

THE PADDINGTON PAPER

PEOPLE PASSIONATE FOR PADDINGTON

PAPER

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Before



After

A true bad sad story

Before: The Paddington Society took this image as an example of one of the most intact row of original rear rooflines in Paddington for our reference library. In 2009 a DA was submitted to Council.

After: A private certifier allows radical changes to the approved DA and the entire rear of terrace is demolished with no resemblance to the original approval: situation is currently in review by Council's compliance team.

Over the Palisade

☞ The new commercial development on the corner of Oxford Street and Shadforth Street presents an improved gateway into Paddington featuring the contemporary use of sandstone and a bright well lit shopfront.

☞ The Commonwealth Department of Defence appears to be planning to build an Asia Pacific Centre for Military Law over a stormwater detention basin on land along Moore Park Road. Tenders have been called for the design and construction of an 1100m² facility estimated at \$7m and built by July 2011. Residents are concerned about heritage impact and loss of open space.

☞ After 25 years Joseph Levobic is leaving his Paddington Street gallery for a larger space to house his wide range of Australian and international works on paper – we wish him well in Kensington.

☞ New pedestrian traffic lights installed on New South Head Road at Rushcutters Bay are not yet operational. We are waiting for the RTA to complete the job so we can have safe access to the Harbour.

Why I live here



Graham Bond
Satarist / aka
Aunty Jack

I really live in Paddington because

the property prices here are much more affordable than Watson's Bay, where I resided for fifteen wonderful years. But I make do, some days if I squint my eyes up really tight, I can almost imagine that the Royal Hospital for Women's Park is Camp Cove beach and all the little dog turds under foot, are merely bluebottles washed up on a king tide. On any Saturday, there are more puppies in that park than you'd find at the RSPCA kennels on the day after Christmas.

Current Issues

The Scottish Hospital

A call to arms.

The Paddington Society understands that the Presbyterian Church is again examining options for the redevelopment of this extraordinarily important historical house and gardens in Paddington. Whilst supporting some form of rejuvenation of the place The Society fought a long battle to try and save the heritage significant trees and gardens in the late 1990s. Against our objection Council approved a development including some 25 self care apartments for those over 55 facing Dillon Reserve, a large car park basement in the gardens and buildings across the site disconnecting the historic 'Terraces' from the lower garden.

We understand that the owners are now examining a large increase in the number of self care apartments in taller buildings, up to perhaps 6 floors on the site. Paddington already has a density of some 38 dwellings per hectare, double the average density of 19 in the Woollahra LGA.

The Society is concerned that any proposal respects the heritage significance of the house, its terraces, its gardens and its internal views. Green views down the appropriately named Glenview and Glen Streets should be retained and the magnificent large trees on the site retained. Buildings should be low rise to respect the surrounding terraced house environment and to respect the small scale of Dillon Reserve. The site is one of the last large green places left in Paddington.

Council should prepare a site specific DCP based on an approved conservation plan for The Scottish Hospital.

COFA Compromise

A compromise has been reached between residents and COFA regarding access to the site for new building works. This will result in the majority of truck traffic entering or leaving the site via Greens Road without traversing residential streets.

Despite this being a requirement of the 2006 Development Control Plan for the precinct, and a Condition of Approval of the Development Application approved by the City Council and NSW Government in 2008, UNSW submitted in February 2010, a Construction Traffic Management Plan (CTMP) that directed all truck traffic through residential streets. This CTMP was overwhelmingly opposed by local residents who argued strongly with COFA, and took their concerns to the Lord Mayor, Clover Moore.

It is now a requirement that trucks enter the site from Greens Road via the Napier Street road closure at Oxford Street. This will require the relocation of some landscape which is to be reinstated on completion, and the temporary loss of four parking spaces on Napier Street.



"This is an example of what can be achieved if the community is united," declared Will Mrongovius, one of the resident organisers for *Truck off COFA*.

194 Glenmore Road

The saga of pedestrian access from Cooper Street to Glenmore Road at 194 Glenmore Road dwindled to a rather unhappy conclusion when Woollahra Council agreed to pay the owner of the land \$100,000 to have licence over the right-of-way for maintenance (which Council has always done), that gates be installed at either end and the gates be closed as early as 8.00pm and opened as late as 8am. This seems like a win/win for the owner, whom The Wentworth Courier reports as being

now resident in London. Not only has he received a nice windfall for his unsocial and ungracious attitudes but he has achieved a closure to the disadvantage of the community – a lose/lose for us.

As we all well know, this passageway has been in daily operation for over 100 years. Allegations by the owner that the laneway has been abused by use for unsocial purposes have been strongly refuted by regular users of the lane who indicated at a public meeting at Council that no such incidents had ever been observed.

Without doubt we, the community have been let down by a single, selfish, venal owner who has purchased a vital piece of local history without being prepared to take on the responsibility that comes with it.

On The Streets

More speed humps for Paddington

The 40kph scheme has to be self-enforcing so the RTA has recommended speed humps along the bus route of Hargrave and Macdonald Streets as vehicles are still exceeding the speed limit. Sydney Buses favour the recycled rubber type which are also more suitable in a heritage conservation area. The two existing pedestrian crossings will be raised as a further deterrent. There will be no loss of parking and nearby residents will be notified.

Foot traffic

The Mayor of London, Boris Johnson, has taken the initiative to declutter and simplify intersections such as Oxford Circus to make them more pedestrian friendly. This involves removing barrier railings and providing for direct pedestrian movements. Good on you Boris. New York has introduced a pedestrianisation program for Times Square involving the closure of parts of 42nd Street.

Traffic afoot

Thirty years after parents successfully lobbied for a pedestrian crossing outside Peter Pan, the child-care centre in Union Street, the crossing has been removed to facilitate easier drop-off of children by car - rather short sighted we suspect.

Heavy rains bring havoc

There was serious flooding around Trumper Park residential locality on 12 February during the 'deluge'. Water levels reached 90 cm in Cecil Lane with thousands of dollars damage to property and vehicles.

Flood management for Paddington is following the formal process set out by State government in order to develop and implement a flood plan and secure some government funds. The draft Rushcutters Bay Flood Risk Management Plan is nearing completion and implementation decisions will be made in consultation with the community.

The Paddington Society AGM - November 12, 2009

The 44th Annual General Meeting of The Paddington Society was held at Paddington Town Hall, followed by refreshments in the foyer of the Chauvel Theatre. Attended by over 80 members and guests including Councillor Andrew Petrie, Mayor of Woollahra, and Councillors Cavanagh and Jarnason, the meeting received reports from Society President, Robyn Attuell and Treasurer Francis Walsh. Robyn spoke of the numerous achievements of the past 12 months and of the issues prevailing. The committee for 2010 was accepted and a vote of thanks given to retiring committee members Leone Morrison (Secretary) and Adrian Boss who have both worked tirelessly for the Society, for the community, and for the future of Paddington. New Committee members and were welcomed.

The meeting was privileged to have as guest speaker Keith Cottier, former resident and committee member, and distinguished architect. Keith addressed the meeting with recollections from his early days in Paddington and the formation of The Paddington Society as Australia's first resident action group.

President's Report (edited)

The major issues and challenges we faced in the past year were development projects, communications innovations, and our series of community events.

Paddington, straddling two Council areas-Woollahra and City of Sydney, almost doubles our workload in maintaining our heritage integrity and neighbourhood amenity for our vital and changing community.

Development Applications or DAs

Some of the non-complying DAs we object to may seem trivial or minor but it is the detail that's important in our heritage conservation area, and, if not checked, we see the slow erosion of our heritage fabric - a glass door replacing the traditional wooden door, tubular steel replacing original iron lace on a balcony, an original shopfront replaced with glass from ground to roofline... That is why we are so vigilant.

Our small team of architects reviewed over 200 development applications. There are a couple of stand-outs, neither not trivial nor minor:

Cascade Street: The proposed re-development of the smash repair site in Cascade Street, originally the old quarry, incorporated a two storey-podium on Royston Lane housing a smash repair shop and car-parking above, above which

sat five massive three storey apartments facing Cascade Street. This exceeded the allowable floor space and height by a factor of two and was refused by Council with the support of our Ward Councillors.

Update: a new DA was submitted for five two-storey loft apartments replacing the workshop on Royston Lane and the same five but slightly higher three-storey apartments facing Cascade Street, still excessive; this development application was finally approved with the support of one of our Ward Councillors.

White City: At White City another oversized development proposal submitted by John Alexander/Poplar Holdings was refused by Council in May. In the meantime there has been activity in the courts - White City Tennis Club was successful in its appeal against John Alexander/Poplar Holdings for the land to be transferred back to them, it's now going to the High Court; as well, Walker Corp the backer, has lodged a caveat on the land title which has to be removed before the title could be transferred to White City. And all we want is a development that complies with Council's development plan!

Update: called over to 29th March 2010 in the High Court.

Glenmore Road Passageway: The status of potential closure of the much-used Pedestrian Passageway connecting Five Ways to Cooper Street is drawing to

Did You Know?

Paddington's Secession from Woollahra

A little over 150 years ago residents living in the expanding residential area to the east of the city centre were increasingly agitated at the lack of street maintenance. Developers left the streets undrained, unlevelled and inaccessible to wheeled vehicles. The Sydney City Council, newly incorporated in 1842, lacked the resources to maintain all the new subdivisions opening in its region. Finally in 1859 a group of 172 persons signed a petition to secede from the Sydney City Council and form their own municipality of Paddington.

Their petition was granted, and Paddington began as an independent municipality in 1860 with wide responsibilities delegated by

State Government, including the provision and maintenance of urban infrastructure such as roads, bridges, public lighting, footpaths, water supply, public baths, drains and sewers. Services included garbage and night soil removal.

The majority of the Victorian terrace houses that we see today were built during the following thirty years, with a population of 2,800 residents living in 535 dwelling houses in 1862 growing to 18,000 people living in 3,800 houses by 1890. Clearly all was proceeding during those decades with Victorian optimism and vigour, and it culminated in the opening of the Paddington Town Hall in 1891. This grandiose pile of late Victorian Italianate architecture on Oxford Street marked the apogee of Paddington's early prosperity. The first half of the twentieth century saw Paddington

a conclusion. Council has negotiated with the owner, has had the land valued, is purchasing the easement and will continue its maintenance and allow restricted pedestrian use – it will be gated at night - a condition imposed by the adjoining owner No 194.

Update: A DA has been submitted to Council (3.3.10) for erection of gates limiting public access to between 7am/8am and 8pm/9pm depending on the day – most unsatisfactory especially for the local residents. If legally we must have gates, we will put our case for extended hours.

St John's Development: St John's development on Oxford St is at a standstill languishing in a pool of water; the developers have successfully battled in the licensing court for extended operating hours and increased patronage.

Update: It is now under administration and a receiver appointed; our concern is the derelict state and preservation of the heritage buildings which we followed up with Council.

Windsor Estate: The application to convert a Paddington icon the Windsor Castle Hotel to a single residence is currently with Council. We objected to the extensive excavation and loss of original fabric eg the awning. Less local noise, but in all a tragedy for Paddington.

Update: Decision imminent.

The Paddington Bowling Club: The Paddington Bowling Club has a new 50 year commercial lease. The club wanted to incorporate the roadway into the lease; it is our access to Trumper Park, tennis courts, community garden, shops and trains, and, it is Crown Land. We met with Mayor Petrie and through Clover Moore arranged a rather large delegation of 9 to the Minister for Lands Tony Kelly and Director General Warwick Watkins. We were satisfied with the result – the road is now a public road!

Electricity Substations: We are not happy with Energy Australia's installation of

two large sub-stations 2.7m x 1.5m x 1.6m, in Paddington and Harris Streets –degrading our environment and in the name of upgrading. We have met with EA and Council staff to try and come to a better solution than plonking these huge metal boxes in our narrow streets and footpaths with little consideration for our heritage streetscape or pedestrian access. We have drawn up an urban design landscape concept plan for Paddington Street and will consult with residents to find a more suitable site before submissions close on November 20th.

Update: The Harris Street substation is to be located in a less offensive site opposite Council's depot in Quarry Street; we have been informed that our alternate sites for the Paddington Street substation are unsuitable and it's to go in the original EA spot, in front of No 19 - and we still trying to minimise its impact. We also found a less visible site for an additional substation on the corner of Ormond and Oxford Streets, this is still being negotiated.

City of Sydney: For South Paddington we have presented two major submissions to City of Sydney this year – a detailed long-term model for the City's *Pedestrian, Cycling & Traffic Calming Plan* - over 26 pages of recommendations along with diagrams and maps – this is how Adrian Boss and Bill Morrison spent their Easter break, but it's heartening many of our recommendations are now being incorporated.

The other on-going issue is the *City-Wide Local Environment Plan and Development Control Plan* which we believe didn't go far enough to protect South Paddington's heritage and amenity values. We met with Lord Mayor Clover Moore, Councillors and senior staff to clearly express our views as well as with the Glebe Society who shared similar concerns. The draft LEP & DCP is yet to go on exhibition for public comment.

We are very happy with Woollahra Council's Paddington DCP as long as the controls are enforced or adhered to.

Community Representation

We have representation on various bodies in both local government areas:

- CoFA Advisory Committee
- Woollahra Council:
 - Paddington Traffic Working Party
 - Tree Management Working Party
 - Paddington DCP Working Party
 - Rushcutters Bay Floodplain Committee
 - Community Garden at Trumper Park

We have met with members of the CCC of Centennial Park, Ward Councillors, the Mayor and senior staff of Woollahra Council.

We actively participate in our State Member Clover Moore's community meetings. We do a lot!

Our printed Bulletin has been revamped with a new banner, now called the Paddington Paper, a smart new design, and packed with a range of current information on our special suburb. So proud were we of the result, we printed over 6,000 copies and hand delivered one to every dwelling, another big effort by our volunteers.

Social Events – we do have some fun too.

Maintaining the tradition, our *Annual Dinner* was held at Victoria Barracks with the very engaging media doyenne Ita Buttrose our guest speaker; a silent auction – with a wide selection of generously donated prizes netted us a cool \$3,000.

The two *Second Hand Sundays* – (garage sales), gained momentum this year with more participants and activity. We work with Woollahra Council distributing leaflets to all households and are there on the day.

On *Clean-up Australia Day* we coordinated the registration and distribution of rubbish bags and gloves from Glenmore Road School for Paddington.

A group of us peddled our way from Centennial to McKell Park, a very pleasant *President's Report continued on back page >>*

slide gradually into destitution. Eventually in 1948 a once proud but now bankrupt Paddington Council was absorbed into the City of Sydney.

A 1952 Planning Scheme that proposed a slum clearance demolition of the Victorian era buildings was prevented by the post-war arrival of Greek, Italian and Maltese migrants who moved in, purchased and renovated the housing stock. Basic maintenance and individual ownership of properties increased Paddington property values making forced acquisition by government too expensive, and so headed off the slum clearance proposal.

In 1968 Paddington was split between two municipalities, Woollahra and South Sydney, with the boundary running down the centre of Oxford Street. More recently South Paddington has moved from South

Sydney Council to the City of Sydney. Today the advantages of belonging to a prosperous municipality can be seen in the well-maintained streets and footpaths south of Oxford Street. The contrast with the North Paddington thoroughfares is unmistakable.

To recap, 150 years ago the early residents of Paddington seceded from the City of Sydney due to lack of civic services. At the same time they rejected the idea of joining with Darling Point and Double Bay citing lack of compatibility with both the physical and social makeup of those suburbs. Today that same incompatibility bedevils the relationship of Paddington with its governing council. The other suburbs of the Woollahra municipality, where most of our councillors live, have little to do with the particular character and needs of Paddington.

Despite the excellence of the Woollahra

Municipal Council's (WMC) Heritage DCP for Paddington, which was prepared with assistance from The Paddington Society, the limited resources of the WMC are too stretched to properly maintain and care for an entire heritage area, quite different in character to the rest of the municipality.

Perhaps it is time to reunite the two halves of Paddington under one municipal authority with the resources to properly plan and control development as well as provide the same high level of municipal maintenance services the original Paddington Council was charged with providing 150 years ago.

Acknowledgements.

- Historical material for this article was drawn from:
- Max Kelly, *Paddock Full of Houses*, Doak Press, Sydney 1978
 - Andrew Starr & Janet Morice, *Paddington Stories*, Andrew Starr & Associates, Sydney 2000.

President's Report cont'

and not too strenuous bike ride, conviviality and a freshly prepared picnic lunch.

In March we welcomed the official opening of the much awarded *Paddington Reservoir Gardens*. This gives Paddington a wonderful new public space and completes our civic heart with the Town Hall, Post Office, Juniper Hall and the Imperial Hotel which is being restored.

A happy group attended a Pub Night at the *Local Tap House* in South Dowling Street. In May we gathered for an art exhibition at the *Sara Roney Gallery* who very generously donated \$500 to the Society.

During History Week we had a good roll-up for our guided *Heritage Walks* of Paddington starting as usual in our kitchen at Juniper Hall with tea and scones. And we were blessed with glorious weather for our *Big Paddo Picnic* and *Fact Hunt* held in Centennial Park.

Last month we hosted over 50 National Trust members who enjoyed our *Heritage and Architectural Walks*. Appreciation was shown by a donation of \$150.

Our last gathering for the year was our *Christmas Party* on Sunday 6th December at 5pm in the back garden at Juniper Hall.

Finally I wish to thank the entire committee for its willing support and commitment during the past year. We have extraordinary talent on our committee, leaders in their professions, strategic thinkers, detailed organisers – their time given voluntarily because we believe in developing Paddington into an even better place to live.

by Robyn Attuell, President



JOIN US 6pm Tuesday May 4th for a convivial evening at Christopher & Anna Thorpe's **Tribal Art & Artifacts Gallery** for an informative talk, wine and savouries.

The gallery specialises in high quality antique tribal art from New Guinea, Solomon Islands, Vanuatu, Fiji, Polynesia and Micronesia, as well as Australian Aboriginal ethnographic art and contemporary Aboriginal paintings. RSVP see details opposite.

The Paddington Paper is the official newsletter of The Paddington Society to provide news and informed comment on local issues.

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Living Heritage

How Green Can You Get?

The Paddington dweller, has impeccable green credentials simply on the basis of urban form, especially by comparison to most space consuming suburbs either in the eastern suburbs or out west. Think about it.



- The average Paddington house occupies a site area ranging from say 100 to 200m² as against a typical suburban plot of say 500m². This means more persons per hectare and more economic use of land.
- The average Paddington resident parks in the street saving space and sharing this resource - the public road.
- With a frontage of say 6m (many smaller) each house only requires say 60m² of road reserve (including footpath kerbside parking and moving lane). Compare this to an average suburban block with say 20m frontage -200m².
- Households in Paddington are not dependent on private vehicle transport and help to support Sydney Bus' most used services (380/389/333) and most profitable routes.
- Residents in Paddington frequently and increasingly walk to shops, restaurants and pubs, sports activities and schools.
- The average terrace has good thermal qualities with shared walls providing good insulation.
- The terrace has excellent cross-ventilation and reduces the need for airconditioning.
- With minimal roof insulation thermal properties can be further enhanced
- Small gardens mean less water usage.
- With some exceptions Paddington dwellers use the nearby beaches rather than private pools.
- Less frontage and less road space means a far lower cost per household for supply authorities to provide services.

All in all, Paddington is a classic model for sustainability and one which should be further utilised in new areas. So when thinking about what you can do to reduce your carbon footprint, give yourself a pat-on-the back for already making a major contribution.

Community Garden Update

The Paddington Community Garden at Trumper Park is a growing concern at last!

After attending workshops on organic gardening and composting, the 50 members worked hard to create a thriving garden. Using railway sleepers to form 34 raised plots, which were then planted with vegetables and herbs using the "no-dig" method, they are already harvesting a variety of salad vegetables, rockmelons and a bumper crop of basil.

For-to-date information on the garden: www.paddingtoncommunitygarden.org.au



Events

- Sunday 21st March: **Second Hand Sunday** Garage Sales - Woollahra Council's Zone 1
- Sunday 28th March 11am: **Neighbour Day** Morning Tea, St Georges Church, Fiveways. www.neighbourday.org
- Sunday 18th April, 11am: **Led Bike Ride** Centennial Park to McKell Park & picnic \$5. Meet at Centennial Park Oxford St gates. Bookings necessary.
- Tuesday 20th April, 10am: **Lucy Osborne-Nightingale Museum Visit**, Sydney Hospital, \$6 – National Trust Heritage Festival . Meet at the Museum.
- Tuesday 4th May 6pm: **Gallery Evening** at Thorpe's Tribal Art & Artifacts gallery cnr Cascade and Paddington Streets; members \$10, concession \$7.50 and non-members \$12.50; RSVP

Bookings: **9360 6159 or 0409 361 378**;
e: heritage@paddingtonsociety.org.au;
www.paddingtonsociety.org.au

The Paddington Society 2010 Committee

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HELP! We need more passionate people working for Paddington. Join today - visit our website.