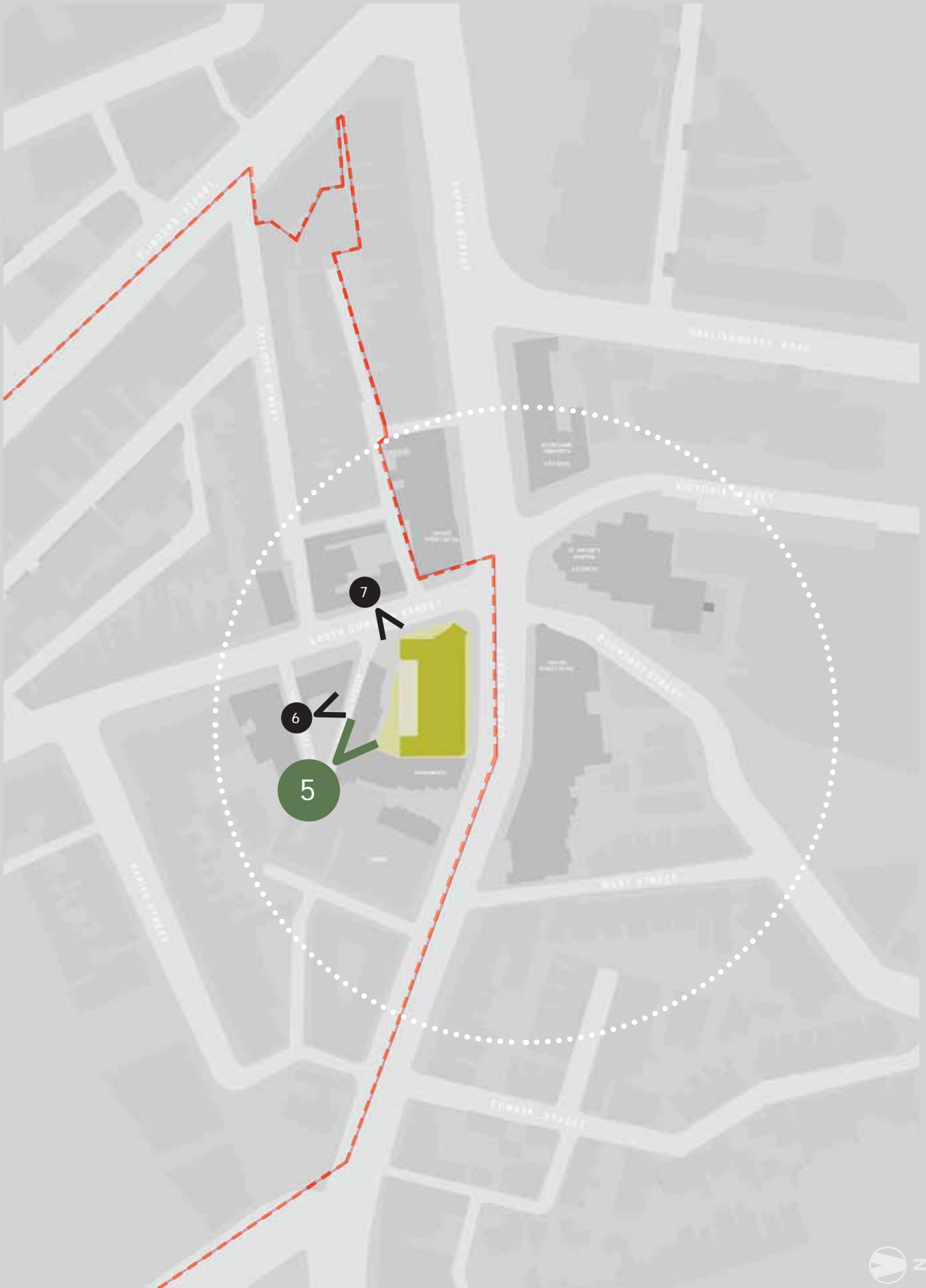
### 3.01

# View 5 Rose Terrace 1

---

The following section looks at the height and scale impact of the 7 built form options from View 5.





## 3.01 View 5 - Rose Terrace 1

### Existing



A Existing perspective view  
B Existing photo

Each option is measured against the following criteria for each view:

- impact of scale and height of proposal within context of Rose terrace
- impact of scale and height of proposal within context of Paddington Urban Heritage Conservation Area
- impact of the built form on neighbouring amenity
- impact of scale and height of proposal on existing built form as a contributory building

## 3.01 View 5 - Rose Terrace 1

### Proposed Massing Options 1 and 1a



1 Option 1  
1a Option 1a

Impact of scale and height of proposal within the following:	OPTION 1	OPTION 1a
Context of Rose Terrace		
Context of Paddington Urban Heritage Conservation Area		
Neighbouring amenity		
Existing built form		

#### LEVELS OF IMPACT:

- Detracting
- Minimal
- Neutral
- Positive

3.01 View 5 - Rose Terrace 1

Proposed Massing Options 2 and 2a



2 Option 2

2a Option 2a

Impact of scale and height of proposal within the following:	OPTION 2	OPTION 2a
Context of Rose Terrace		
Context of Paddington Urban Heritage Conservation Area		
Neighbouring amenity		
Existing built form		

LEVELS OF IMPACT:

Detracting

Minimal

Neutral

Positive

## 3.01 View 5 - Rose Terrace 1

### Proposed Massing Options 3 and 3a



3 Option 3  
3a Option 3a

Impact of scale and height of proposal within the following:	OPTION 3	OPTION 3a
Context of Rose Terrace		
Context of Paddington Urban Heritage Conservation Area		
Neighbouring amenity		
Existing built form		

#### LEVELS OF IMPACT:

- Detracting
- Minimal
- Neutral
- Positive



3.01 View 5 - Rose Terrace 1

Proposed Massing Options 4



4 Option 4

Impact of scale and height of proposal within the following:	OPTION 4
Context of Rose Terrace	
Context of Paddington Urban Heritage Conservation Area	
Neighbouring amenity	
Existing built form	

LEVELS OF IMPACT:

Detracting

Minimal

Neutral

Positive

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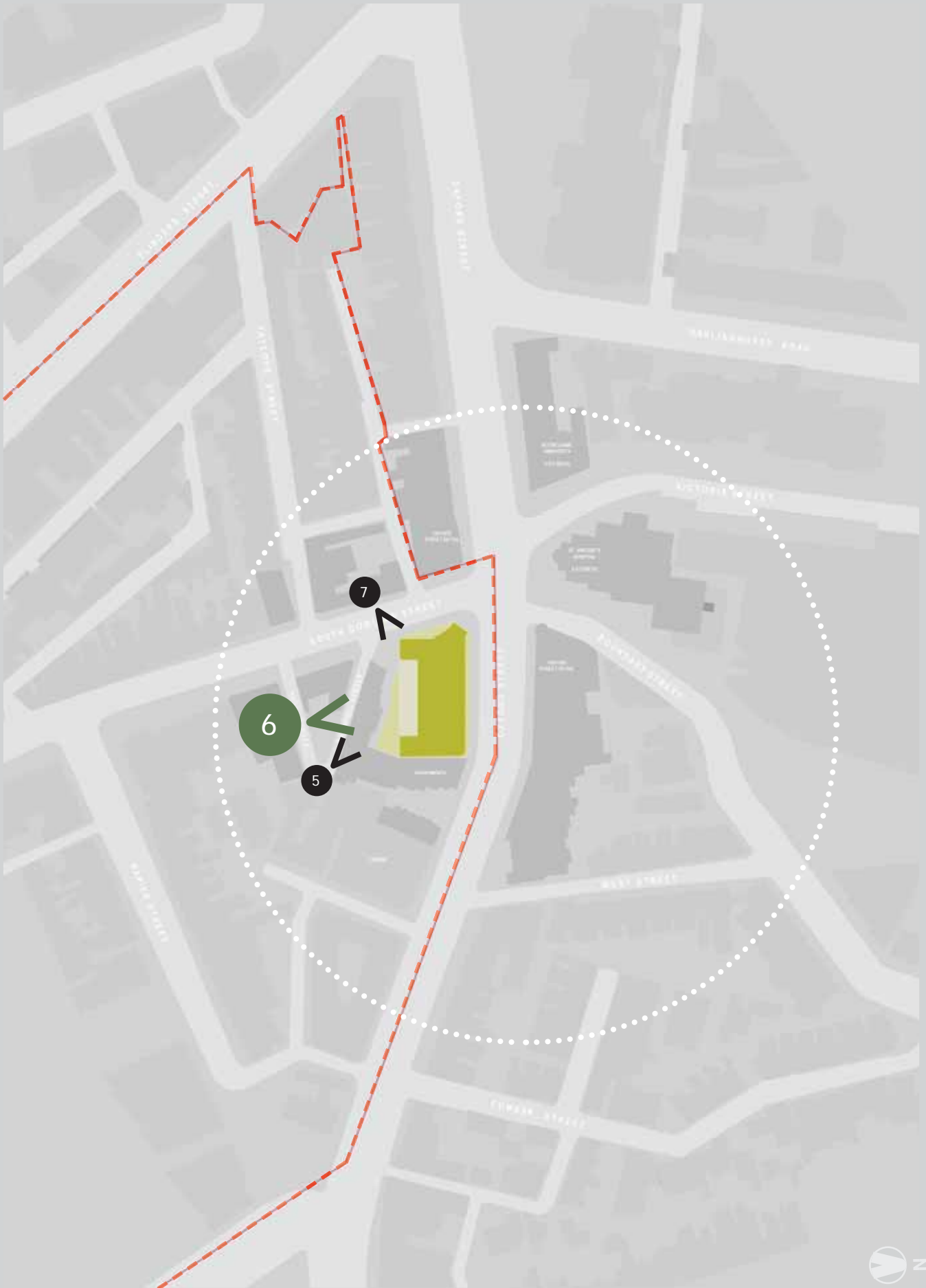
## 3 Immediate Residential Context

3.02

# View 6 Rose Terrace 2

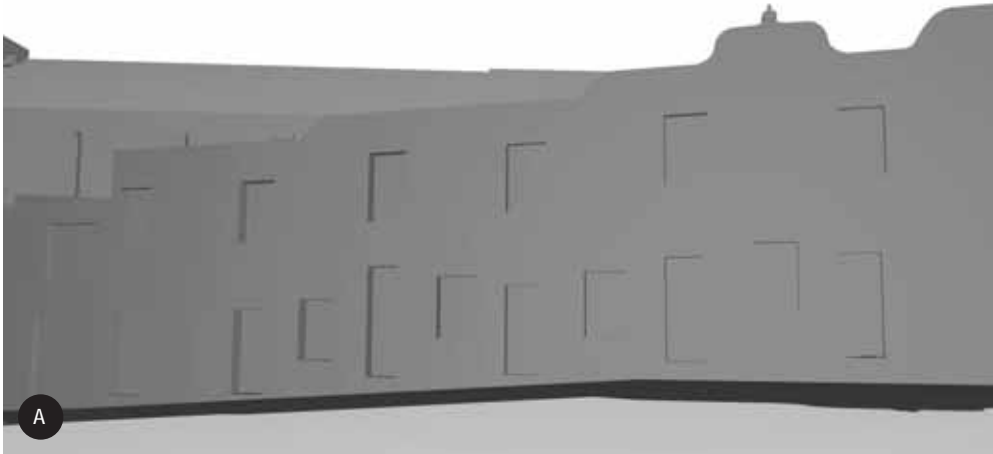
---

The following section looks at the height and scale impact of the 7 built form options from View 6.



## 3.02 View 6 - Rose Terrace 2

### Existing



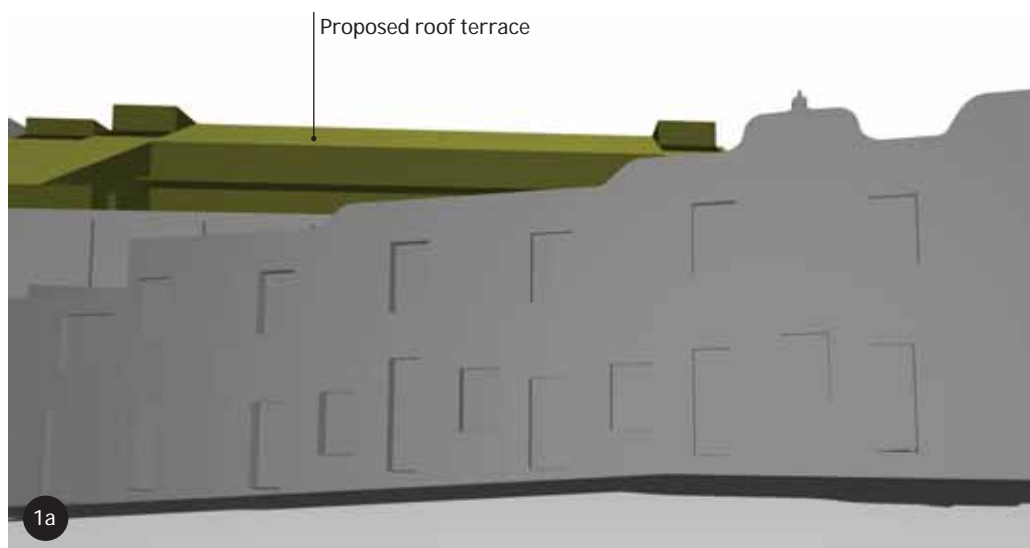
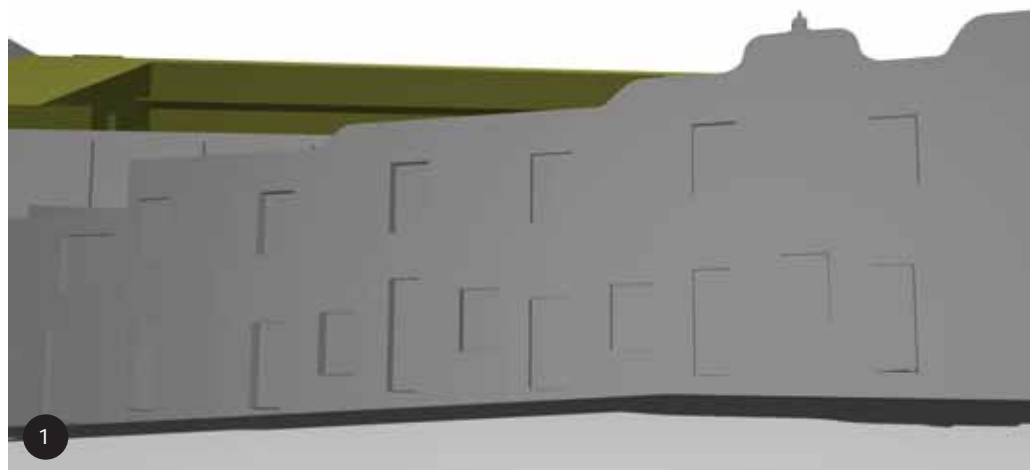
A Existing perspective view  
B Existing photo

Each option is measured against the following criteria for each view:

- impact of scale and height of proposal within context of Rose Terrace
- impact of scale and height of proposal within context of Paddington Urban Heritage Conservation Area
- impact of the built form on neighbouring amenity
- impact of scale and height of proposal on existing built form as a contributory building

## 3.02 View 6 - Rose Terrace 2

### Proposed Massing Options 1 and 1a



1 Option 1  
1a Option 1a

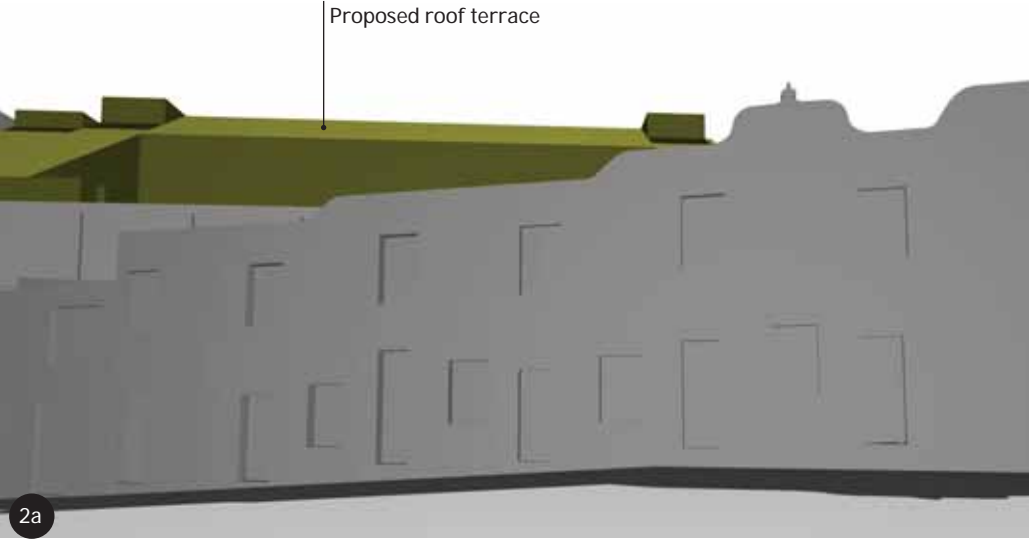
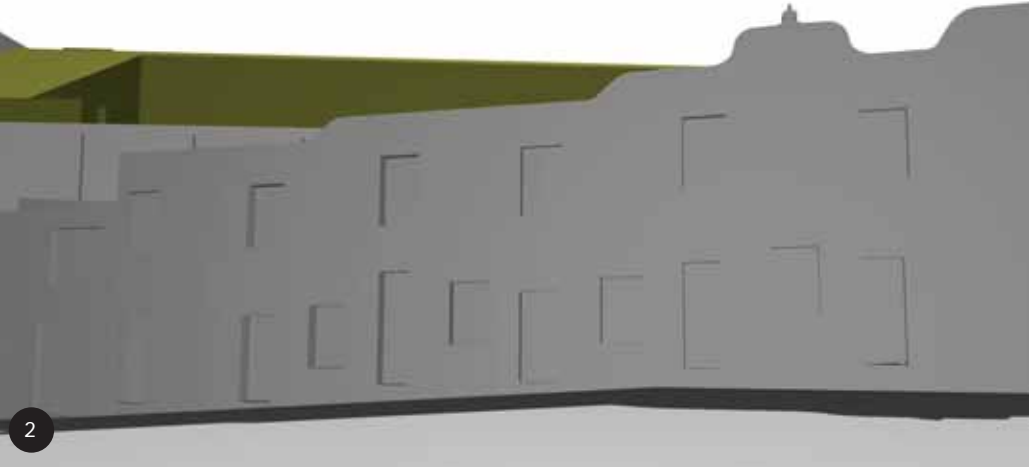
Impact of scale and height of proposal within the following:	OPTION 1	OPTION 1a
Context of Rose Terrace		
Context of Paddington Urban Heritage Conservation Area		
Neighbouring amenity		
Existing built form		

#### LEVELS OF IMPACT:

- Detracting
- Minimal
- Neutral
- Positive

3.02 View 6 - Rose Terrace 2

Proposed Massing Options 2 and 2a



Proposed roof terrace

2 Option 2  
2a Option 2a

Impact of scale and height of proposal within the following:	OPTION 2	OPTION 2a
Context of Rose Terrace		
Context of Paddington Urban Heritage Conservation Area		
Neighbouring amenity		
Existing built form		

LEVELS OF IMPACT:

Detracting

Minimal

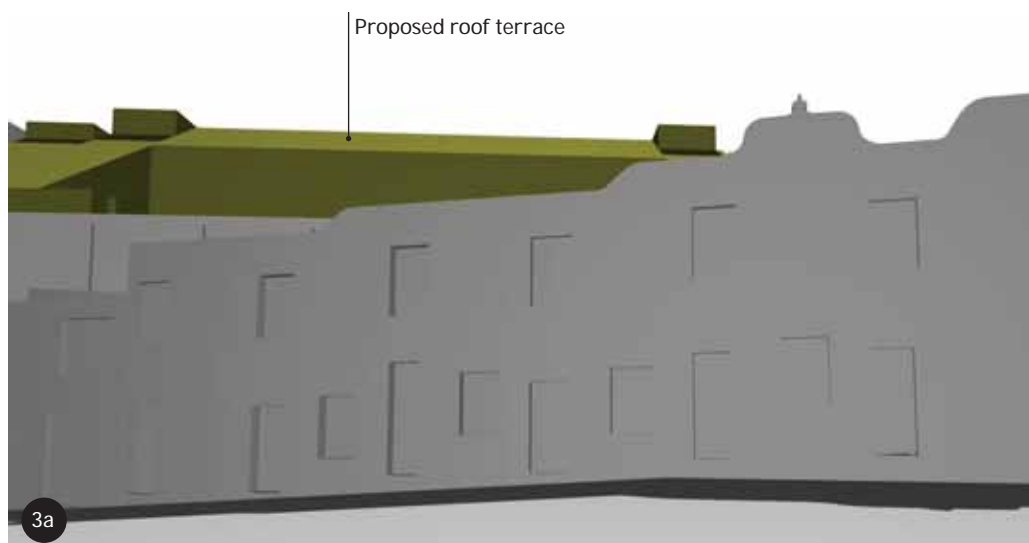
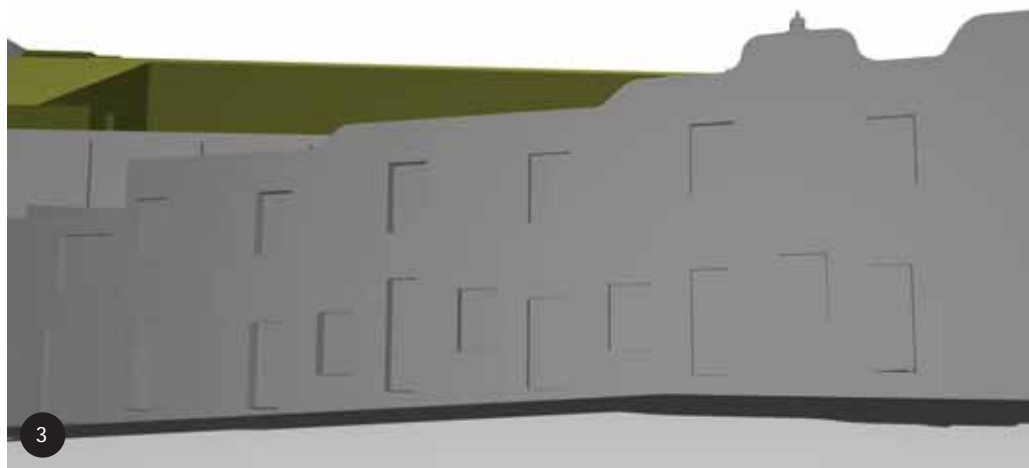
Neutral

Positive



## 3.02 View 6 - Rose Terrace 2

### Proposed Massing Options 3 and 3a



3 Option 3  
3a Option 3a

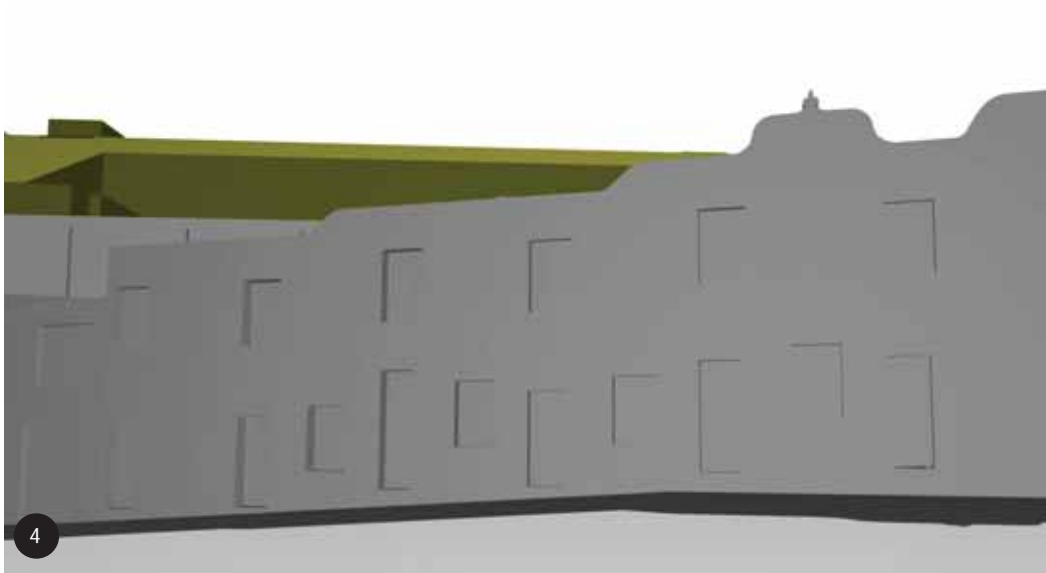
Impact of scale and height of proposal within the following:	OPTION 3	OPTION 3a
Context of Rose Terrace		
Context of Paddington Urban Heritage Conservation Area		
Neighbouring amenity		
Existing built form		

#### LEVELS OF IMPACT:

- Detracting
- Minimal
- Neutral
- Positive

3.02 View 6 - Rose Terrace 2

Proposed Massing Options 4



4 Option 4

Impact of scale and height of proposal within the following:	OPTION 4
Context of Rose Terrace	
Context of Paddington Urban Heritage Conservation Area	
Neighbouring amenity	
Existing built form	

LEVELS OF IMPACT:

Detracting

Minimal

Neutral

Positive

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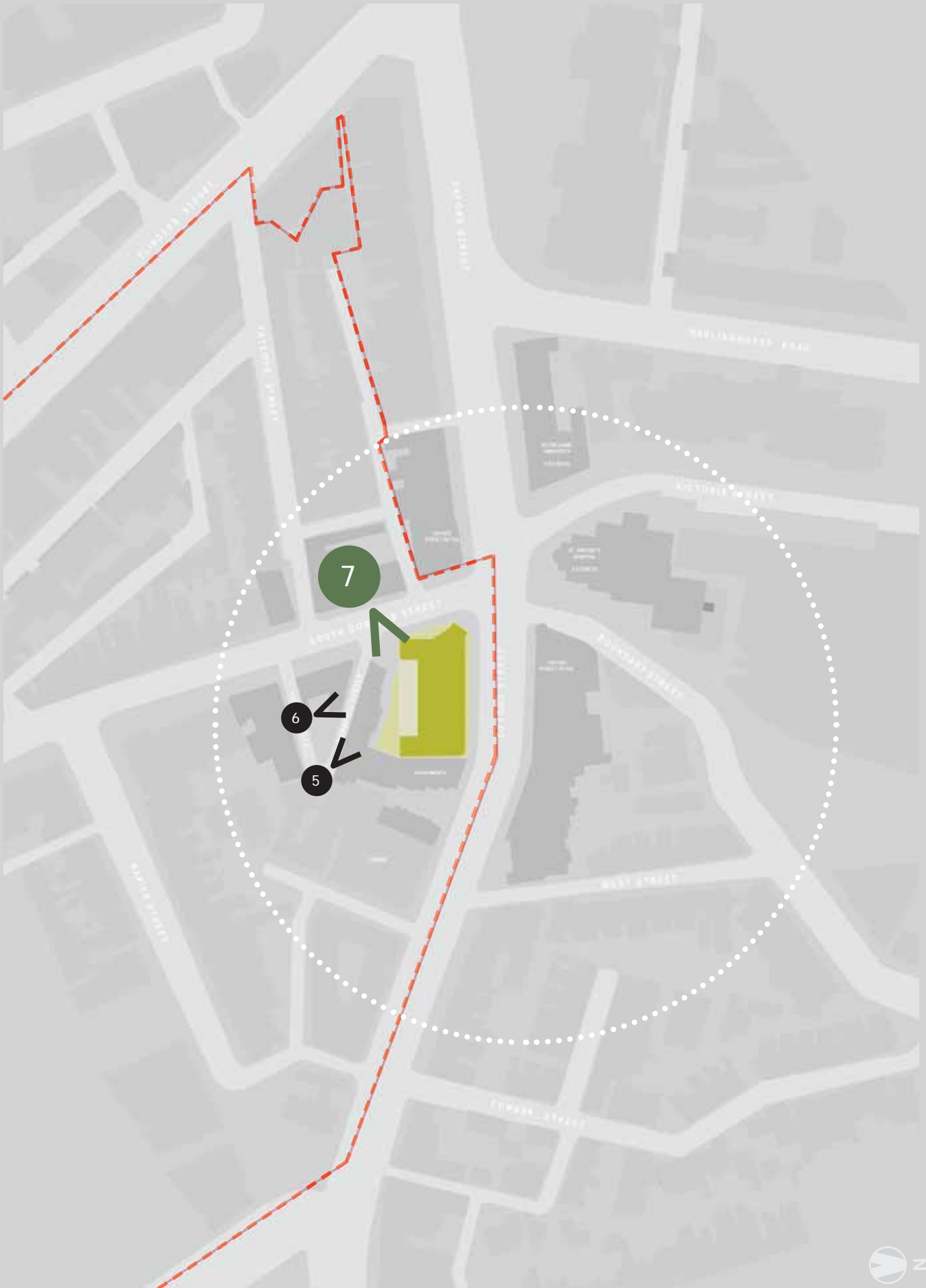
## 3 Immediate Residential Context

3.03

# View 7 South Dowling Street

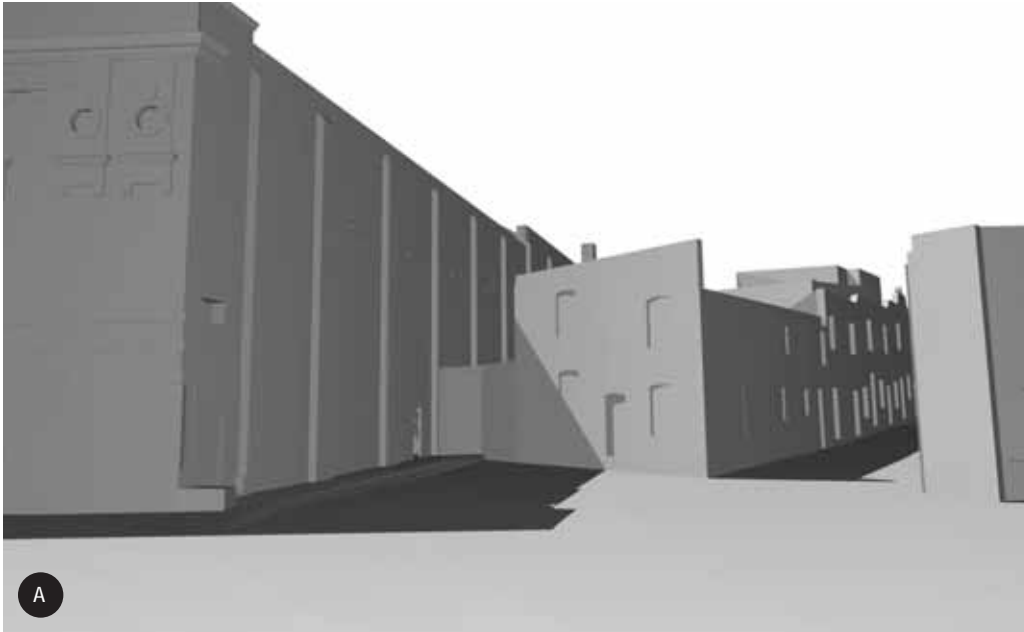
---

The following section looks at the height and scale impact of the 7 built form options from View 7.



## 3.02 View 7 - South Dowling Street

### Existing



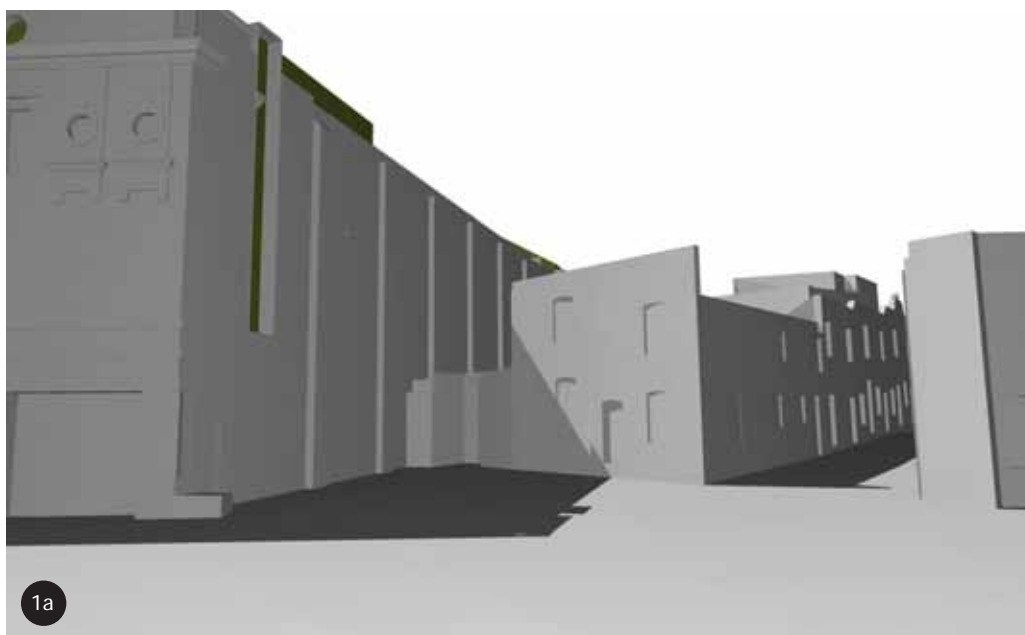
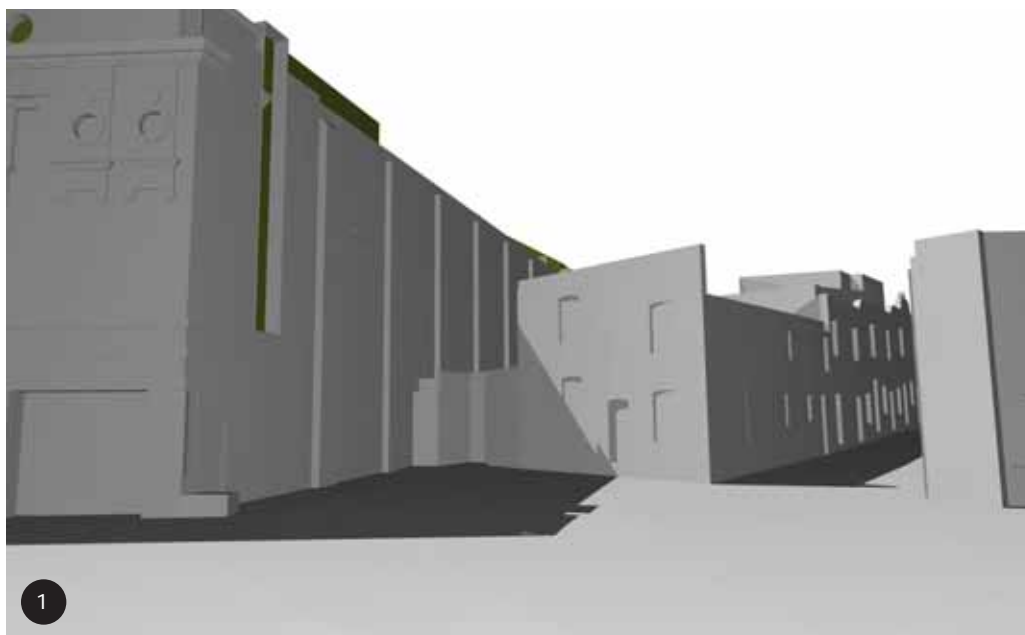
A Existing perspective view  
B Existing photo

Each option is measured against the following criteria for each view:

- impact of scale and height of proposal within context of the South Dowling Street
- impact of scale and height of proposal within context of Paddington Urban Heritage Conservation Area
- impact of the built form on neighbouring amenity
- impact of scale and height of proposal on existing built form as a contributory building

## 3.02 View 7 - South Dowling Street

### Proposed Massing Options 1 and 1a



1 Option 1  
1a Option 1a

Impact of scale and height of proposal within the following:	OPTION 1	OPTION 1a
Context of South Dowling Street		
Context of Paddington Urban Heritage Conservation Area		
Neighbouring amenity		
Existing built form		

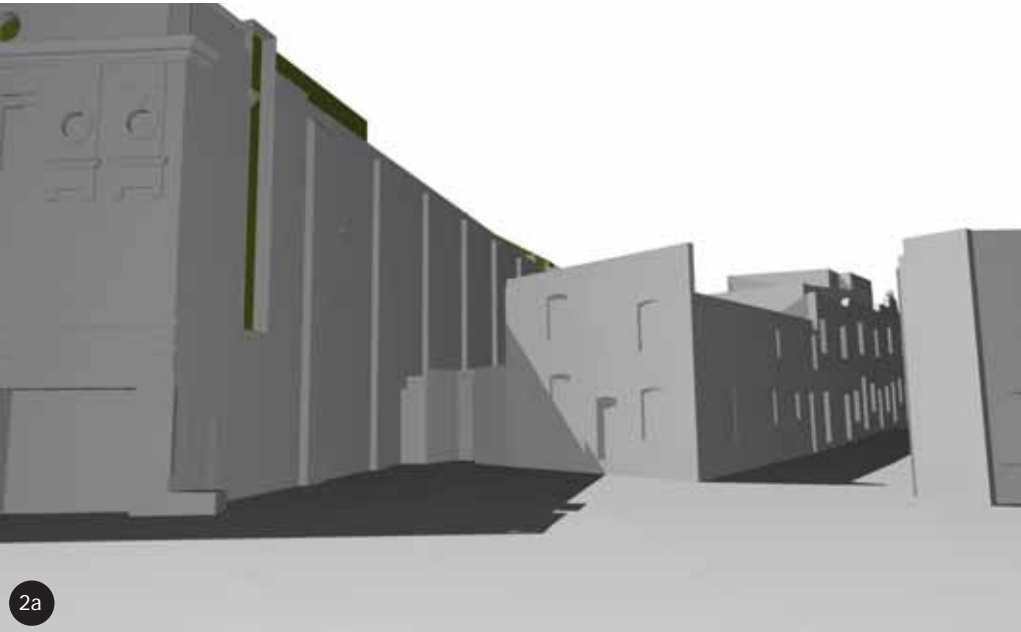
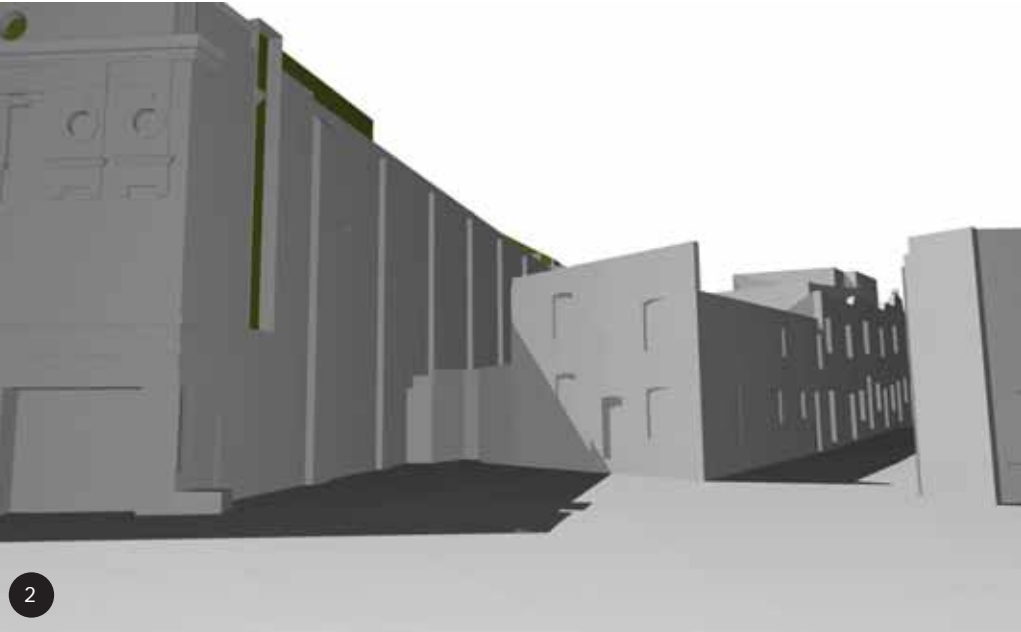
#### LEVELS OF IMPACT:

- Detracting
- Minimal
- Neutral
- Positive



3.02 View 7 - South Dowling Street

Proposed Massing Options 2 and 2a



2 Option 2

2a Option 2a

Impact of scale and height of proposal within the following:	OPTION 2	OPTION 2a
Context of South Dowling Street		
Context of Paddington Urban Heritage Conservation Area		
Neighbouring amenity		
Existing built form		

LEVELS OF IMPACT:

Detracting

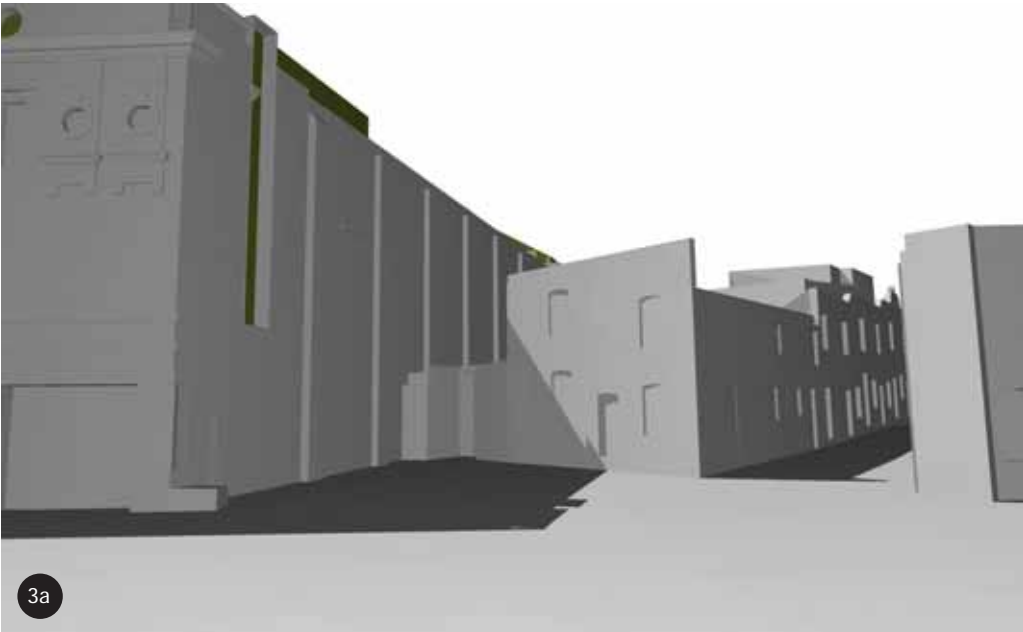
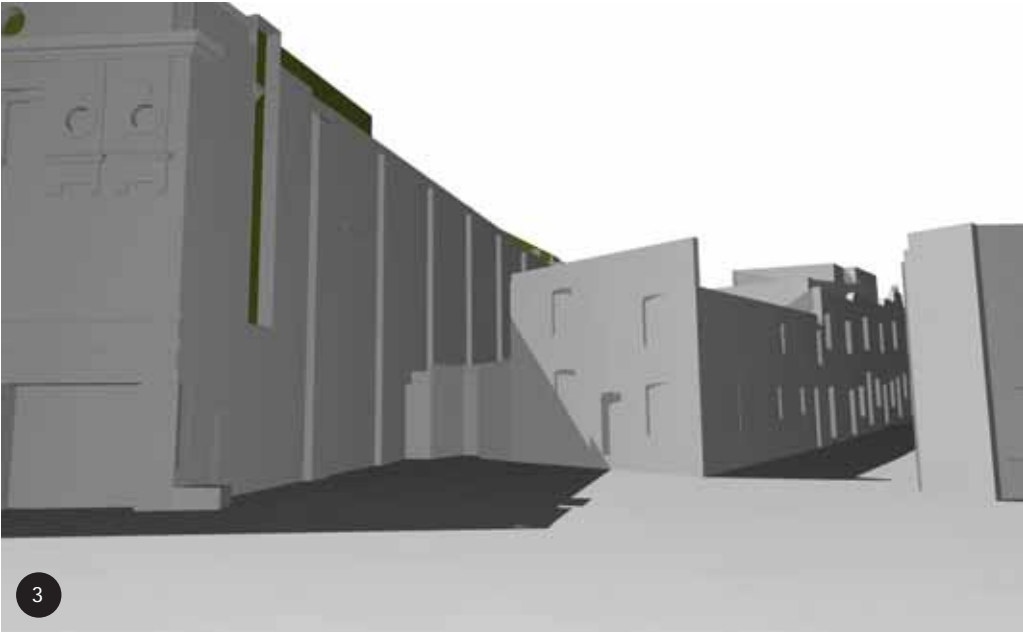
Minimal

Neutral

Positive

### 3.02 View 6 - South Dowling Street

#### Proposed Massing Options 3 and 3a



3 Option 3  
3a Option 3a

Impact of scale and height of proposal within the following:	OPTION 3	OPTION 3a
Context of South Dowling Street		
Context of Paddington Urban Heritage Conservation Area		
Neighbouring amenity		
Existing built form		

LEVELS OF IMPACT:

Detracting

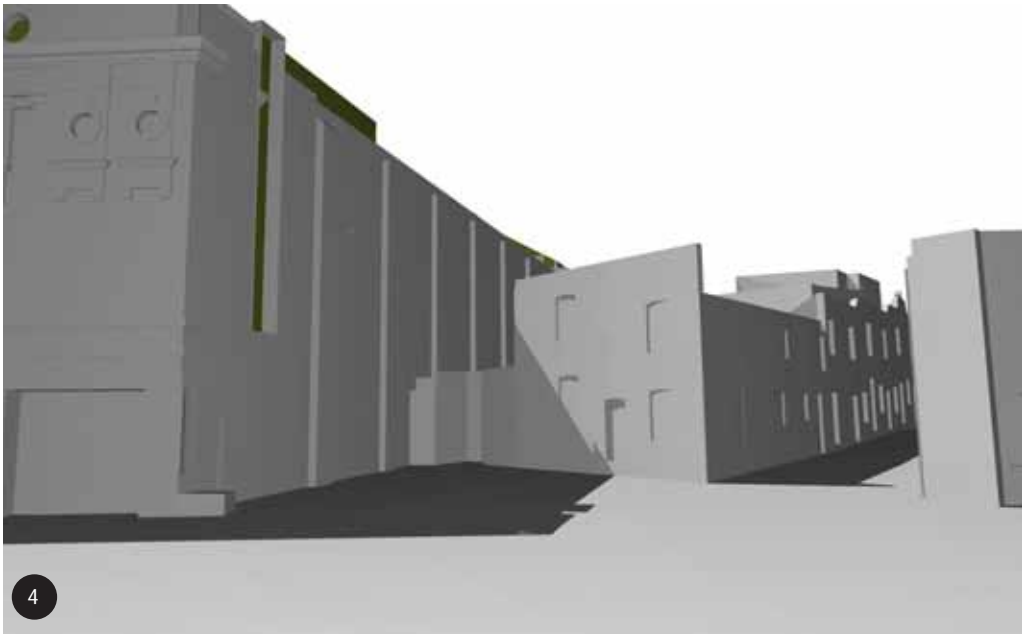
Minimal

Neutral

Positive

3.02 View 7 - South Dowling Street

Proposed Massing Options 4



4 Option 4

Impact of scale and height of proposal within the following:	OPTION 4
Context of South Dowling Street	
Context of Paddington Urban Heritage Conservation Area	
Neighbouring amenity	
Existing built form	

LEVELS OF IMPACT:

Detracting

Minimal

Neutral

Positive

C

# Conclusion

LEVELS OF IMPACT:

Detracting

Minimal

Neutral

Positive

	IMPACT OF SCALE AND HEIGHT OF PROPOSAL	GENERALLY FOR ALL OPTIONS
1	Context of the Oxford Street	retain existing facade within scale of adjacent streetscape / increase in scale and height responds to scale of University of Notre Dame medical school diagonally opposite site
2	Context of Paddington Urban Heritage Conservation Area	contribution to streetscape character through retaining existing facade/ proposed corner references existing building/no physical impact on properties in adjacent heritage conservation area / no obstruction of significant views to any portions of heritage conservation area or heritage items therein
3	Neighbouring amenity	terraces/hotel rooms to Oxford St facade/ activation retail Oxford street/ roof terrace to
4	Existing built form	proposal increases scale and height of existing building/ built form on Oxford Street steps back in various forms from original facade as height increases / proposed corner references existing building / proposed height does not exceed existing ridge line and parapet to South Dowling Street

	IMPACT OF SCALE AND HEIGHT OF PROPOSAL	OPTION 1 - Setback	OPTION 1a - Setback with roof terrace	OPTION 2 - Stepped back	OPTION 2a - Stepped back with roof terrace	OPTION 3 - Modified Roof plane	OPTION 3a - Modified Roof plane with roof terrace	OPTION 4 - Modified Roof plane with roof terrace
1	Oxford Street Context							
2	Paddington Urban Heritage Conservation Area							
3	Neighbouring Amenity							
4	Existing building							

---

The urban analysis show negligible impact on the broader context and further analysis of the impact on the immediate context show that the minimal increase in building bulk has a negligible visual impact on the immediate context as summarised in the following tables.

This is particularly the case in option 4. This option have been identified for further development.

Furthermore the analysis of the built form proposed shows the following urban outcomes:

#### **Context of Oxford Street**

- Responds well to its prominent corner location

#### **Context of Paddinton Urban Heritage Conservation Area**

- Is of an appropriate height, bulk and scale with respect to the existing buildings in the context surrounding the subject site

#### **Neighbouring Amenity**

- Does not result in any negative amenity or privacy impacts on neighbouring terraces

#### **Existing built form**

- Clearly delineates between new and heritage fabric, through form, setbacks and detailing