

NEWS BULLETIN

Registered by Australia Post Publication No NBG 1470 • PO Box 99 PADDINGTON NSW 2021 • Tel: 9360 6159

November, 2003

FROM THE PRESIDENT

The Paddington Society supports a single local administration for Paddington.

Paddington is one of the world's most intact heritage suburbs and should be administered as a single place and not divided between Woollahra and South Sydney Councils.

With the issue of council boundaries being reviewed by the State Government the Society is of the view that it is important to have a position.

Paddington borders three Councils – Woollahra, South Sydney and the Sydney City Council with its new boundaries. While restoring the Paddington Council is probably not an option, a reunited Paddington could be part of any of the three bordering Councils.

All three have the advantages and disadvantages.

South Sydney is unlikely to stay as it is and could be amalgamated with Randwick and/or Botany. In this new form administration of a Victorian heritage suburb may not be of interest to it.

Sydney City is a wealthy council that has been well run in recent years but was a poorly managed operation in the not so distant past. It is coming to terms with its latest acquisitions and there is no assurance that the City's administration will continue its recent form.

The Society was very dissatisfied with the performance of Woollahra Council. Paddington councillors are only three of fifteen and generally Paddington being seen as a nuisance with needs different from the rest of the community. Over the years Paddington has been poorly treated, although recently the Society has achieved some grudging improvement – such as forcing Council to conduct a Public Hearing into the White City rezoning.

PADDINGTON SOCIETY CHRISTMAS PARTY 5pm, Sunday 7 December

**St George's Church Grounds,
Five Ways**

Drinks Cocktail Food Carols

**Ron Johnson's *History of the
Paddington Society* will be available.**

**Meet other residents and mark the
festive season together. There will be
plenty of seats to sit around and relax
in the pleasant grounds of the church**

Members \$10 Non-Members \$15 Pensioners \$5

Paddington needs a council that will provide an efficient and effective government that respects the unique heritage qualities of the suburb.

The Society's Strategic Plan seeks the appointment of a senior Place Manager for Paddington, a common set of heritage controls based on the Development Control Plan that applies on the Woollahra administered part, an independent hearing process for development applications and rezonings, and transparency in the source and application of funds. The council needs to address the serious concerns about the standard of maintenance of the roads, footpaths and drains.

The Society wants assurance that public works carried out in the suburb are cost effective. It also believes that council should pursue traffic policies that put residents' interests first.

The Society is distributing a questionnaire on this issue to all Paddington residents. We hope Society members particularly will respond to the questionnaire and attend the public meeting planned for November.

John Mant

WHITE CITY REZONING

Hearing Report Sends Council and Tennis NSW Back to the Drawing Board

The Woollahra Council is putting out that the Public Hearing into the White City rezoning supported the Council's position. It did no such thing.

Mr Walsh has produced a useful report that canvasses the issues well. (The Report can be downloaded from the Council's website.)

Mr Walsh found that there was *no compelling case* for the rezoning for the purposes of providing further residential development in Paddington.

He did say that there were several planning gains that, if they could be achieved, could support a limited rezoning. It is the Society's view, which is supported by Mr Walsh, that the planning gains so far achieved are not sufficient to warrant a rezoning of the Open Space land.

If any development was to be permitted on the White City land which is zoned open space it should be designed to comply with the general planning principles for the area and not merely to accommodate a *deal* entered into between the Council and Tennis NSW to gain a certain amount of floor area on the site. Mr Walsh recommended the reduction of one floor in the proposed building on New South Head Rd and a substantial redesign of some of the other proposed buildings.

The major (but not the only) issues Council now has to deal with are:

- How to ensure the continued viability of the White City Tennis Club and
- The redesign of the proposed buildings around the Centre Court to comply with the findings of a Conservation Management Plan and the ongoing tennis club presence on site.

So far the attitude of the Council to the ongoing viability of a Tennis Club on the site has been to say it is not a matter for Council to take into account. Mr Walsh has clearly disagreed with the Council on this. Contrary to the Council, he saw the continuation of a tennis recreation facility as a key public benefit to be obtained in return for any redevelopment.

To date Council has proceeded as it were merely processing a Development Application based on

FORTHCOMING EVENTS

1 December Public Meeting on Reunification of Paddington. 7.30 Paddington RSL Club, Oxford Street

7 December Society Christmas Party, 5.00pm St George's Church Hall, Five Ways

17 November Committee Meeting, Open to Members 6.30pm, Juniper Hall (Underwood St)

15 December Committee Meeting, Open to Members 6.30pm, Juniper Hall (Underwood St)

19 January Committee Meeting, Open to Members 6.30pm, Juniper Hall (Underwood St)

Mid-February Annual General Meeting

an existing zoning. But this is not a DA matter. It is a planning issue of major importance to the whole future of the Rushcutters Bay valley, where substantial planning gains are being considered in return for a substantial increase in the value of land owned by Tennis NSW.

Mr Walsh is clear when he says '*if these planning goals cannot be achieved then there is no particular planning driver to change the zoning from open space, as there is an established need for open space zoned land in the area.*' (P73)

The Future of the Tennis Club

The future of the White City Club is very much in the hands of Tennis NSW, which is the organization seeking this rezoning and which stands to make at least \$40 million out of a decision of Council in its favour.

Council must now obtain from Tennis NSW a plan and appropriate arrangements to provide the basis for the continued viability of the Club. This should include security of tenure and the grant of some of the money to be made out of the rezoning to help put the Club on a secure footing. Mr Walsh has given the Club now the opportunity to negotiate a secure future for itself.

A Design to Achieve Conservation of the Centre Court and Continued Tennis Activity

The proposed development overlooking the Centre Court is grossly incompatible with the protection of the Centre Court as a Heritage Item and the continued use of the Court. Mr Walsh has said that a comprehensive Conservation Management Plan is required and that the proposed development must be designed in accordance with its findings.

The Process from Here On

Council is presently considering how to respond

to a Report that by implication makes serious criticisms of the conduct of the rezoning to date.

If when the further work and analysis recommended by Mr Walsh (detailed in paragraphs A.1 - A.6 in the Recommendations on page 74), Council is still of a mind to pursue a rezoning, then there should be a further public exhibition of the work done and the amended draft LEP and DCP.

Clearly statutory documents that comply with the findings of the Hearing will be considerably different from those exhibited. The community is entitled to comment on the Conservation Management Plan and the proposals for the ensuring the viability of the Club.

John Mant

CROSS CITY TUNNEL

Additional Traffic Filtering Through Paddington to Get to or Avoid the Cross City Tunnel

The Tunnel will take E-W traffic under the City. The more traffic the tunnel can attract the more money the developer makes. Traffic coming from the Waverley/Randwick area will have difficulty getting to the Tunnel entrance. Ocean Street is at near capacity and anyway the RTA has promised it won't have any more traffic because of the Tunnel .

The main alternative is for traffic to filter through the streets of Paddington.

The Approval for the Tunnel had conditions to the effect that:

Within 6 months of the approval the Proponent shall in consultation with Council and the local community and other agencies commence the preparation of the Local Area Traffic Management (LATM) measures which shall include as a minimum unless otherwise agreed by the relevant council/s:

- *Traffic calming on Brown Street/Neild Avenue between Macdonald and Lawson Streets and*
- *Traffic calming on Glenmore Road between New South Head Road and Cascade Street.*

The objective of the LATM shall be to restrict through traffic and ensure that alternative routes for traffic wishing to avoid the toll are relatively unattractive.

Just when these LATM measures have to be in place is a bit confused. One condition requires

them to be in place before the tolls are collected, another condition seems to suggest that they only have to be in place 6 months after the opening of the Tunnel.

Traffic is to be monitored by the Proponent after opening of the Tunnel and if there is traffic intrusion 'reasonably beyond that predicted' additional measures have to be put in place.

The Society is playing an active part in the community consultation on this project. It is not easy to get information from the operator or the RTA but we will be pursuing a proper LATM study and close monitoring of the traffic movements.

There has been a suggestion that the RTA gets a bonus payment if traffic through the Tunnel exceeds expectations. If this is true then there would seem to be a conflict of interest, as the RTA has to approve any schemes that reduce filter traffic through the Paddington.

John Mant

FIVEWAYS REVAMP

The Paddington Society has been assisting Woollahra Council, through the Paddington Traffic Working Party, develop concepts for the upgrading of Fiveways.

The objective has been to improve the pedestrian quality, accessibility and ambience of Fiveways whilst maintaining, but not encouraging, vehicular movements.

A major part of this strategy is the introduction of pedestrian crossings to provide direct and easy movement for pedestrians.

A number of options have been considered including a reduced scale roundabout, a four way intersection, a four way intersection with right-turn bays, and a traffic light controlled intersection. Preference is currently being given to a four way intersection incorporating pedestrian crossings at Glenmore, Goodhope and Heely/Broughton Streets. This option provides maximum scope for widening of footpaths and the development of outdoor dining and landscape areas.

It is anticipated that Woollahra Council will exhibit proposals shortly to obtain community and shopkeeper comments.

Bill Morrison

RHW PUBLIC PARK & DOGS

The newly created public park on the RHW site on Glenmore Road has user conflict even before its completion. Dogs are running free in this small park with locals, professional dog walkers and others driving to the park for their dogs' daily exercise. Unfortunately the level of this activity tends to force other people out. After all this is a small and precious community park.

The Society's position has always been that the primary purpose of the public park is for the people of Paddington. We are concerned about small children and dogs and about providing for dogs but not for children.

One of the recommendations that resulted from extensive community consultation and workshops in 1997 during the early stages of this development was that the public park be a dog-free area.

COMMITTEE

Having trialled bimonthly meetings since March this year, the Committee has decided to revert to monthly meetings. Committee Members found that bimonthly meetings were less effective. Decision-making by email was often time-consuming rather than time-saving, and the accumulation over two months of issues that required discussion rather than email decision made the bimonthly meeting agendas too big.

The invitation to Society Members to attend meetings is reaffirmed. Meetings are on the third Monday of the month, at the Committee's rooms at Juniper Hall at 6.30pm.

Since the last Bulletin, Stephen Sasse has moved out of the suburb and resigned as Treasurer and also as the Society's representative on the Community Liaison Group (CLG) for the Cross City Tunnel. Francis Walsh has taken over as Treasurer, and our representative on the CLG is now Nina Mistilis, who prefers to do this work without joining the Committee.

Stephen Sasse's departure left the Committee with three vacancies. Under the Society's rules, between Annual General Meetings the Committee may appoint members to fill vacancies. Two new members have been appointed, Adrian Boss and Robert Hosking. The members and contact details of the Committee are listed below. Please contact any member if you have issues to discuss.

- **John Mant** (President)
Ph: 9328 2139 jmant@ozemail.com.au
- **Robyn Attuell** (Vice President)
Ph: 9361 3877 robyn@unitednotions.com.au
- **Bill Morrison** (Vice President)
Ph: 9331 1405h executives@cmpi.net
- **Mary J de Merindol** (Secretary)
Ph: 9331 7312 maryjustine@hotmail.com
- **Adrian Boss**
Ph: 9363 9131 a.boss@bigpond.com
- **Stephen FitzGerald**
Ph: 9362 4619 stevefitzgerald@ozemail.com.au
- **Leonie Furber**
Ph: 9380 8327 lfurber@ozemail.com.au
- **Robert Hosking**
Ph: 9331 7754
Robert.Hosking@commerce.nsw.gov.au
- **Susan Lenehan**
Ph: 9331 6224 susanl@bigpond.net.au
- **Judith Ludowyke**
Ph: 9362 0659 jludowyke@swalker.com.au
- **Jeannie Lyall**
Ph: 9360 6317 jeannielyall@ozemail.com.au
- **John Richardson**
Ph: 9360 2548
John.Richardson@sydney.cox.com.au
- **Francis Walsh**
Ph: 9363 9572 FRANCIS133@bigpond.com

REUNIFICATION OF PADDINGTON
Public Meeting
7.30pm Monday 1st December
Paddington RSL Club, Oxford Street