

NEWS BULLETIN

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December, 1999

PRESIDENT'S REPORT

The big plus for Paddington this year has been Woollahra Council's adoption of the Paddington Development Control Plan. Controls that embrace the whole of Woollahra have disadvantaged Paddington over the years by allowing for whole-sale rebuilding of terrace houses. The Paddington Society has been lobbying for controls, unique to Paddington, for at least the last decade and our Document, 'Towards a Development Control Plan for Paddington', was adopted in principle by Woollahra Council some years ago. During the last session of Council, a working party of Council planners, a historian, a landscape architect, conservation architects and Paddington Society representatives prepared a draft document which was publicly exhibited and then adopted in full by Council. It is now in place and affords a degree of environmental protection which Paddington has never had in the past.

The Paddington Society is participating in public and community reference group meetings as a result of a proposal to redevelop the White city site. We remain opposed to the rezoning of the site and if there is to be redevelopment, our view is that it should be within the existing zoning constraints. It is not yet known what the result of this activity will be as we understand that a DA has not yet been lodged and therefore Council has not considered the matter.

An application is in process for major redevelopment of the old Rose and Crown Hotel at the Oxford Street end of Glenmore Road. We are opposed to this development, as it will impose untenable conditions in an area that is already under stress. As members are aware, there is great pressure to expand hotel use by putting in new bars with poker machines and extending licensing hours, bringing increased traffic and noise, to the detriment of residents.

There is also an application in to South Sydney Council for a substantial residential development

at the rear of St John's Church in Oxford Street. This project faces Renny Lane, a small back lane absolutely unsuited to such a project. We will be making a submission on this matter. The proposed scheme is on view at the Paddington Library.

My best wishes to all of you for an enjoyable Christmas and New Year. I hope to catch up with many of you at our Christmas drinks on Sunday, 12th December.

*Penny Carle
President*

CHRISTMAS DRINKS

Please join us in the rear garden of Juniper Hall for the Paddington Society's Christmas gathering.

Date: Sunday, 12th December, 1999

Time: 5pm to 7pm. Donation \$5

THE ARCHIVES ARE MOVING!

The Paddington Society's archives are being moved to the Woollahra Library. The Library already has quite a large collection from the 1960s and 70s and is very keen to update its holdings. These holdings are part of a well-rounded collection of materials dealing with urban development, resident action and municipal administration for the local area. The Library has prepared a "Guide to the Archives of the Paddington Society" which has been added to the online catalogue. The new material will be added to this and the guide will also be sent to the State Library of NSW if possible. If anyone has any information which could be included, would they please contact The Paddington Society.

Lorine Marsh

NEWS FROM SOUTH PADDINGTON

Inevitably news from the southern side of Oxford Street is news about the development proposals for South Paddington. But as South Sydney Council decided against holding elections this year, instead looking at possible options for amalgamation with another Council, this is also something which is occupying our thoughts in North ward.

Developers on behalf of the Uniting Church have lodged a Development Application with South Sydney Council for St Johns Church and the old and new Manses, Paddington. An earlier DA for this was lodged in 1992. Council at this time facilitated meetings between local representatives - comprising an architect, town planner, and a representative from the Paddington Society and representatives from the Church. Councillor Margaret Deftereos has requested that Council arrange a similar meeting, or a public meeting. As yet there is nothing to report.

It seems that the Development Application is for retail fronting Oxford Street and a block of flats which will be built onto Renny Lane. Car parking will be one level underground for use by the retailers and further parking for residents. We understand there will be 5 levels above ground all leading onto Renny Lane.

Restaurant and retail are planned for the other buildings on Oxford Street, and it appears that all the servicing will be done from Renny Lane. This will certainly increase the activity on a small and fairly quiet lane.

The plans are on exhibition at two places, Paddington Library and South Sydney Council, which is now very conveniently placed at 280 Elizabeth Street, at the One Stop Shop at ground level. There is also a model of the proposed development on display at Elizabeth Street. The Town Planner for Council, Karl Lorenz, has indicated his willingness to answer questions - phone 9288 5000.

Amalgamation of Councils

Council elections were deferred in Randwick and Botany as well as South Sydney local government areas pending options for possible amalgamation. South Sydney Council and Randwick Council have employed, as a consultant, Mr John Woodward and he will take charge of the inquiry

into possible amalgamations. Botany is apparently employing their own consultant.

By means of advertisements, and what seemed to be poorly advertised information packs available in the local libraries, residents were encouraged to send in submissions expressing their views on the possible amalgamations. Discussion meetings have been arranged locally to focus on matters raised in these submissions.

One of these meetings took place on Monday 15th November at Paddington Town Hall. Mr Woodward began by stating his terms of reference and indicating that he would not be shifting in any direction, despite what residents had put in their submissions. There was a large and vociferous representation from East Sydney at the meeting, who have a very strong desire to return to the City of Sydney. This is not one of the options Mr Woodward was considering. The City of Sydney has only recently held an election, and besides it does not come under the Local Government Act. Therefore a special Act would have to go through parliament for any changes.

Mr Woodward has to complete a report on this matter by February, after which the three Councils will consider their options and decide how to proceed. If no agreement can be reached and the *status quo* remains, elections must be called quickly. Also in the case of no agreement between the councils, others suggestions for boundary changes could be made, but this will be between the Boundaries Commission and the NSW Government. What did emerge from the meeting was that South Sydney Council is by far the wealthiest, with Botany second and Randwick a poor third. It was suggested that Randwick was looking to improve its revenue base and therefore its services by asking for parts of South Sydney to provide this, ie Fox Studios, Cricket and Football Ground and Moore Park, and possibly Port Botany. South Paddington residential area seemed to be a poor third on its wish list, but the implications for us could be quite serious.

CAROLS BY CANDLELIGHT

Where: Victoria Barracks

When: Sunday, 5th December at 8pm

Gates will open from 6pm onwards.

ST VINCENTS CAMPUS RE-DEVELOPMENT

The re-development is proceeding more slowly than I think St. Vincent's envisaged. The approval for the underground car park from South Sydney Council took longer to achieve, but has been given. The excavation of the Aikenhead front lawn is to facilitate the construction of an underground car park for 275 cars.

The main difficulty throughout all of the time of the re-development will be the intense disruption to those who live at the back of the hospital in West Paddington. St Vincent's say that they will do all they can to minimise this, and hope to be able to exert strict control on the movement of the traffic within the development area.

There is still dissension amongst community members on the Community Consultative Committee about the sheer bulk of the building, and its undoubted negative impact on residents. This is a matter which can never be resolved to everyone's satisfaction.

One member of this committee has resigned leaving a vacancy for a community member. Advertisements have been placed in local papers, inviting interested people to contact Damien Gleeson at St Vincent's Hospital.

Anne Fraser

GLENMORE RD TAXI DEPOT

Residential units are being planned for the Glenmore Rd Taxi Depot site which will be vacated by Taxis Combined when they move their operation to Alexandria.

The site was originally Crown land but has been used for mixed industrial and residential use since 1906. The current building, built in 1949, was taken over by H.G. Sleight (Caltex) in the late 60s as a service depot for cabs, against considerable opposition from the Paddington Society, which warned against increase in traffic, noise and unsociable hours of operation.

While not listed as heritage, much of the existing structure will be retained. Particularly interesting are the waffle slab floors and their mushroom supports. The new development, which we support, will have 110 units with 82 parking bays, plus 10 for visitors.

Our main concern is for adequate off-street parking. Council believes that by reducing off-street parking in new developments, people will be encouraged to use public transport if accessible. Public transport use may well be increasing but most households also have a car, often two. We believe that at least one car space should be provided for each unit. Ideally, the number of car spaces should be tied to the number of bedrooms to relieve the pressure on surrounding streets.

Mary J de Merindol

WHITE CITY

ACE, the community group formed to monitor the development of the White City site is opposed to any rezoning of the site and to the preferred developer - Manboom's, current development proposal for 250 dwellings, a 25 story apartment tower and a four-level commercial property on the site.

Changes to surrounding streets are indicated in Manboom's plan and the traffic and noise generated from this sort of development would severely strain existing infrastructure. Most of the White City site is zoned Open Space and ACE wants this zoning and the recreational and leisure requirements of this zoning adhered to by the developers.

White City's cultural significance and its importance an Open Space resource so close to the city centre makes any development of the site highly significant to the whole of the Paddington area.

Along with the development on the Women's Hospital site, proposals for the Scottish Hospital site and proposals for the Glenmore Road Taxis site, Paddington is about to be swamped with a massive influx of residential development of the scale threatened in the bad old days of the 1970s. Action must be taken swiftly and resolutely now by Woollahra Council to preserve the Victorian character and livability of our area.

June Cummings

YOUR 1999 COMMITTEE

President: Penny Carle 9331 5365
Vice Presidents: Robyn Attuell 9361 3877
Loys Thompson 9360 4877

Secretary: Mary J de Merindol 9331 5777
Treasurer: Francis Walsh 9363 9572
Committee: Cedric Carle 9331 5365
Anne Fraser 9331 1445
Bill Garrett 9331 1903
Lorine Marsh 9331 6525
Bill Morrison 9331 1405
Susan Tooth 9363 3136
News Bulletin: Robyn Attuell and
Mary J de Merindol

CLEAN-UP AUSTRALIA - THANK YOU

A small but dedicated band of volunteers gathered, signed on, and were despatched, in the drizzle to some especially litter-filled spots. One small night-soil lane was so choked that our volunteers decided that they would leave the other half till next year.

And next year we shall be calling on all members, as residents, to identify for us any rubbish hot-spots so that we can direct volunteers where most needed. And calling on you too, to think about being a clean-up volunteer.

And if you are wondering, alas Paddo rubbish is no better than anyone else's, mainly food and drink wrappings, with a leavening of discarded furniture and palm fronds. By the way old paint cans can NOT be included. Ring the Council for special instructions if you have some.

A STRIKING TOWN HALL CLOCK?

As part of its work regarding the history of Paddington, the Society has had an ongoing interest in the Paddington Town Hall in Oxford St - and in particular the tower (or turret) clock. The tower was completed in 1905. It has a four-way crows nest, and four motion works of English manufacture. The four 6ft dials (engraved W. Auld 1905) may have been cast at a local foundry. The dial facing Oxford St, instead of 12 bar chapters, carries an inscription: EADWARDUS VII, commemorating the Coronation of King Edward VII.

Originally the clock was weight driven and wound twice a week. Modified in 1950, a master battery was installed, but it still required winding twice weekly. Extensive alterations in 1970 saw the clock motorised.

It is a great interest to the Society that the tower was originally designed to include a single bell of 10cwt to be struck on the hour. To mark the millennium, and as an interesting addition to Paddington life, the Society is liaising with South Sydney Council to have the bell installed. It is believed a suitable bell still exists in the old Showground.

Susan Tooth

DEMOLITION

We were shocked when we found out, after the event, that a terrace in Jersey Rd has been demolished. We are now requesting from Woollahra Council, that the Paddington Society be given access to all applications for demolitions in the area as a matter of course.

Robyn Attuell