

NEWS BULLETIN

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October, 2002

PRESIDENT'S REPORT

Art galleries play a vital part in Paddington's residential and commercial mix. On Monday 14th October we launch our Gallery Speakers' programme at the Ceramic Art Gallery on the corner of Glenmore Rd and Brown St with renowned ceramicist Janet Mansfield as our guest, so do join us. Other social events we have planned before the end of the year include our Summer Dinner (the Winter luncheon at Bistro Lulu was a huge success) and our traditional Christmas party - all detailed in the enclosed inserts for your diary.

To extend our fundraising capabilities we are encouraging support from local businesses. We have two categories, a corporate sponsor or a supporter of the Paddington Society. Georgia Cleary Real Estate is our first corporate sponsor with a generous donation of \$1,000.

In actively pursuing our strategic plan for Paddington, we now meet with the mayor of Woollahra and our ward councillors on a quarterly basis to discuss issues such as a Place Manager for Paddington, an Independent Hearing Assessment Panel for difficult DAs, the Paddington DCP and the RHW park. We are planning similar dialogue with South Sydney's mayor.

In terms of poor planning and pernicious development, I believe the state government is totally irresponsible in proposing the construction of the Cross City Tunnel in its current form, which will force thousands of additional vehicles per day across our suburbs. RTA's own traffic number predictions are well beyond the capacity of New South Head Rd and Ocean Street.

The plans for rezoning the open space on the White City site to allow significant commercial and residential development are now on exhibition. Submissions close on 25th October. More information on both these issues follow. Finally my apologies for this Bulletin's late publication; there will be another one towards the end of November.

Robyn Attuell

BLEAK CLOUDS OVER WHITE CITY

The Draft Woollahra Local Environment Plan and White City Development Control Plan for the rezoning of the White City site is now on exhibition at Woollahra Council, Paddington and Double Bay libraries.

It is a far cry from what Council, the Paddington Society and community groups recommended. The Director General of Planning NSW intervened on behalf of Tennis NSW to gain an increase of 42% gross floor space for development and Council acquiesced. Proposed is a block of units 7 storeys high with a much extended footprint along New South Head Rd totally disconnecting the open space corridor from Trumper Park to Rushcutters Bay. The thousands of people in Paddington with views of trees and the harbour will now be faced with a wall of units. The density of development along Glenmore Rd will create increased traffic problems exacerbated even more with the Cross City Tunnel.

YOUR DIARY

- Monday 14th Oct, 6.30** *Ceramic Art Gallery*
Glenmore Rd & Brown St
- Thurs. 17th Oct, 7pm** *White City Meeting*
St Georges Hall Five Ways
- Friday. 25th Oct.** *Submissions close for White City*
Woollahra Council
- Sat. 26th Oct, 2pm** *Sherman Galleries*
16-18 Goodhope Street
- Monday 11th Nov 7pm** *Summer Dinner*
Light Brigade Restaurant
- Tues. 19th Nov 6.30pm** *Barry Stern Gallery*
Paddington
- Sunday 1st Dec 5pm** *Christmas Party*
Juniper Hall

Please check Calendar of Events for further details.

Call Jeannie Lyall on 9360 6317 for bookings

We have submitted to the RTA that the traffic predictions for Paddington through traffic, assume that the majority of traffic will proceed down Ocean St in preference to filtering through Paddington.

The Paddington Society doubts the reality of this prediction:

- Ocean St is close to capacity and it is extremely unlikely, or impossible that it will accommodate the level of traffic predicted (see traffic counts above).

- Ocean St residents will object strongly to any traffic measures to increase traffic volumes on Ocean St.

- the 'rat run' through Paddington will be attractive to those wanting to access the Tunnel with its changed portals.

- the operator of the Modified Activity (Tunnel) will have an interest in attracting the maximum number of vehicles to its tunnel and will therefore have no interest in restricting traffic through Paddington wishing to access the tunnel.

Accordingly, the Paddington Society considers the effectiveness of the Local Area Traffic Management Scheme to be of the utmost importance in achieving the limitation on traffic through Paddington. Traffic management plans should be prepared as a comprehensive urban design plan for the total precinct of Paddington including West Woollahra, Queen St to Oxford St so that the residential and community environment of Paddington is preserved and improved in line with the Society's strategic planning objectives.

The Society recommends a Commission of Inquiry into the proposed Cross City Tunnel.

The Cross City Tunnel Action Group has been recently formed comprising representatives from numerous community groups, including the Paddington Society, across Sydney which will be adversely affected by increased traffic, pollution and loss of amenity.

For more information email sasses@bigpond.net.au

EMAIL, EMAIL

So that we can provide you with a quick update on current issues and events, send your email address to maryjustine@hotmail.com

A MEMBER'S LAMENT

Over two years ago my neighbour's DA was rejected by Woollahra Council. He went to the Land and Environment Court and won. He is an owner/builder and has more or less demolished the house on the other side of our party wall. My house of course has suffered. Cracks have developed on all three levels. Worse, the deep trench he dug along the boundary has caused much of my garden to wash away - soil, plants and all. Then I found that his gutters were emptying, together with building detritus, directly into my courtyard.

Somewhat to my surprise I find that my own insurance company will cover remedial work. But I have been obliged to engage a lawyer/building consultant to make a record of the ever-mounting tally of defects. And of course there is no point attempting any repairs until my neighbour's development is complete. He is allowed to take five years to do this. And he will not live in this four-storey concrete palace. He will sell it (for millions) and buy another place to develop. I hope it won't be next-door to you.

ROSE TERRACE COMMUNITY GARDEN

People strolling casually up the little road off busy South Dowling Street are amazed to discover the three terraces sheltering a small leafy park inside Rose Terrace. Tom Elvy who moved in with his wife and baby son in 1957, remembers the common area being used for the communal clothes lines, the children swung on the clothes props. He also said that in those days front doors were left open and nobody had bars on their windows. The vacant block where the Verona flats now stand, was where the neighbours had their parties around a keg.

When the houses were sold separately in the 1960s the common area must have been sold as well. It was asphalted and by default, became a general dumping area and a place to park cars.

In 1973 The Rose Terrace Society was formed to fight against the owner building a multi-storeyed dwelling on this land. They began petitioning Councillors, the National Trust, Parliamentarians and with help from members of the Paddington Society many other useful individuals, to have the land returned to the people as a common area for a garden of lawn and trees.

Leo Port, Lord Mayor, Sydney City Council came to the rescue and some years later with resident and council cooperation, the park was constructed. It was under Section 527 of the Local Government Act 1919 that approval for the establishment of a Local Citizens Committee for the care, control and management of the area with a grant of \$5,200.00 for maintenance. This relationship transferred to South Sydney Council. The trees that were planted in the 1970s have grown tall and it is the outdoor living area and community garden for the neighbours.

We had all sorts of stories about its history and admit we thought it was likely to have been built at the same time as Victoria Barracks in the 1840s but 1874/5 is the period of building and it was a private enterprise. The myths were dispelled when John Poulton, heritage architect for South Sydney Council commissioned historian Megan Martin, to research its historical significance to support a restoration and maintenance project being planned by the Rose Terrace Society and Council.

Megan Martin wrote up her research into a History of Rose Terrace from which the following information is sourced. Edward French born 1858, a boot manufacturer in Oxford St, bought the land and contrary to the usual manner of the day, he was a real speculator and had this investment letting property built all in one go. There were 32 little houses in three terrace rows around a central common area.

Council records show the first residents were small shopkeepers and tradespeople and not the trusty convicts building the barracks circa 1845 or for soldiers as the romance had rumoured. French sold them soon after completion, declared himself bankrupt and went to live in Tasmania. Even though they had several owners, they were all kept as rental properties by a single landlord until the 1960s.

The western terrace now has South Dowling St as its address but originally all the houses known as Rose Terrace were numbered consecutively rather than in the opposite rows of odds and evens. There were three houses where numbers 260 and 262 South Dowling now stand and a grocer and green grocery shop on the corners at 262 and 276 South Dowling. Marshall St is built over except for its entrance. An old map shows it as a short street running diagonally from South Dowling St to Oxford St creating a triangle of land on which the fire station stood. Marshalls Brewery was next door.

CAN YOU HELP US? WE NEED:

- **Assistance with a Photographic Exhibition recording life in Paddington**
- **Carol singers for our Christmas party**
- **People who can talk to local businesses about becoming a *Paddington Society* Supporter**

Chat with Leonie Furber on 9380 8327 or email lfurber@ozemail.com.au, or chat with Susan Lenahan, 9331 6224, email or susanl@bigpond.net.au

Local knowledge, not yet researched, has it that the group of shops in South Dowling St opposite Rose Terrace was built by the army as little block houses where the convicts lived while they were building the terraces - convicts down below, soldiers on ground level and officers upstairs. Perhaps this is how the Rose Terrace myth arose about its early occupants. ref: Megan Martin *History of Rose Terrace*
Leone Morrison Rose Terrace Society

WELCOME NEW MEMBERS

Beth A Stone of Edgecliff
Michael Combley of Glenmore Rd
Daniel Bretag of Caledonia St
Chris Oldrey of Bates Ave
Doug Thompson and Anna Pagel of Glenmore Rd
John D C Flannagan of Goodhope St
John Palmer of Duxford St
Jason Collins of Kings Cross
Su-ming and Lily Wong of Windsor St
Kate Parker and Grahame Bond of Elfred St
June Donsworth of Cascade St
Dr Pamela Gutman of Sutherland St
Kumiko Yamamoto of Sutherland St
Geoff and Judy Ludowyke of Hargrave St
Jane and David Bihari of Suffolk St
Julian Martin and family of Lawson St
Chris and Pam Albany of Glenmore Rd

LOCAL KNOWLEDGE

The Gronvald family owned the *Four in Hand* hotel in the late eighteen hundreds and their descendants are researching the hotel's history and would appreciate any information you may have. Contact Mrs S Gronvald, 106 Walsh Crescent, North Nowra 2541. Tel 4421 3510.

CLOUDS OVER WHITE CITY CONTINUED

The Paddington Society objects to the draft LEP and DCP on the grounds that the proposed plans would permit over development of the site which is currently Zone 6, Open Space Zone. Why rezone at all?

The rezoning:

- would not ensure the continuing use of the site for tennis;
- is contrary to the national heritage significance of the site as the traditional home of Tennis in NSW;
- would interrupt the open space relationship between Trumper Park, White City, Weigall Oval, Rushcutters Bay Park and the waters of Rushcutters Bay;
- would permit unacceptable overshadowing of the proposed public open space south of the building on New South Head Rd, and
- will lead to additional traffic on Glenmore Rd, Lawson St and Alma St.

The proposed built form:

- would create a visual barrier between Rushcutters Bay and the Paddington slopes;
- would permit unacceptable above ground parking adjacent to the proposed public ways and open space which is against best planning practice;
- would endanger existing large and significant trees in the south west corner of the site on Glenmore Rd, and
- would permit development along Glenmore Rd that is incompatible with the terrace house forms that predominate in Paddington as a Conservation Area.

It is suggested that the draft plans have community support, but they do not have the support of the community groups that were consulted. The Paddington Society also believes that the process to date is possibly in breach of the Environmental Planning and Assessment Act 1979 and we are seeking advice on this issue.

We desperately need your support in writing submissions before October 25 to Woollahra Council, objecting to the rezoning.

If you would like more information, or a copy of our submission or earlier submissions please email robyn@unitednotions.com.au.

WHITE CITY PUBLIC MEETING

St George's Church Hall

Five Ways Paddington

Thursday 17th October 7pm

NEW AND GREEN FOOTPATHS

South Sydney Council has been busy on the southern side of Oxford Street. Footpaths have been renewed in Oatley Road, in Gordon Street and Stewart Street, with future work planned for parts of Moore Park Road and Iris Street in West Paddington. And, in keeping with Council's desire to improve its green credentials, nature strips are being installed where possible. The decision rests on the width of the footpath and the level of pedestrian traffic it carries. Less than 2 metres, no nature strip, but if a standard 3.6 metre footpath, without dense tree canopies above to inhibit growth, then grass will be laid. And no need to start oiling your mower, Council will undertake all future maintenance.

CROSS CITY TUNNEL FOR PADDINGTON

Paddington will be adversely affected by the Cross City Tunnel.

The Supplementary EIS identified, that as a result of "discouraging the infiltration of through traffic into the Paddington residential precinct", there will be increased usage of Ocean St.. and goes on to state that "It is more appropriate that traffic redistributions resulting from the cross city tunnel be confined to roads of arterial and sub-arterial status other (sic.) than filtering through the local streets of Paddington". It also identified the existing 'rat runs', from Ocean St to Glenmore Rd, and from New South Head Rd to Oxford St via Neild Ave and Glenmore Rd.

However, what has been stated in the Supplementary EIS and the current available figures just don't add up. Woollahra Council's recent traffic count for Ocean Street is 28,000 vehicles per day (VPD). Ocean Street's capacity is approximately 35,000 VPD and the predicted increase by 2006, will be in the vicinity of 48,000 VPD. This means an additional 12,000 plus vehicles will be filtering through Paddington on a daily basis.