

NEWS BULLETIN

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IN OUR BACKYARDS

When the Paddington Society was formed in the 1960's there seemed to be a strong appreciation among its members of the unique style of living provided by terrace houses amongst other pluses, such as proximity to the city and the beaches or harbour. The location of Paddington is still a strong factor in people's decision to live here but the actual building they purchase does not appear to satisfy their needs.

There are many examples of buildings changing hands every five to ten years and being gutted and re-decorated each time. I think that Paddington is resilient enough to withstand this pattern, provided that the envelope of the building is not altered too much. Besides no one wants to return to outside lavatories and dirt floors.

Most people seem to be aware of the importance of the facade of terraces and their wrought-iron balconies but if a development alters the line of the rear of a terrace compared to the rest of the a row and this occurs again and again, the appearance and eventually the feel of Paddington will be altered.

Do any residents have similar feelings or is this just an example of the natural dynamics of change in any environment?

John Fraser

Update - Woollahra Council has just released proposed new guidelines, a Development Control Plan (DCP) to ensure the preservation of the unique character of Paddington. It covers the area bounded by Oxford Street, Jersey Road, Ocean Street, New South Head Road, Boundary Road and Neild Avenue. Much of what is advocated, is, in principle, what the Paddington Society has been promoting since its inception.

Firstly, the preservation, where possible of our terrace houses; the restriction of re-building to the original envelope, both front and back; new

dwellings to be sensitive to the scale and dimensions of their neighbours.

The question of the disappearance of 'breezeways', and the prevention of backyards being completely concreted over is also being tackled (remember those flash floods?), together with the promised 'enhancement' of the pedestrian network, and the preservation of existing views.

The draft DCP will be on display for public comment at Woollahra Council Chambers and at Paddington Library from Friday, November 6th. Members are encouraged to take a look at it and let Council know their responses.

And the next interesting question will be: what of the developers who take a Council refusal to the Land & Environment Court? We can have the best DCP in the world, but it will go for naught if it's not supported in the court.

CHRISTMAS DRINKS

The front garden at Juniper Hall is available for the Paddington Society's Christmas gathering this year.

Date: Wednesday, December 9th

Time: 6pm to 8pm. Donation: \$5

VALUE OF PADDINGTON PUBS

Recently the High Court of Australia was required to consider the nature of goodwill on sale of a business (see Federal Commissioner of Taxation v Murry). The Court took the opportunity to make an exhaustive examination of the topic and as part of this examination, used as an example the changing nature of the business conducted by some Paddington hotels.

The Court noted that for decades many Paddington hotels drew their custom from the nearby locality and that consequently, the goodwill of these hotels was based on the local residence of customers. Some years ago, the Court continued, some of these hotels often with little change to their structural appearance, began to market themselves to people from a broader geographic area, so that custom was no longer based on local residence. To quote from the judgement:

The class of persons patronising these hotels is completely different from what it was. Revenues are probably dramatically higher than they were before the change of marketing... While previously it (goodwill) derived from the proximity of residents to the hotel, it is now derived from the fact the hotel is in the same locality as other hotels seeking to attract custom from patrons with the same interests.

The question which is intriguing the local legal fraternity is which High Court judge drinks in Paddington and at which hotel?

Tom Magney

ST VINCENT'S CAMPUS REDEVELOPMENT

The architects and planner of the proposed development of the St Vincent's Campus have been concerned at the time taken by South Sydney Planning Department to process their application. When the application recently came before Council's Planning and Development Committee the hospital was disappointed to discover that the Council Planners had omitted to involve the RTA in the approval process, as is usual in traffic matters. This will take another month before it comes before Council again.

In its Development Application the hospital had proposed that all traffic for the new Aikenhead Building would enter and exit in Victoria Street. St Vincent's Private Hospital and the Clinic have a separate car park which exits at the rear in to Barcom Avenue. The two car parks are not connected and are not intended to be. Ambulances will have a slip lane into the Victoria St car park. It was the hospital's understanding that this arrangement would be more agreeable to the residents. As a means of strengthening this point they have commissioned an independent traffic survey on the effect of the car park on the

present traffic in Victoria Street. However, it seems possible that the DA for the underground car park may yet again be deferred whilst Council undertakes a traffic survey of the whole area.

The community representatives on this committee continue to be concerned at the impact on a residential area of a building of such different proportions to the terrace houses amongst which it will live. Some Darlinghurst residents now suspect that South Sydney Council is somewhat surprised by the actual bulk of the development, the hospital so far has only submitted staged Development Applications; the cumulative effect of the staged DAs is only realised in totality with the tabling of the final DA.

St Vincent's Board also has doubts about some aspects of the building proposals, and has made a few suggestions which it hopes will help to soften the impact on the nearby streets. As there is little that can be done to reduce the actual size of the development, any treatment which will distract the eye from the overall bulk of the building is being actively pursued.

At an earlier meeting Professor Nield and his team presented an overview of the design for the new Aikenhead Building as well as indicating how they had arrived at their conclusions. They are aiming to confront the problem of graffiti in their choice of building materials. The building is to have clear glass windows, apparently in keeping with current architectural philosophy that signs of activity will serve to enliven the building's appearance to the street. It was suggested that residents may not enjoy the reverse activity.

Anne Fraser

THE REPUBLIC

For those who would like more information on the 1998 Constitutional Convention, the University of NSW Law Journal Forum Vol 4 No 2, has a series of 14 papers by experts from both persuasions. \$10 per copy. Phone 9385 2237 or fax 9385 1175 for your copy today.

POWER POLES AND CABLES

Most of the issues and efforts addressed by the Paddington Society are in reaction to some proposal or plan which threatens the integrity or environment of the area. Perhaps it is time we adopted a pro-active approach to improving the area. Perhaps we should consider a project to replace all power poles and cables with underground conduits and provide lighting poles more in keeping with the area. For example, there are 11 power poles with overhead lines criss-crossing the small area of Five Ways. Placing them underground would enhance the appearance of the entire area.

The cost of this project is considerable and would require a long range approach. Woollahra Council has estimated that the cost would be \$700 per linear metre of frontage and \$9,000 per pole. Funding such a project would be a mammoth task and perhaps could be shared by such organisations as the Heritage Council, the National Trust, Woollahra Council, South Sydney Council and Energy Australia.

The fact that water, sewage and gas have always run underground and that Telstra seemed to have no difficulty rolling out cable for Foxtel suggest that there should be no insurmountable barriers to this project and the push for sale of public utilities might make this a propitious time for the campaign.

Alan Marshall

PADDINGTON TRAFFIC SCHEME

It's been very quiet for several months since the Paddington 'Option E' scheme was approved by Woollahra Council then summarily torpedoed by the RTA, which altered the approval procedures for all New South Wales Councils wishing to make local traffic changes in their municipalities.

A consultant to Woollahra Council is currently doing interaction surveys and modelling traffic flows for the area to complete the information required by the RTA for a decision. This is to complement the large amount of statistical analysis already prepared by Council as part of developing 'Option E'. The latest information is expected to go to the RTA within one or two weeks. A response from the RTA regarding what they will approve is expected within a month.

Pedestrian Crossing at Gurner & Cambridge Streets

A design team is working on the pedestrian crossing on Gurner Street at its intersection with Cambridge Street. The Paddington Society has formally requested Council to incorporate a raised threshold - similar to that in Glenmore Road by the Glenmore Road School - so that traffic will be forced to slow down and thus give greater protection to school children using the crossing. Funds are available for the work, however no timescale has been set. The work will be scheduled once the Traffic Committee has approved the design.

Glenmore Rd & Cambridge St Roundabout

Due to the relatively high accident history, a roundabout has been proposed at the intersection of Glenmore Road and Cambridge Street. It will be designed to help eliminate the existing dangerous site conditions. The RTA are funding this on a dollar for dollar basis with Council in their Local Network Services budget for this financial year.

40 km/h Local Traffic Zone Road Markings

Following a request from Council, the Paddington Society has made several written representations to Woollahra Council over the past two years urging completion of the 40 km/h Local Traffic Zone, and we are still waiting. Unfortunately this work is apparently done from general funds. Council will see if funding can be made available early next year

Bruce Rankin

Cooper Street Traffic

Letters have been sent to the Managing Director, Woolworths and four local councillors complaining of the increase in traffic and noise since Woolworths has opened in Five Ways. Delivery trucks have been coming in as early as 5:45am which is unacceptable as there are more than 90 people living in Cooper Street and our quality of life has been markedly changed. There is absolutely no respite as the deliveries go on seven days a week.

Loys Thompson

CAROLS BY CANDLELIGHT

Where: Victoria Barracks

When: Sunday, 6th December at 8pm

Gates will open from 6pm onwards.

Bring your picnic and your candles and your voices.

SAFE STREETS & PUBLIC PLACES

The Woollahra Community Safety Council (WCSC) was set up in April 1998 as a way of involving the community in crime prevention. The WCSC consists of representatives from resident groups, retail traders, hoteliers, police, council, community organisations, government departments, and individual residents.

West Paddington Group is dealing with graffiti, drunkenness and break and enters. A graffiti clean-up day is being held on November 15th. Free paint may be available and Council clean up crews will be on hand. Contact Pip Parsonson, Woollahra Council phone 9391 7191.

Double Bay Group is concerned with Youth Issues, and problems were addressed through a 'workshop' meeting which addressed reasons for drunken behaviour and drug taking in the area. Drug Arm (a van from Wesley Mission, which distributes free coffee and donuts to youth) has put in a DA into Council to have a permanent place at Guilfoyle Park in Double Bay on Friday and Saturday nights.

Women's Safety Forum is dealing with issues of personal safety in the area. It is currently looking at Edgecliff bus and rail interchange. A public meeting was held there on October 22nd.

The WCSC is interested in getting information from the community about improving unsafe areas, for example foliage from trees causing inadequate street or park lighting. Staff from Council will look at these areas to see what can be done. Paddington residents are encouraged to phone the Paddington Society's secretary, Mary J. de Merindol on 9331 5777, to suggest actions the Council could take to improve the safety of their streets.

Lorine Marsh

SCOTTISH FLING DINNER

The Paddington Society and Queen Street & West Woollahra Assoc invite you to a Scottish Fling Dinner to celebrate St Andrew's Day
Scottish Piper to entertain
Monday Nov 30th at 7pm, Bellevue Hotel
159 Hargrave St Paddington

Tickets \$45 each Ph 9328 7882 or Fax 9327 8357

CHRISTMAS QUIZ

How many shops, offices, restaurants, bars, apartments, townhouses and public car parks will fit into a 70 metre by 6 metre Paddington Street?

The present tally for Brodie Street is 60 apartments, 14 townhouses, 8 shops, sundry offices/commercial premises, 100 seat restaurant, bar and a 96 public car park.

Paddington Village residents wonder if Brodie St is vying for entry in the Guinness Book of Records.

Fifteen months ago we were jolted into the 90s economic boom and learned that our quiet, if somewhat unprepossessing neighbourhood was due for enhancement! The Royal Women's Hospital walls came tumbling down, and with a domino effect on the adjacent corner, the Greenwood Tree Hotel announced it too would be redeveloped into 14 flats, 100 seat restaurant, bar and 4 shops in Brodie St, with no off-street parking.

Through a protracted process of community consultation, petitions of objection from more than 200 residents and objections from the Paddington Society, modifications to bulk, scale and design of the RHW Brodie St edge have been achieved. Our thanks to the Paddington Society, Stocklands, the Woollahra Council's Development Control Committee and our local MP, Clover Moore.

However, uncertainty remains about the impact of the RHW Brodie St edge as The Greenwood Tree has again recently been sold.

Rumours are rife. Currently circulating: a purported proposal for off-street parking for the Greenwood Tree; demolition of the original Victoria Barracks Surgeon's House in Gipps St and widening of Margaret Place for conversion to a car park.

As the Victoria Barracks Brass Band struggles to rise above the jackhammers and lilt down our streets, there is a great deal of anxiety and stress in the community, with the core issue still unresolved of a huge influx of vehicles and people into what an Urban Planner has described and which is so characteristic of Paddington Village - **minor street, private space.**

Quiz Prize: 1 Year's free parking on a Gipps Street Heritage Meter

Gilda Baracchi