

NEWS BULLETIN

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PADDINGTON DEVELOPMENT

CONTROL PLAN

In conservation matters, Woollahra Council has undergone a sea change in the last year or two. Council is in the process of preparing separate DCPs for precincts throughout Woollahra. This is a fundamental shift from the previous way of doing things, by recognising that building controls in Paddington are very different from controls in, say, Watsons Bay. Council has strengthened its hand by now employing conservation planners and its planner, Ruth Daniels, who has directed the Paddington DCP.

The process has taken about a year to reach final draft and the working party has consisted of eleven members (two representing the Paddington Society) together with Council's project team. The process has had the full support of the Paddington Society, as we have had the view for quite some time that a DCP unique to Paddington was essential. The draft document deals comprehensively with conservation objectives, the decision making process and items of the public domain such as kerbs, gutters, pavements, street furniture, traffic management, trees and services. The private domain deals in great detail with the physical characteristics of terrace housing such as frontages, elevations, roofs, site coverage and setbacks, height and scale, privacy, dormers, windows and doors, balconies, material and details.

The DCP describes the objectives for each element and is followed by the guidelines and controls applicable to each element. It is expected that this document will become not only the benchmark for building work in Paddington but the reference document for Land and Environment Court appeals in the Paddington area.

We congratulate Council for preparation of this long overdue and ambitious document. It is the

Society's view that these controls will curtail mega developments and bring about the restoration quality that Paddington deserves. The document is currently on exhibition at the Council chambers and the Paddington Library - it is worth browsing through.

Postscript. If you have any doubts about the need for conservation controls, you need look no further than the development on the corner of Goodhope and Glen Street.

Cedric Carle

PARKING METERS IN PADDINGTON

The Paddington Society continues to maintain its strong opposition to Pay-and-Display meter parking in residential streets of Paddington currently being assessed for implementation by Woollahra Council.

We consider parking meters:

- are inappropriate for a heritage/conservation area
- will create additional obstructions on already narrow footpaths
- have an undesirable visual impact.

The revenue opportunities will be limited, and possibly minimal, if the majority of parking spaces are occupied by residents with parking permits - as intended. Conversely, as metered parking gives non-residents the legal right to park, it is likely to encourage parking by non-residents, especially close to commercial areas - the exact opposite of what is desired by residents!

There is no suggestion in the proposed scheme that the substantial annual revenue and generated gross profit (\$2.668 million and \$2.571 million respectively) will be applied for the benefit of the Paddington community; the capital cost involved (up to \$450,000), could be put to better use addressing the traffic problems in Paddington.

The Paddington Society is also concerned that the revenue generated from the parking meters in Paddington will go into Woollahra Council general revenue, and not be for the benefit of the community of Paddington.

Furthermore it is most disturbing that the projected revenue to be generated in Paddington alone (\$2.668) exceeds the total revenues to be generated in the other four areas of Double Bay, Rose Bay, Lyne Park and Watsons Bay combined - \$2.052 million!!

It is considered imperative that Woollahra Council make a clear statement on how the generated profits will be applied to the benefit of the respective areas.

The Paddington Society has made the following recommendations regarding the proposed scheme:

1. Pay-and-display meter parking is supported in commercial areas only - such as Oxford St - where meters are designed to be used.
2. Pay-and-display meter parking is not supported on those predominantly residential streets intersecting Oxford Street for the first 100 metres or so, as proposed. This is likely to be the "thin edge of the wedge", ultimately resulting in metered parking throughout Paddington.
3. In conjunction with metered parking in Oxford Street, it is recommended that Woollahra Council implement a one hour parking limit for the area south of Glenmore Road/Gurner Street/Hargrave Street/Jersey Road to Oxford Street, and extend hours to 8am-11pm for non-residents. Patrolling of the two hour restrictions in this area has proven to be ineffective.
4. It is recommended that Council consider restricting some areas to Resident Parking Only, as is done successfully in parts of Pymont.
5. Increased surveillance and more extensive patrolling is strongly supported in residential streets.
6. It is recommended that Council introduce a chargeable scheme for tradesman and visitor parking. This to apply between 8am-5pm Mon-Sat for tradesman and 8am-11pm seven days for visitors. Pay-and-display tickets could be purchased by residents from selected shops, and placed on the dashboard with the selected date

and time "scratched out" under the printed date and time.

7. Generated revenues must be applied for the benefit of Paddington.

In summary it is recommended that Pay-and-display parking for Oxford Street be considered as part of a 'whole of Paddington' approach to parking, rather than just as a revenue generation opportunity for Woollahra Council.

Bruce Rankin

POETS' PICNIC

**Blackburn Gardens, 16th February, 6pm- 8pm
Bring a picnic and a rug. For more information phone Estelle Moses 9391 7100**

NIGHT SOIL LANES

The ownership and responsibility of night soil lanes has been a contentious issue for many years. At various times, owners of property adjoining night soil lanes and indeed a whole group residents backing onto a lane, have approached Woollahra Council to have the land from the lanes consolidated within the title of their properties, thus eliminating the lanes altogether. It was hoped this would discourage illegal dumping of garbage, vandalism, and other criminal activities.

However, probate searches of estates tracing the original landowners for the transfer and consolidation of land have been complex and generally unsuccessful.

Currently, the Paddington Society has no policy on this issue. A consideration would be to have the lanes properly maintained by Council, so that they could be used as a pedestrian network throughout the area. Your thoughts please.

MEMBERSHIP DUE?

Can you find your Society Membership card? If so, look at the date in the corner. If it says 1999, pat yourself on the back. If it says 1998 it's time to post your subscription, see form enclosed. If you can't find it, and don't know please phone Mary J de Merindol, 9331 5777 and she will tell you what date is on our list.