

THE PADDINGTON SOCIETY Inc.
For Community and Heritage
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SUBMISSION TO THE GREATER SYDNEY COMMISSION PLAN FOR GROWING SYDNEY AND DRAFT DISTRICT PLANS

31 March 2017

The Paddington Society welcomes the opportunity to make submission in response to the draft documents.

The Paddington Society was founded in 1964 to protect the particular heritage of Paddington. Paddington is one of the most significant 19th Century Victorian suburbs in the world. Paddington is protected as a Conservation Area and is the subject to Heritage Controls by both the City of Sydney and Woollahra Councils.

The Society has as a core objective the protection of the heritage significance of Paddington as a place. Our special focus is on the retention of all historic fabric that is visible from the streets, places and lanes that are the public domain of Paddington. The Society is also concerned with the impact of any infill development or new development that is visible from that public domain.

The plans cover a wide range of important social and environmental considerations. However, the Paddington Society will restrict its submission to areas that directly impact our charter.

General Observations

The Draft District Plans are very lengthy and complex in their presentation for the lay-person. The Plans should be simplified for ease of communication and engagement. A hierarchy of documents can be prepared with background material contained in supplementary documents. More diagrams and plans maps should be included and for purposes of understanding and consultation of complex issues, and as a discipline for the authors of the District Plans to present clear objectives.

The District objectives and the means of their achievement are not clear. This is a necessary precursor for effective consultation. In addition, a measure of community consultation and participation outcomes should be included in the District Plans.

Heritage Considerations

The Society welcomes the elevation of Aboriginal heritage throughout the plans. In the same vein, conservation is a process of discovery of what is significant. While the District Plans make reference to the importance of items and areas heritage significance, there does appear to be a strategy for the protection of both Aboriginal or European heritage, nor does is there a strategy to encourage building on our

knowledge of our heritage. All yet to be identified heritage items, places and areas should also be protected as they are identified. Of greatest concern and inconsistency, is the application of State Planning Policy in over riding the protection of inconvenient items and areas of heritage. The same protection process should apply to all heritage items and conservation areas irrespective of whether they be 18th or 21st century.

As the population of Sydney grows and the density of parts of Sydney increases, the pressure on heritage areas increases as a consequence of inappropriate controls for the protection of heritage items and infill development in conservation areas. The District Plans would be greatly enhanced by the mapping of the areas that are recognized as areas of heritage significance and for these to be offered commensurate recognition and protection.

We believe that the state has to take a leadership role in the protection of all aspects of our built and environmental heritage, notwithstanding that much of the decision-making is made at the local level.

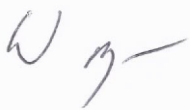
Development Control Plan Template

We would also like to take the opportunity to convey to the Commission our concerns on the proposal for a preparation of state template for Development Control Plans (DCPs). We would like reiterate widespread community concern and as described in the stake holder feed back conducted by the Department of Planning and Environment in January 2017 on proposed amendments to the Environmental Planning and Assessment Act 1979.

A uniform template, if implemented must provide flexibility to enable local communities to include in DCPs to the level and degree of protection desired by each community. We cite as an example the division of Paddington between to local governments, the City of Sydney and Woollahra Council. We believe the Woollahra Paddington Heritage DCP is more effective because it is far more comprehensive includes a greater level of detail necessary to ensure the appropriate level of consideration of detail in our heritage conservation area. We are very concerned that this highly successful DCP would be weakened and 'watered down' with the introduction of a restrictive DCP template requiring the 'one size fits all' approach to development controls.

We look forward to continuing and effective consultation with the Commission.

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