

THE PADDINGTON SOCIETY • YOUR RESIDENTS' ASSOCIATION

NEWS BULLETIN

PO Box 99 PADDINGTON NSW 2021 Phone 9360 6159 September 2007

<http://www.paddingtonsociety.org.au> email: heritage@paddingtonsociety.org.au

If you receive this Bulletin electronically, would you consider printing copies for friends or neighbours who might be encouraged to become members? The membership subscription form is printed below.

Welcome to new members

There is a slow but steady flow of new members through the year. We are attempting to list in this bulletin, the names of those who have joined or rejoined recently. Do you have a friend to invite into the Society?

History Week 2007

We are putting in some photos for this edition for those who did not call into our *old kitchen* at Juniper Hall for coffee on the day of our history strolls. You missed a treat.



Thanks to Josephine and Adrienne Revai, Rob and Vicki Joyner, Peter and Mary J de Merindol, Bill Fraser, Kathy Urban, Francis Walsh, Krystyna Lucjak and Robyn Attuell for loaning their treasures, putting up the display, helping on the morning and guiding our walks. Members robbed their houses and went through their

attics to create a mid 19th century ambience. All sorts of things that may be “below stairs” in service for the family of the house. Pots for cooking, pot for the bed chamber, fine old china as well as the utilitarian crockery – baskets of herbs, bowl of fresh brown eggs, old books of reference for the ladies, toys and picture books. In *the scullery laundry* we had washboard, tub and copper beautiful babies’ dresses, long white 18th century ladies’ petticoats and an elegant long white lady’s dress. Well you had to be there to see it. On the more serious side we had the history of Juniper Hall in photos and drawings set out on boards around the walls and the Paddington Society and its causes set around the big ariel photo of the Paddington when landmarks like the old Boxing Stadium and the sports ground still existed. It was last year’s exhibition plus.

We were not so fortunate in getting photos of the Big Picnic, but we were very fortunate in the weather on the day and the happy group of picnickers who came along on Sunday 23rd. The committee is determined to build on to the extensive work Michael Wilson invested establishing contacts for this inaugural picnic. A debriefing meeting was held on the Monday night to assess Sunday’s event and to plan and promote The Big Paddo Picnic [new name] for History Week 2008. A debrief followed on the Monday night, a budget was set and overall planning outlined to develop a big event for next year. Application has been made to the City of Sydney for a Community Grant. Considering what Michael achieved in three months preparation, with 12 months planning and a sponsorship, it truly will be a Big picnic next September. Special thanks to Michael and to Adrian Boss for the bike rides. (see Michael’s report)

September 2007 President’s Report [John Mant]

Only a short report this time. Other Committee members have covered some important developments.

Adrian Boss has reported on the planning work for South Paddington. We feel that there is a great deal of wasted work here. The solution is simple and we have been urging it since day one of the new combined City Council – a single development control document for South Paddington along the lines of the DCP for the Woollahra side.

Unfortunately, despite talk about a City of Villages, the concept of each village having its own set of planning controls seems not to be finding favour. We will keep pushing for this solution, nonetheless.

Talking about planning for places, Adrian’s submission on the Eastern Suburbs Plan put out by the Department of Planning demonstrates how silly is the Minister’s insistence on a standard zoning system.

At the urging of the Property Council, the Government is insisting that every council has the same set of controls. Planning at the local level will essentially consist of colouring in a land use-zoning map with one or other of the standard colours, which represent one or other of the standard zones. The wording of the standard zones cannot be altered.

This system, which is a simplified version of the simplistic zoning system introduced in the 1950s and which led to all those culturally rich suburbs built since then, where happily residential is carefully separated from retail, and retail is separated from commercial and blue collar employment areas are further separated, has been heavily influenced by the development managers of enterprises such as McDonalds and project home builders.

To these makers of standard urban products, discretionary judgements by councils are a pain. In the last few years councils increasingly have been trying to draft controls to achieve particular urban design outcomes for their different places. Contextual controls for places.

To defeat this, the McDonald’s of the world have pushed for, and achieved, standard zones and standard controls. In certain zones they will be able to build their standard products with their standard car parks, regardless of context or local community objectives. Hopefully each place should come to look exactly like every other place. (If you go to Perth you can see the results of this in what must be the world’s most boring city.)

When it comes to the Centre Zones, under the new standard zones, the world is to be divided into six types of centres – neighbourhood centre, local centre, commercial core, mixed use, enterprise corridor and business park.

So what is Oxford Street Paddington? Neighbourhood and Local Centres are ‘*to serve the needs of people who*

live and work in the surrounding neighbourhood', or 'local area'. With Oxford Street featuring in most international tour guides for Sydney and having amongst the highest retail rents in Australia, clearly it is not one of these. But maybe it's a Mixed Use Zone which would permit Boarding houses; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel accommodation; Information and education facilities; Multi dwelling housing; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Retail premises; Seniors housing, or an Enterprise Corridor which has been designed to achieve a cleaned up Parramatta Road.

I often wondered why it was under the 1950s zoning plan only two blocks of Oxford Street were zoned Neighbour Shops, with the rest of the street being declared 'non-conforming uses'. I now realise it was because the 1950s planning system had no way of coping with a place like Oxford Street.

The new standard zoning system puts us right back in the 1950s. This is why the Department's Plan for the Eastern Suburbs just ignores Oxford Street – the new planning system cannot cope with such a place so it doesn't exist. Poor Sydney. Condemned to the sterility of standard use zoning where urban design is determined by the statutory instruments that must be used.

*John Mant
President*

Community Garden for Paddington

Woollahra Council is underway with a proposal for a community garden at Trumper Park as part of their Draft Management Plan. The Draft Plan will be put to Council soon and then be on public exhibition.

The Society supports this initiative and hopes you will provide positive feedback when the plan is exhibited. If you are interested Rob and Vicki Joyner can provide more information on 9363 5692.

Rob Joyner

WMC Floodplain Risk Management Committee

At the meeting held on 9 May 2007 a summary of the current flood studies and an updated program for the financial year 2006/2007 was presented to the committee for information.

Council received grant funds of \$30,000 under the 2006/07 Program for Rose Bay Flood Study from the Department of Natural Resources to commence the study. These funds are in addition to the grant offers made available for Rushcutters Bay Flood Study (\$10,000) and Double Bay Flood Study (\$10,000) under the 2006/07 Program.

Council has submitted grant applications to the NSW State Government for Rushcutters Bay, Double Bay and Rose Bay catchments for 2007/08 to progress with the floodplain risk management studies for these catchments. I indicated that I had been advised that the recent (April 07) rainfall events affected a number of properties in Paddington areas. Staff agreed to follow up with the member the residents that were affected by these events. *It would be useful in future if any inundation was noted, recorded and immediately reported by residents to Council or to the Committee member representing the Paddington Society as there is still a paucity of such data.*

At the meeting held on 8 August 2007 there was a Progress Report for the Rushcutters Bay Flood Study and Floodplain Management Study:

- The Rushcutters Bay Catchment Flood Study (costing @\$87K) has been completed and adopted by Council.
- Rushcutters Bay Floodplain Management Study consultants brief is almost complete; quotations will be invited in August/ September.
- Note – a draft copy can be obtained from the Paddington Society
- Additional specific issues to be included are:
- Trumper Park management plan
- Specific flood and /or drainage mitigation options for areas of Cecil Street & Lane & Hampton St/ George, Elizabeth and Underwood streets/ Paddington, Cascade & Hargrave St/ Walker Ave & Glenmore Rd/ Neild Avenue & Brown St/
- Redevelopment of certain areas adjacent to Neild Avenue within Sydney City LGA and White City.

- The next meeting the tender will be finalised.
- Rose Bay Catchment Flood Study & Floodplain Risk Management Study is 45% complete.
- The Draft Report of the Double Bay Catchment Flood has since been received.

The next meeting will be on Wednesday held 7 November so that the tender can be finalised.

Note: there are some reports from residents regarding flash flooding, apparently due to leaves in gutters or other non cleaning of streets. Unfortunately flash flooding is not included in the brief of the Floodplain Management Committee. Therefore it is best if residents contact WMC directly with their observations & concerns which would also enable their monitoring the WMC response (Pamela Mina, Waste Projects Coordinator, ph WMC 93917966; E Pamela.Mina@woollahra.nsw.gov.au.) I will bring any to the attention of the FM Committee at the next meeting also if advised.

Nina Mistilis

Paddington, Centennial Park and Moore Park, Urban Design Study

The City of Sydney Council (CoS) is undertaking this study. A 'Feedback Session' was held on Thursday 20 September 2007, at the Chauvel Cinema.

Lynne Hancock, Associate Director Urban Design, HBO +EMTB, gave a good overview of the work undertaken for the CoS and the direction it is heading. It is pleasing to hear and see that the work is thorough and basically sound. Floor Space Ratio (FSR)* and Height control maps, showing the existing controls and situations and early draft proposed controls, were on display.

The presentation slides and maps, which all sounds dull, is actually informative and may be viewed on:
<http://www.cityofsydney.nsw.gov.au/Development/CityPlan/SiteSpecificPlanning/Paddington.asp>

Lynne outlined that the FSR and height controls have been carefully correlated to the variety of sites and buildings in the area, taking into account existing buildings, heritage and streetscape (and more). Both sides of Oxford Street have also been studied.

The Society sees that work as very good and valuable. The special attention to the area's heritage variety and different architectural periods, is also most welcome.

Lynne pointed out the intention is to retain the diversity of dwelling types and styles, with the study proposals recognising that controls must differ for certain parcels of land to properly govern future additions and alterations. For example, the rules would differ as between a two storey terrace and a single storey terrace site, otherwise none of the smaller dwellings would remain long into the future and result in streetscape character loss.

It is recognised that a building's relationship to streets and lanes and spaces between them, is very important and that a minimum area for soft-landscaping will generally be required although that may not be possible on many very small parcels of land. Hopefully traffic problems, parking and excavation issues will also be addressed, particularly for Oxford Street - Paddington's 'High Street', village centre.

The Society's main concern is to see good controls under one plan put in place for south Paddington, like Woollahra Council's Paddington plan. This is to stop inappropriate building forms happening, that adversely affect Paddington's amenity and degrade heritage values: indeed we seek controls that will guide development that will produce improvements everyone may enjoy, instead.

The Society's submitted a position paper to the CoS council before this event, calling for a single document of controls and that these controls include illustrative material helping to understand the implications of the controls. A supplementary submission has been sent raising what are seen as possible omissions under current plans and proposal and emphasising that illustrations are more helpful than more words.

Adrian Boss

Note: FSR means: the amount of building volume allowed relative to the site area of the land, as a ratio - e.g. 1 : 1 would yield 100sq metres of usable building on a 100sq metre parcel of land.

Sydney's Metropolitan Strategy - draft East Subregion (ES) plan

A draft of the ES plan was on exhibition during August-September to which the Society responded with a detailed submission. This plan applies to all of Sydney's Eastern Suburbs and proposed actions that are to implement the Metro Strategy's policy objectives for the future development of Sydney to 2030. See the Department of Planning Sydney Metropolitan Strategy web site: <http://www.metrostrategy.nsw.gov.au/dev/>

The Society set out clearly the special character and urban roles of Paddington, and of course, emphasised Paddington's present high residential amenity, its heritage significance for the Nation and the importance of this for us all and visitors, including tourists. The role of Oxford Street as a specialised centre and market place, its importance to residents and for businesses that rely on visiting shoppers, was also covered. Issues of concern were raised that should be addressed in ES plan.

The Society's position is that specific planning actions are required under the ES, not currently recognised in the draft plan by the Department. They are:

- Ideally having a special 'High Street' zoning under the future plan for Paddington's Oxford Street, with a single document of controls that clearly and simply establishes the development controls that apply to every land parcel in Paddington
- That properly reconciles future additional housing targets with proposed environmental sustainability and cultural heritage actions that fully recognise and safeguard the amenity and heritage conservation status of Paddington
- For a comprehensive transport, traffic and urban design based study to be undertaken for Oxford Street that fully addresses the Society's identified concerns, tourism related needs and that satisfies a range of desirable ES policies. That should result in actions intended to improve services and facilities for pedestrians, cyclists and public transport, and for a more sustainable future in this part of Sydney.

As the ES planning boundary is along Oxford Street, the above planning actions must also be considered in the finalisation of the yet to be exhibited, draft Sydney City Subregional Strategic plan.

Adrian Boss

Parking meters South Dowling Street

The Paddington Darlinghurst resident group has asked that the Council negotiates with the RTA to provide the following controls over parking on both sides of South Dowling Street.

- Metered parking between the hours of 8am to 10pm.- 7 days per week.
- Maximum 2 hours paid parking
- Residents with permits for LATM 15 be exempted

In support of this request we report our experiences since the Clearways were removed late in 2006. Most parking spaces are occupied by commuters and other long term parkers. Stolen or unwanted cars have been dumped and gone unreported for months- recently instances of 3 such abandoned cars were reported to the RTA.

Our residential area is also being put under increasing pressure for parking spaces due to: Implementation of Special Event Clearways on surrounding streets, ie Oxford and Flinders St; Increase in evening class numbers at the College of Fine Arts; Increase in major sporting events at SFS- ie A League football (soccer); Impending completion of the University of Notre Dame (corner Oxford & Victoria St); Proposed new Fashion college at 2 Short St Surry Hills with 500 students; Sale of Taxi Club carpark site in Flinders Street.

The benefits of introducing metered parking are: Stop long term parking; Restore local resident's ability to park in these areas; Provides opportunities for visitor parking; Provides parking for customers of local businesses; violations are easily enforceable.

Will Mongrovius

Secondhand Saturday 6 October

8.30am-1.30pm - WMC Paddington Clean up Zone 2; See back page for more details. The Society will have an information table at Five ways distributing maps listing participating households 8.30am-1.15pm. We welcome volunteers to help in distributing this information – please contact Nina Mistilis 9363 5685.

Nina Mistilis

The Inaugural Big Picnic

Centennial Park was bathed in glorious spring sunshine for the inaugural Paddington Big Picnic on the last Sunday of History Week. The committee arrived around noon and set up their trestle table and banner under the trees on Grand Drive. They blew up balloons - it was a birthday party after all - they spread rugs and laid out the register.

The picnic was open to all-comers. The Prime Minister said recently that Australia is made up of about two hundred different nationalities or cultures. One must not overlook the traditional owners, whose resentment over European settlement and culture is not always considered compensation for the loss of their land and way of life. Nor indeed dog walkers who have come to accept Federation Valley as their own. It was thought advisable to allow plenty of space to avoid any repetition of what happened over one hundred and six years before.

On this very site at the Swearing-in ceremony of the first Governor-General on January 1st, 1901 Dr David Gill told a select audience at the University of Sydney recently of an incident: - “An unholy row ...erupted between the Anglican archbishop of Sydney and his Roman Catholic counterpart over which of them should have precedence in the official procession. After much huffing and puffing the [Anglican] archbishop won. Cardinal Moran withdrew from the proceedings altogether. Not to be out done leaders of the Wesleyan, Methodist and Presbyterian churches decided to boycott things as well.”

Picnickers began to arrive about twelve-thirty and registered their names. Amongst countries of origin there were Australians formerly from France, Ireland, Switzerland, Uruguay to mention just a few. To distinguish Big picnickers from the hundred of others visitors to the park they had some red ribbon pinned to them. Along with hampers people brought rugs, folding chairs and positioned themselves around the Valley in view of Alex Tzannes's rotunda.

The Paddington Society is looking forward to hosting the Big Picnic again in History Week 2008 and look forward to a culturally diverse gathering with music, dance and games celebrating our common humanity.

Michael Wilson

A Periodic Peek at Paddington's Past (4) by Ron Johnson Gordon's Windmill

An 1850's map records the existence of Gordon's Windmill and that of another in what is now Centennial Park (at the north west corner near Lang Road). The foundations of the mill, once a Paddington landmark and still working as late as the 1870's, are extant on the premises of 7 and 8 Stewart Place, off Gordon Street. A cottage in Gordon Street was part of the complex as was a weatherboard shed, which once existed in the grounds of Paddington School. Charles Gordon's mill “was a wooden post mill, revolving on a stone base with the owner's house and miller's cottage” adjacent. Gordon Street commemorates its existence. It is interesting to note that a condition of most of the early grants was that a road 1 chain wide was to be reserved by the government. Often the owners of the land would make the road themselves and give it the family name. Luckily this has preserved the names of many pioneers for posterity and given us a window into the past which makes our neighbourhood more interesting and substantial.

Charles Gordon had experienced a chequered career before his Paddington windmill gave him a place in recorded history. He was born in London in 1791 and after dreadful voyage out to NSW, landed in Sydney in 1804, aged 13. His father a shoemaker, finding that larger shoemakers were combining to force smaller operators out of business (sounds familiar), applied to emigrate to NSW and was granted permission. Governor King granted 100 acres to his father and Charles was brought up on the farm at Richmond. His mother died in 1806, his sister Mary Ann in 1813, his brother William in 1814, and his sister Alice in 1833. The farm was leased out in 1828, and Charles lived with his father in Double Bay. Thomas died in 1851.

Charles was married to Maria, aged 14, daughter of a soldier in the NSW Corps and a convict, Mary Stevens. The Reverend Samuel Marsden took the newly married pair to New Zealand on his brig Active in the

employment of the Church Missionary Society's. Charles' job was to teach agriculture to the Maori's at Rangihoua Bay. This would not only civilise them, but also remove the temptation to eat white men when food was scarce!! A long story follows but the upshot was a very bad report from Marsden on Charles who was described as "very pious but timid ...who might return home in apprehension of danger". Since European settlers were supplying Maori's with grog and gunpowder to survive, the thought was reasonable!! Charles also fell out with the new commissioner in New Zealand, the Rev. Butler who gave Charles humiliating jobs" filling the dung cart". Charles shot through back to NSW. His wife died within a few weeks of returning.

He bought a land in upper Pitt Street, near Bathurst Street, and built a horse driven power mill where he also lived, later acquiring three convicts. He asked for a grant of land of 50acres, but was given one acre in Paddington, which was not allocated until 1834. The grant came after constant pressure on officialdom. The horse mill was not financial, and he had to suspend teaching duties to work up country. His reputation was not good with the authorities.

Fortunes recovered. The Pitt Street mill was leased out and he is recorded as living at" Maudesville" in Paddington. He later bought two blocks of land at Double Bay, the first government land sale here. On one block he built a home, on the other lived the Guilfoyle family, known for its botanical gardens. The Gordon and Guilfoyle families were friends. Charles died in 1868.

PADDINGTON SOCIETY COMMITTEE 2007

President: John Mant

Vice Presidents: Bill Morrison, Nina Mistilis

Treasurer & Communication Secretary: Francis Walsh

Secretary: Leone Morrison

Members: Robyn Attuell; Adrian Boss; Bill Fraser; Linda Gosling; Krystyna Luczak; Will

Mrongovius; John Richardson; Graham Stewart; Michael Wilson.

General Contact: Francis Ph: 9363 9572, Fax 9363 9572 or Leone 0409 361 378

Email us on heritage@paddingtonsociety.org.au

If you are not already a member, would you like to join the Society? Committee meetings are open and are held at 6pm on the 3rd Monday of the Month at the Society Rooms, rear of Juniper hall.

SUBSCRIPTION FORM

Please mail to the Secretary, P O Box 99, Paddington, 2021 or fax Credit Card Details to 9363 9572.

Enquiries: Francis Walsh 9363 9572

Name:

Address:

Telephone: Email:

New Member [] or Renewal []

Annual Subscription: \$40 Family \$30 Single \$15 Concession

3 Year Subscription: \$120 Family \$90 Single \$45 Concession

Payment by: Cheque Credit Card Total Amount: \$

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Welcome to new members and old members who have rejoined. . . .

Jan Farrell, Jessie Bowie-Wilson, Andrew Dinnie, Isle and Alex Ilieff, Penny and Miles Little, Catrina Lake, Anne & Roger Wragby, Bill & Julie Goold, David & Jennifer Turner, Geoff Blamey, Jim Hennessey, Steven Rogers, Pam Dunlop, Jonathan & Michelle Hamberger, Trish Knapp, Lynton Vines, Brenda Bristow, Michael Waterhouse, Jillian Jones, Michele Massie, Michael Newman.

If we have missed a membership please accept our apologies and contact Leone on (02) 9361 0864 so as we can correct our list or send you some information.

Paddington Society Dates for the Diary

Enquiries for all events: Francis Ph: 9363 9572, Fax 9363 9572 or Leone 0409 361 378
Email us on heritage@paddingtonsociety.org.au
Keep in touch with Paddington activities through the website: <http://www.paddingtonsociety.org.au>

Saturday 6 October

Secondhand Saturday WMC Zone 2 Paddington

(Please note due to popular demand, the event will be held on Saturday, not Sunday)

Zone 2 includes the following Paddington streets: Arthur, Broughton St (odd), Caledonia, Cambridge St and Lane, Cascade, Cecil St and Lane, Duxford, Elizabeth St and Lane, Forbes, Glebe, Glenmore Rd, Gurner, Hampton, Hargrave St and Lane, Harris, Hopetoun, Jersey (even numbers), McGarvie, McLaughlin Place, Norfolk, Paddington Street and Lane, Queen Rd (actually Zone 1), Suffolk, Sutherland St and Avenue, Taylor, Tivoli, Underwood (even numbers), Wentworth St and Lane, Windsor St and Lane)

Anything not sold and the resident does not wish to keep is put out for the free Council clean-up collection on Sunday evening for Monday 8 October.

Participants are invited to a free BBQ lunch at 130pm at verge Windsor /Elizabeth Streets house; sales list & map will be available on the day at Five Ways.

Sunday 2 December 2006, 4 – 6 pm

The Paddington Society Christmas Party

Juniper Hall

Rear entrance from Underwood Street

Drinks and light refreshments will be served

Members \$10, Non Members \$15

Annual General Meeting

February 2008 6.30pm date and venue tba (possibly Chauvel Theatre with a film to follow)

