

PAD THE PADDINGTON

PEOPLE PASSIONATE FOR PADDINGTON *paper*

The official newsletter of The Paddington Society. Registered by Australia Post Publication No NBG 1470.

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Five extremely good reasons to join the Paddington Society.

1. You live here and care about your environment.
2. You'd like to learn more about Paddington's history and role in Sydney's story.
3. You believe in preserving the unique character of Paddington.
4. You want to see Paddington become even more vibrant over the next 100 years.
5. You have skills that could help our cause.

If these things matter to you, then join today! www.paddingtonociety.org.au

Your annual subscription of just \$40 will be put to a myriad of uses... It's a very practical and sensible investment in the sustainable future of Paddington.

In this edition...

- UNSW - a New COFA
- Cascading Development
- History of Glenmore Road
- Energy Crisis in Paddo!
- Changes to Heritage Act

Over the Palisade

👉 Popular identity Ms Ita Buttrose has kindly agreed to be our guest speaker for the Annual Dinner at Victoria Barracks.

👉 The EJ Ward Community Centre on the corner of Underwood and George Streets owned and till now, run by Woollahra Council, will be leased to the Sir Roden Cutler Charities to provide community services. Parking of vehicles has already created problems for some residents.

👉 It is heartening to hear that Tennis NSW has regained control of White City. Let's hope we can now have a sensitive approach to upgrading the site.

👉 It appears that Paddington is booming. Media reports indicate that more babies were born in Paddington in the past 12 months than any other suburb in the east.

👉 With the delivery of the wonderful Reservoir Gardens, the City Council is now considering possible uses for the eastern chamber and will be consulting the community to consider what might be appropriate.

👉 The Rosemount Sydney Fashion Festival which showcases the latest season from Australian designers to international buyers and media, is planning a "satellite festival" in Paddington following Australian Fashion Week in August.

👉 The Society has supported other community groups by objecting to the proposed high rise buildings in Double Bay on the site of The Stamford Hotel. Committee members took part in the rally through Double Bay on Sunday 3rd May.



*Paddington Society members at rally in Double Bay.
email your tidbits to heritage@paddingtonociety.org.au*

Current Issues

Energy Crisis!

It sounds like good news on the surface, but Energy Australia's plan to upgrade older aluminium power cables from the 60s in parts of the eastern half of Paddington may have an impact upon our heritage streets. The plan is to upgrade some existing underground cables and to install new substations. All existing power poles will remain, but new above ground service pillars (approximately 1.5 m high) will be installed in some limited circumstances, close to the front fence line and similar to those already installed in Queen and Moncur Streets, Woollahra. Also, five new substations measuring 2.7m x 1.5m x 1.5m (two in Paddington and three in Woollahra) are to be installed within the area

The upgrade will result in improved capacity and reliability to meet increased demands for power.

We have met with representatives of Energy Australia and Woollahra Council regarding our concerns for pillars on our narrow footpaths and the location of substations, and are in negotiation with Energy Australia to find the best solution. There are no plans to remove existing power poles and aerial cables at the present time.

Loss of Heritage Bite

Proposed changes to the NSW Government Heritage Act will give the Planning Minister increased power over the heritage process, allowing the removal of items from the State Heritage Register without the agreement of the Heritage Council. The changes downgrade the strong heritage controls, brought in under the then premier Neville Wran, and allows for a higher priority to be given to development interests, especially when economic hardship is cited.

These changes to the Heritage Act could have a dramatic impact. Paddington is already under threat by a minority of



VICTORIA BARRACKS

The Paddington Society ANNUAL DINNER

Will be held at Victoria Barracks on Wednesday 5 August 2009, with Ms Ita Buttrose OBE AO as our guest speaker. Come and enjoy .

All welcome! Book now to reserve your place. Details on the back page.



developers who seek to disregard the heritage status of the area, the amenity of neighbours and the carefully prepared Development Control Plan in an attempt to win extra space and improve their position. The fact is that there is rarely a lot of scope for a windfall in Paddington and often attempts to gain advantage are done at the expense of the very element which draws us to the area – the unique heritage quality of an inner suburb, coherently built over a relatively short time-span. This form of chipping away at the heritage position that removes community involvement and neighbourhood protection, should be of concern to us all.

William Street character

William Street has become one of our most vibrant streets over the last few years with the increase of boutique shops moving into the residential terraces. To retain the character of the street, which is the reason why it's so popular, the original façades must be kept intact with no changes to the shape of the windows, doors or balconies, and signage is to be discreet. The street is zoned residential. Council is currently reviewing zoning options to accommodate retail use. The Society believes a mix of retail at ground level with residential upstairs would be the best solution. However, we are quite concerned about the appearance of security grilles on the outside of buildings.



Shoppers in William Street.

Greens Road gets greener

You may have noticed that Sydney City Council has recently planted another ten jacaranda trees in the gaps on the Barracks side of Greens Road.

Saturday morning veg

A wholesaler is selling fruit and veg on Saturdays till 2 pm just off Oxford Street, at the back of the Ampersand cafe/bookstore. Tuscan cabbage, broccolini, figs and the usual staples are available.

A good result

Visual harmony has been restored to a Windsor Street terrace where the owners have replaced the new tubular stainless steel balcony & fence with traditional iron lace, a Land and Environment Court decision.

Three Saints Square

The Geographic Names Board has advised that Three Saints Square was gazetted on 10 July 2009. Congratulations to all those involved in creating further Paddington/Darlinghurst history by conceiving and naming this place - the intersection of Oxford Street, South Dowling Street, Barcom Avenue and Victoria Street.

Shame

- The blatant removal of the original shopfront at 28 Glenmore Road has shocked many passers-by. Council is taking action.

- A garage has been unspympathetically squashed into the grounds of the painstakingly restored landmark Church in Jersey Road.

COFA receives Federal funding

The UNSW College of Fine Arts (COFA) has now received \$48 million in funding from the Federal Government for the redevelopment of the Paddington campus with new flexible, digitally equipped facilities and a new installation gallery facing Oxford Street. Work is expected to begin in December 2009. Excellent news!

The redevelopment of the site is the result of a seven year process that began in 2002 when COFA lodged a development application (DA) to build an Art Gallery on residential Selwyn Street in southwest Paddington. The southwest Paddington "urban village" is a unique quarter of Victorian terraces grouped around a walkway area to

the rear of COFA. The residents, who are long term supporters of the college, were appalled by plans to build an international standard public art complex with no acknowledgement of the traffic, parking or pedestrian pressures and no genuine consultation with the local community.

The community campaigned for a Masterplan to be developed for the entire site. In June 2004 the UNSW announced that the University and the City of Sydney would work together on this strategy in consultation with the community. In April 2006 the Masterplan DCP was approved by Council and by 2008 community meetings were held to discuss the development



Existing - corner of Greens Road and Oxford Street.

Did You Know?

...that Glenmore Road had a very inauspicious beginning, as a service road, across rather rugged, sandy terrain to a start-up industry in the valley.

The earliest land grants in the Paddington basin were all for specific ventures including 100 acres to Messrs Cooper, Underwood and Forbes in 1823, for establishment of the city's first legal distillery.

This represented a pretty good deal. Not only did it cover almost a quarter of prime Paddington land, but it controlled over one kilometre of street frontages to Oxford Street and Jersey Road. But it was the need for low level access to the gully site of the gin distillery, which occupied less than 10% of the grant, that had the greatest influence

on the way Paddington was to physically develop.

Glenmore Road emerged in 1824 as the route preferred by bullock drays hauling produce to town via South Head Road. The alignment of the road through unallocated land, avoided the rocky outcrops of the cascades, and meandered around the undulating sand-hills in an effort to maintain an even grade.

With road access came the opportunity for new land grants, this time as residential land offering views to the harbour. First Governor Darling, then Governor Bourke allocated 4 and 8 acre grants to reward high ranking government officers. Over a period of 10 years (1830 - 1840) a patchwork of land holdings determined by the form of Glenmore Road and the topography, and spared the rigours of the Surveyor General's

Another Viewpoint

Cascading development

The problem facing designers of a recently proposed mixed-use development on the old quarry site, east side of 59-73 Cascade Street, is that two of the site's three street frontages are sheer cliffs to Cascade Street and Sutherland Avenue. The only level access is via narrow Roylston Lane.

The developer's solution? A two-storey podium (based on contentious existing use rights) with five massive three storey town houses above, with frontage to Cascade Street. Car access is via Roylston Lane, with a smash repair workshop at ground level and residential garages above.

It has been subject to debate since first submitted in 2007, with 41 objections from neighbouring residents supported by The Paddington Society. Council finally upheld its own staff report on 25 May refusing the development with Paddington Ward Councillors Cavanagh, Jarnason and Medcraft voting for refusal.

While the site undoubtedly presents unusual challenges, the proposed development uses these as an excuse for considerable over-development, far exceeding allowable height, bulk and scale. Floor space and height exceed LEP standards by a factor of two, resulting in a high, bulky building, overwhelming existing residences in Roylston Street and out of scale with its surroundings.

The Society contends that a lower scaled, smaller building, with less expensive carparking structures beneath, and some lower scaled residential elements relating to the laneway, would prove equally as feasible and far more acceptable to the urban and heritage context of the site.

Why I live here



Leonie Furber
Gourmet cook, Slow Food honcho, shoe guru.

Paddington really encourages me to walk about. Not only because it has so much of what we need on a daily basis like good food providers, but it's interesting. It's not bland. There's so much history here. I particularly love the fact that as you walk past those small houses, it's not as it seems from those conservative exteriors. The secrets of Paddington are tucked away behind those walls, real characters, great art, amazing cosmopolitan lives. It's full of surprises.

application. It was then ready to go!

During the development process three existing buildings in the centre of site will be demolished; there will be substantial alterations to a fourth building on Greens Road and a new and larger building will replace the one on Selwyn Street, set back to protect the existing Fig trees. The main entrance to the north eastern corner adjacent to Oxford Street will be re-orientated, which will mean less traffic in the residential streets, and there will be provision for substantial landscaping works to create an internal square within the campus.

The Paddington Society has been involved in the enhancement of the site for

many years and is pleased with the overall process and progress. The attention to concerns raised by residents and the commitment shown by both the Sydney City Council, the University and its consultants has achieved a good result for all.

Editor's note: We are none-the-less concerned by the Architect's image of the development which shows a view from Oxford Street with an out of character aeroplane wing pedestrian colonnade. We would expect a less dramatic form more attuned to the building and the context would be more acceptable.



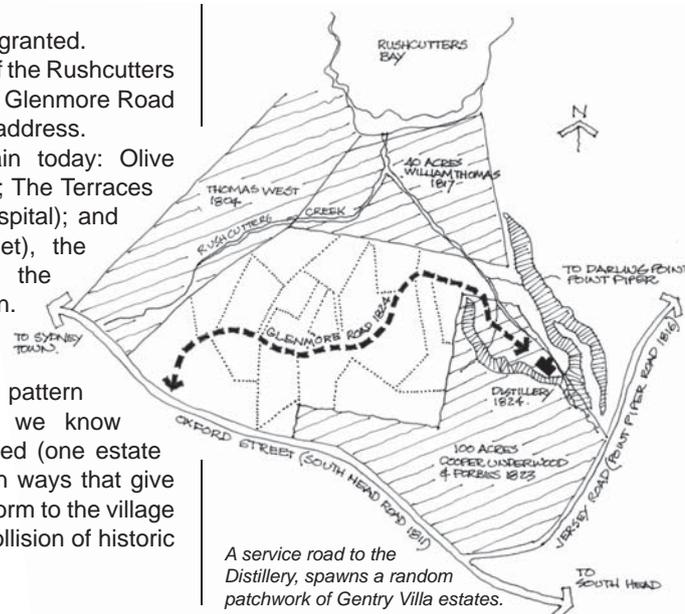
Artist's impression of COFA from Oxford Street. (Source: Architectus)

strict planning rules, were granted.

The villas and gardens of the Rushcutters Valley gentry followed and Glenmore Road became a most desirable address.

Only three villas remain today: Olive Bank Villa (Heeley Street); The Terraces (recently The Scottish Hospital); and Engehurst (Ormond Street), the remainder lost through the process of land speculation.

One by one the random pattern of villa estates, spawned the irregular pattern of streets and terraces we know today, linked and connected (one estate subdivision to the other) in ways that give charm and unpredictable form to the village of Paddington, a unique collision of historic precedents.



A service road to the Distillery, spawns a random patchwork of Gentry Villa estates.



'South Paddington' a watercolour, by John Haycraft. Finalist in the City of Villages Art Competition and Prize.

St John's Church update

Woollahra Corporation Pty Ltd, the developer, is applying for two liquor licences for the St John's Church site - one for 80 patrons in the approved Church Hall, and one for 120 patrons in the Oxford Street forecourt cafe, in front of the Old Manse.

Six local residents will give evidence as objectors to the licences at the hearing in the Magistrates Court in Liverpool Street (adjourned till August). They are objecting to the total number of patrons (200) and to the extent of the hours proposed - 7 days and nights a week, and up to midnight in the case of the Church Hall on the basis that these licences will change the amenity of the area for the worse.

Community Garden

The community garden, next to the tennis courts in Trumper Park, is really taking shape. Once the fence is in place, sleepers will be installed to form the raised beds and we can start gardening. The response has been huge with over 100 enquiries for membership!



Progress on the Community Garden site.

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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Q. I recently bought into Paddington and am about to prepare for renovations. Although I appreciate the older qualities of the house, I am drawn to modernise dramatically and don't see why I shouldn't do whatever I feel appropriate on the inside of the house, as long as I conserve the external features. Could you please advise on the approach I should take in a conservation area?

A. It depends very much on the situation. We feel that we are merely the custodians of the historic houses we are privileged enough to live in and that we are obliged to ensure that our heritage is passed on intact for future generations - they are a limited resource.. The quality and detail of the interiors will vary from house to house. In instances where the front rooms enjoy fireplaces, cornices, ceiling roses etc they should be conserved. After all why else would you buy such a house? The staircase also should be retained and conserved as part of the original fabric. It has generally been accepted that some removal of walls is acceptable as long as nibs are retained and the removal does not interfere with the structure and the intricate plaster cornices. In this regard some seem to believe that larger spaces are better but we put it to you that, in the Paddington context, smaller assemblies of spaces are often more interesting, flexible and rewarding, and ultimately give a greater sense of space.

There is generally more potential for modification to the rear, beyond the principal building form. Typical modifications here involve building across the side passage to extend the family kitchen areas, (although the most successful of these retains a small internal courtyard for light and ventilation), and the incorporation of glazed bi-fold doors opening to a rear courtyard.

Ron the Renovator.

Going Out...

A beautifully balanced degustation menu created by 'hatted' fourth generation French chef Manu Feildel, was the Bastille Day celebration at L'étoile of Five Ways. After a glass of Crement de Loire, it was Fois Gras, richness of Escargots, the delicate flavour of Boudin de St Jacques (to die for), and succulent duck breast, topped off with tiny pears in a rich chocolate sauce. French wines - of course, and a cheery and attentive staff. How fortunate we are to have a part of France on our doorstep.

Coming up... come along!

- **Wednesday 5th August 2009!**
ANNUAL DINNER at Victoria Barracks, Oxford Street, Paddington.
Guest speaker Ita Buttrose OBE AO
 - 6:30pm Barracks Under the Stars Walk.
 - 7:15pm Welcome drinks.
 - 7:45pm 3 course dinner, silent auction.
 - Members: \$75, Friends \$85.
 - Bookings essential. Ph: 9361 0864 or E: heritage@paddingtonsociety.org.au
 RSVP by Thursday 30th July
- **September 6 to 14 – History Week Scandals, Crime and Corruption**
 - **Saturday 5th September**
Juniper Hall, 10:00am - 2:00pm
 Coffee in the old kitchen and guided Paddington walks: Colourful Paddington, Classic Paddington and South of the Border, The Migrants' Culture Trail.
 - **Sunday 13th September**
The Big Paddo Picnic
11:30am - 3:00pm.
Centennial Park Federation Pavilion,
 between Grand Drive and Loch Avenue.

For information and bookings contact the Secretary Leone Morrison on 9361 0864 e: heritage@paddingtonsociety.org.au

Folkways... when the music stops

We all remember... when music lovers from all over Sydney and beyond came to Folkways in Oxford Street to buy records which just weren't available anywhere else. It was in the 70s - blues, jazz, experimental classical music, bluegrass, Celtic and folk music from all over the world. Our precious records were carefully slipped into a bag, which boldly stated "Real Music in a Sea of Shit". Folkways was the concept and success of Warren Fahey till 1993. The new owner Jon Foo, continued with the eclectic mix of world music till last month when changes sweeping the music industry made the business no longer viable. So sad to see a unique enterprise close its doors - a loss to Paddington.

The Paddington Society 2009 Committee

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