

PADDINGTON

THE PADDINGTON

PEOPLE PASSIONATE FOR PADDINGTON **paper**

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About The Paddington Society

The Paddington Society is a not-for-profit community organisation formed in 1964 in response to a government inspired plan to flatten large parts of Paddington by building a freeway through it. We are all volunteers. Talented, dedicated people who live here and want to preserve the unique architectural and historical character, and build a lifestyle for current and future generations in a sustainable and human way. We are Australia's oldest urban activist group. We hope you will join us to defend constant challenges to this unique village. Enjoy the information in this newsletter and visit our website for the latest www.paddingtonociety.org.au.

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In this edition...

- Paddington Reservoir Gardens opens!
- Air-conditioning a terrace house
- St John's Oxford Street

Over the Palisade

👉 Now that the eyesore loading zone at Fiveways has been removed, let's have more outdoor dining to add to the atmosphere.

👉 Who would have thought that a supermarket could have such an impact? But *Thomas Dux* has helped to transform Fiveways to a more lively, active and pleasant place, and people are responding to its friendly ambience and quality produce. Well done Thomas.

☞ For those deprived of early morning coffee from the mobile cart on the Benevolent Society forecourt, Kalki, the friendly barista has moved to *Goody's* convenience store on Oxford Street near B&O.

👉 We are bemused by some of the spelling on new street signs erected by Woollahra Council such as "St Georges Angl Church" surely there is a National Standard for this stuff?

👉 And whilst we promote the use of bicycles do we need a special sign system to direct bicycles to the City and Bondi Beach? How much signage is too much?



Paddington Society/BikeEast bike ride at Darling Point

☞ *Relish* on the corner of Regent and Stuart Streets underwent its transformation a few years ago and now the whisper is that the busy coffee shop on the corner of Selwyn and Albion Avenue, known as *The Shop* is going to put some of the 'corner shop' back into its space where locals already pick up their papers, bread and milk.

email your tidbits to heritage@paddingtonociety.org.au

Current Issues

Selling off the farm

The Paddington Bowling Club, near the Lord Dudley Hotel off Quarry Street, has applied for a 50 year Commercial lease for the site. We ask why? We presume for commercial development. Previous applications by the Club to convert the land to freehold had been rejected.

The current lease from the Department of Lands is 'in perpetuity' as a recreation facility. It is Crown Land for the benefit of the community.

But, even more disturbing is the inclusion of the adjacent roadway into the new lease. This roadway is held in trust by Woollahra Council who has been maintaining it for over 100 years. The road is used by the public to access Trumper Park, the Edgecliff shops and trains, the Paddington Community Garden (under construction), the Council plant nursery and parking for Palms Tennis Courts and commuters.

We have met with the Mayor of Woollahra,

and are awaiting a meeting with the Minister for Lands and Clover Moore MP who supports our opposition to any change to, or transfer of land into the lease.

Loss of access to Fiveways

The application to close to the public the pedestrian passageway linking Glenmore Road and Cooper Street is ongoing. This right-of-way, on private title, has been used continuously for over 125 years and is a vital link for hundreds of people to the Five Ways shops and public transport; it's part of our intricate network of pedestrian laneways. We have mapped all the laneways and made strong representation to Council to ensure it remains open. Council is currently seeking legal advice and making enquiries into the feasibility and cost of acquiring the laneway so that it remains as public access.

This is at the same time as City of Sydney, our other Council area is selling our dunny lanes - one off Church Street for \$15,000 and another off Regent Street near Oxford Street for \$73,000... to which we have also objected.



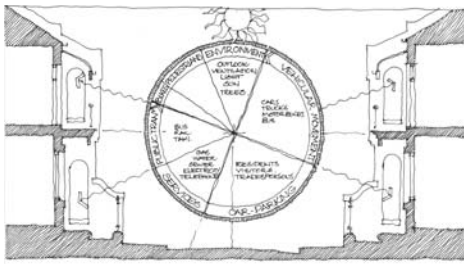
From Cooper Street.



From Glenmore Road.

Two sketches of the Glenmore Road to Cooper Street passageway by Graham Stewart 2009.

On The Streets



At the wheel

An advisory committee of Woollahra Council has been reconvened for 2009 to consider solutions to specific traffic pressures. The committee comprises representatives from Woollahra Council, RTA, Sydney Buses, NSW Police Department, The Office of the Member for Bligh, BIKEast and The Paddington Society.

What price 40 kph?

The introduction of 40 kph to support the roll out of pedestrian crossings has proved to be problematic. The RTA wants to introduce speed humps into Hargrave Street, Cascade Street and Nield Avenue/Brown Street to ensure the speed limit is self monitoring. We have objected to speed humps – they create noise and vibration effects.

Footpath for foot traffic

The ambience of Fiveways' wider footpaths, complete with planter boxes can now be enjoyed without the intrusion of parked vehicles on the so seriously flawed loading bay. Loading is now conducted from the northern loading zone with extended hours to satisfy newspaper deliveries.

Success at Nield Avenue

Despite claims that speeds in Nield Avenue continue to be unacceptable, the RTA's traffic counts reveal that footpath widening (and road narrowing) carried out by the RTA as part of the Cross City Tunnel amelioration works, has, in fact resulted in a significant speed reduction from 55 kph to 48 kph. Why not elsewhere if we are serious about reducing speeds. A concept always promoted by The Paddington Society.

It's a gas

The trenching for new gas mains to serve Darling Point has caused lengthy disruptions for residents in Glenmore Road, Cascade and Windsor Streets. Council assures us that road surfaces will be returned to their original condition by the contractor after completion of the works.

Going underground

It may be a pipe dream but wouldn't it be good to coordinate the efforts of Energy Australia and Woollahra Council? Independently they are doing a sound job bundling overhead wires and upgrading footpaths but we can't lose sight of the long term objective, to underground power - take a look at the benefits at Fiveways.

Feature Story

Half full or Half empty?

At last the Paddington Reservoir Gardens has opened



Introducing an extraordinarily vivid combination of gardens, spaces, ruins and new structures, The Paddington Reservoir Gardens was opened by Clover Moore MP, Lord Mayor of Sydney on Sunday 29 March 2009.

The Reservoir, which had remained a ruin since 1993 when parts of the supporting structure collapsed on cars stored in the western chamber now presents an exciting facility which, together with the Town Hall, Post Office, Juniper Hall, and the Imperial Hotel completes the Civic heart of Paddington. With a deft approach to heritage conservation and interpretation, and the introduction of new structures, finishes and landscapes which sit comfortably with the

vaulted structures, The Gardens set a new standard in public area design.

Set across two levels, The Gardens incorporate the original Walter Read Reserve, the two reservoir chambers, and the John Thompson Reserve on the corner of Oatley Road. The western chamber which suffered the greater structural collapse, has been carefully converted to a sunken garden, whilst the eastern Chamber has been made good and available for a possible future use.

As an item of State Heritage Significance it was incumbent upon Council to take appropriate measures to conserve the relic. This work commenced in 2002 when South Sydney City Council commissioned the preparation of a Feasibility Study, a Plan of Management and a Masterplan to guide the work. It was during this phase that extensive consultation with the community, including the Paddington Society took place to



The new gardens



Robyn Attuell, Clover and Peter Moore



Before

Did You Know?

...that **Oxford Street was most probably one of many pathways of the indigenous Gadigal people**, used frequently for journeys to South Head and Botany Bay. Providing easy foot travel, the pathway was soon adopted by early settlers for horse and buggy access to South Head. In 1791 it was recorded as a '15 foot track to South Head', and subsequently (1803-1811) developed into Old South Head Road under the control of the South Head Roads Trust. The Trust relied, unsuccessfully it would seem, on toll revenue for repairs and maintenance of what was still a dirt track. The toll booth was located outside Victoria Barracks

(near Greens Road). By the mid eighties, by which time the horse drawn omnibus had given way to the steam train as the principal form of public transport, the toll houses were removed and a government subsidy granted to the Trust (a familiar story?). In 1891 wood-blocking of the road commenced.

In 1811 land to the south of Old South Head Road was set aside as the Sydney Common. It quickly proved an important resource and the Lachlan Swamps (now part of Centennial Park) established as the Sydney Water Reserve to serve Sydney's water supply from 1837-58. Part of the Common was selected as a strategic location for the Military Barracks, constructed between 1840-48. Construction

d. It's been a long time between drinks!!

determine the community's preferences for the development and future use of the site, and the structure was secured to prevent further collapse by propping the beams and arches and removing the debris.

After being taken over by the City of Sydney, the project was picked up by the Lord Mayor Clover Moore and funded to allow what could be considered to be a unique industrial park of the 21st Century



The east chamber

to emerge. By world standards this park will be up there. And if you have the opportunity to venture into the sunken garden in the western chamber, experience being transported from the hustle and bustle of Oxford Street into a tranquil world far from care. This is a great asset for the community. It is worth the wait to see a job so well done - Thank you to Clover and team.



Walter Read Reserve.



The sunken garden

of the Victoria Barracks spawned the Village of Paddington across Old South Head Road on a subdivision of the 1840 grant of the Australian Subscription Library – and the Paddington we know today had begun.



Busby's Bore, Oxford Street outside the Barracks

Why I live here



Bruce Druery Urban activist, surfer.

I came to Paddington by happy fluke 24 years ago and intend leaving in a box. It's simply amazingly convenient to the city, the beach, art, food, parks, performances, the airport, the harbour, and with great people who value a village you can live in as a human. You can walk about on the small streets with the kids, explore laneways, or be 'cool' on the high street promenade. It's leafy, quiet, yet vibrant.

Another Viewpoint

What is happening on the St John's Church site?



St John's site

Now perched precariously on an island of rock is the St John's Presbyterian Old Manse, which originally housed one of the first schools in Paddington and possibly in south-east Sydney. It was built in the 1840s reputedly using surplus stone from the construction of the nearby Victoria Barracks. Alongside this building is the 1850s Church, one of the earliest Presbyterian churches in Australia and further to the east is the New Manse, built in 1904.

What's in store for the site? The Church is to be converted into shops and a restaurant; the Old Manse also for shops with a forecourt outdoor café, hence the major excavation for the kitchen and lift; the new Manse will be residential. Along Renny Lane to the south there are to be 7 new apartments in a 3 storey plus attic building with parking in another deep excavation.

For 20 years various development applications, refused due to over-development and scant regard for the site's heritage buildings, have raised many objections from neighbours and the Society. The decisions were finally made in the Land and Environment Court for this complex project. We will all be relieved to see these heritage buildings restored and in use.

History for just \$60. Buy now!



View the beautiful watercolours by John Haycraft published in the Paddington Society's *Paddington Pictures* or purchase a copy of this fine gift-boxed limited edition collection by visiting the home page www.paddington society.org.au.

Renovation Tips

Q. I am thinking of installing an air-conditioning unit in my terrace house. Can you give advice on where the units are best located?

A. In these times of environmental sustainability and rising electricity prices it is better to avoid air-conditioning installations if at all possible. One of the remarkable things about the terrace house is its ability to moderate the environment due to party walls and narrow frontages. The largest heat gain in summer is through the roof and west facing windows. You should firstly check whether your roof is insulated (the government is currently offering a hand-out for roof insulation) and whether external blinds or shutters could reduce the impact of the western sun.

Should you nonetheless wish to install air-conditioning a Development Application will be required to Council detailing the exact nature of the installation. The question of where to place the unit is fraught. It is unacceptable that the units are visible from the public domain so placing them on front balconies or roofs is totally not permitted. There may be scope on top of low level roofs to the rear but they should be discrete. Be aware that air-conditioning units are noisy and can be a nuisance for neighbours. They also over time develop rattles so your comfort comes at a price for the neighbourhood.

Ron the Renovator.

Living Heritage

Treasures and Rubbish

The bulldozers are in and the Rose Terrace garden park has been scooped out clean for a complete renewal. City of Sydney has worked with residents and landscape specialists to come up with a new look for this park. The park is encircled by worker's cottages in three long terraces and a strong community enjoys this space as both their backyard and front garden.

Pulling up the tar from the old road surface has revealed treasures and rubbish. It seems 100 years ago, road base was just small rocks and anything that would go on top of the sand. Digging struck treasure too. The sandstone gutter that originally went with the sandstone curb saw daylight for the first time in many years. The sympathetic landscapers are preserving and re-seating it ready to go along side the new tarred surface.

The Paddington Paper (formerly The Bulletin) is the official newsletter of The Paddington Society, published quarterly to provide news and informed comment on local issues.

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ESD in Paddington

Paddington wins on sustainable development

Sustainable development covers minimising use of resources, implementing energy conservation practices and greenhouse gas emission reduction. The key words are: reduce, reuse, recycle and repair. This sits well with heritage conservation objectives.

In the case of Paddington, the terrace is one of the best sustainable building forms because the relatively small windows and door openings and the masonry walls inhibit heat gain and loss. Walls store energy that keep rooms warm in winter and, conversely, help cool rooms in summer. If substantially maintained as built, the terrace performs extremely well under BASIX, particularly if any under floor and roof areas are insulated. Air-conditioning, or heating and cooling requirements, are minimised.

However, some of these intrinsic energy conservation and liveability qualities are unwittingly lost during re-development. This is particularly so when the terrace is gutted and new additions entail open-living areas with large window-walls and openings. The resources and equipment then needed to maintain a liveable environment are considerable. People are generally not fully aware of the consequences of such adaptations in Paddington and the energy implication of such changes. They often buy and develop without a full appreciation of an existing dwellings' sustainable attributes and the heritage context of the place. Visit the website for more information.

Going Out...

Time Gentlemen Please...

It's worth trying the beers at The Local Taphouse (previously the Palace Hotel) on the corner of South Dowling Street and Flinders Street. A large variety of local and imported ales and lagers including some very tasty brown ales. A concept pub from Melbourne, The Taphouse has been brought up to date and has introduced some very intriguing interior treatments, perhaps just lacking in a little authenticity. But take in the view to Moore Park from the roof-top. Definitely worth a try!



Events

Coming up... come along!

Wednesday May 6 – Sara Roney Gallery Exhibition - Karen Ball 'The narrated self' 104 Glenmore Road, Paddington

- Opening drinks with the artist 6:00 - 8:00 pm
- Society members \$12, Non-members \$15 Concession \$8.50

Wednesday August 5 Annual Dinner at Victoria Barracks

- Special Guest speaker, don't miss out, book early!
- Pre-dinner stroll – *The Barracks under the Star's walk*.

September 6 to 14 – History Week Scandals, Crime and Corruption

- Sat 5 – Juniper Hall - Coffee in the old kitchen and guided Paddington walks: Colourful Paddington, Classic Paddington and South of the Border, The Migrants' Culture Trail.
- Sun 13 – The Big Paddo Picnic

For further information and bookings contact the secretary Leone Morrison on 9363 9572 or 9361 0864.

e: heritage@paddingtonssociety.org.au
www.paddingtonssociety.org.au



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