

PAD THE PADDINGTON PAPER

PEOPLE PASSIONATE FOR PADDINGTON

PAPER

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Over the Palisade

👉 The restoration of the Paddington Reservoir, carried out by the City of Sydney, has been recognised by two major awards from the NSW Chapter of Australian Institute of Architects and more recently an international award from the 2010 International Architecture Awards. The project was awarded the Lloyd Rees Award for Urban Design and the Greenway Award for Heritage. Congratulations to all those concerned.

👉 There's some action at Strickland House following a visit from the NSW Planning Minister Tony Kelly. Is he looking at future uses for this wonderful public asset on Sydney Harbour's eastern foreshore?

👉 No it wasn't spots before your eyes on the World of Ideas at the entrance to Paddington on Glenmore Road - just an over enthusiastic launch marketing pitch, now toned down, after council stepped in following some vocal complaints, to the more refined multi-coloured fascia. Ah... that's better.

👉 The Principal of Glenmore Road Public School John Benton is moving to bushier pastures at Wahroonga Public School, locally known as "The Bush School". John will have more than twice as many students and staff, and the BER building program is well advanced while ours is yet to begin.

👉 Sadly for regular movie goers the Palace Cinemas Academy Twin venue on Oxford Street has closed we understand due to the demands for ever higher rents. Another Paddington icon yields to commercial pressures. The rumour we hear is of plans for the Verona Cinema to expand.

👉 Premier Keneally has turned up the election spin volume on TV recently touting Barangaroo as the next big financial regional centre for SE Asia, displacing Singapore! So make a stand for a more sensible plan on Saturday July 31 at the Barangaroo people's rally. For more information visit: www.barangarooaction.com.au.

Current Issues

What? Opportunity Sites!

Woollahra Municipal Council has identified a number of locations in the municipality for possible additional dwellings in response to the State Government's Draft East Subregional Strategy requiring targets of 20,000 new dwellings and 20,000 new jobs by 2031 in the Botany Bay, Randwick, Waverley and Woollahra subregion.

Woollahra's share of the subregional targets is 2,900 new dwellings and 300 new jobs. The zoning and density provisions in Woollahra's new LEP must demonstrate capacity to meet 75% of these housing and employment targets, that is 2,175 dwellings and 225 new jobs.

Council's website indicates 38 separate *Opportunity Sites* of which Paddington is burdened with 34% (13 sites). These are Neild Avenue/Lawson Street two, Hampden Street precinct five, and one each for the Scottish Hospital, Hopewell Street, Wentworth Street, Jersey Road and behind Oxford Street near George Street.

We wonder on what basis Council would consider increased development in Paddington which already has the highest density in the municipality (938 dwellings per hectare) and has been long considered of conservation status?

We oppose this overdevelopment of our conservation area and are writing a detailed submission to Council - the closing date has been extended to July 27. More information can be found at www.woollahra.nsw.gov.au/newlep.



2009 Paddington Society Annual Dinner crowd.

In this edition...

- The Scottish Hospital Goliath
- Saving Moore Park
- White City New Owner
- COFA Update
- Substations have landed

Annual Dinner

An evening at Victoria Barracks

Celebrate the end of winter with the Paddington Society Annual Dinner to be enjoyed in the Victoria Barracks heritage surroundings of the Sergeant's Mess. There's nothing quite like it: pleasant warming food, excellent value drinks, stimulating characters and conversation, and a provocateur guest speaker... this year we've managed to get **Paul Sheehan**, well known controversial journo and writer, and Paddington resident, to share with us his view on *Just Because You're Good-Looking Doesn't Mean You're Good*. Perhaps it's the underbelly story of Paddo, or a recent political conspiracy? Find out by getting your name on the dance card at our Victoria Barracks Dinner by calling our organiser Leonie Furber on 9380 8327 or email heritage@paddington society.org.au to reserve your seats. If you've never done a tour of the Barracks then turn-up early at 6.30pm and stroll about with one of the knowledgeable veteran guides who know all the ghosts of this fascinating site.

There are just 90 places for dinner available so don't miss out. Silent Auction too. It's a special night. Book early. Tables of 10, or come by yourself and join in the fun.

Paddington Society Annual Dinner

Date:	Thursday August 26
RSVP:	Saturday August 21
6.30pm	Guided tour of the Barracks (optional).
7.15pm	Drinks and canapes in the ante-room.
7.45pm	Three course dinner in the Sergeant's Mess.

Coffee and mints in the ante-room.

\$79 members, \$89 friends.

Telephone 9380 8327 for Bookings.

Paddo Bus goes red

From July 18 a new Metrobus 40 will be whizzing along Oxford Street starting at the Bondi Junction interchange going to Chatswood via Elizabeth, Park and Clarence Streets stopping at every stop on the way. These very successful red buses are the same size as the 333 so some of the Bus Stops will have to be lengthened meaning loss of some car parking spaces, but hey, we have even better public transport.

Juniper Hall - a slippery slope

Juniper Hall fortunately escaped significant damage recently when the western sandstone retaining wall collapsed, crushing parked cars and closing Ormond Street for almost a week. Torrential rains over preceding weeks caused an eventual rock and mudslide, exposing the creative Colonial footings of Paddington's oldest surviving mansion built in the 1820s.



A rapid-response construction crew arrived the next morning, shoring up the exposed clay and sandstone, cutting and reinforcing the surface with a concrete skin. We are expecting to see the stonework back in place shortly.

40km/h – at what cost?

Woollahra Council is planning the introduction of speed humps into Hargrave Street to meet the RTA's requirement for self monitoring of the 40 km/h speed limit. We are concerned that such measures are a second rate band-aid which do not provide long-term solutions to speed nor the environment of our residential village.

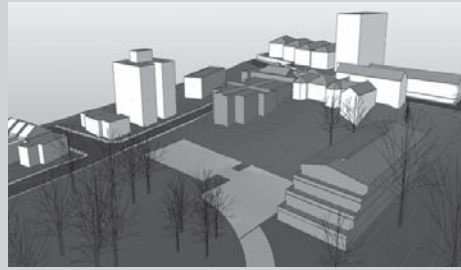
A sea of concrete islands

Implementing the PAMP Study (Pedestrian Access and Mobility Plan funded several years ago by the RTA) is less than satisfactory. We have supported the introduction of pedestrian crossings at all times. However, the associated concrete islands which we see in various locations are in our view totally unnecessary and detract considerably from our heritage environment. Until such time as Council and the RTA recognise that our sensitive heritage streetscape requires a coordinated approach and cannot be left in the hands of traffic engineers alone, we will continue to degrade the Paddington environment.

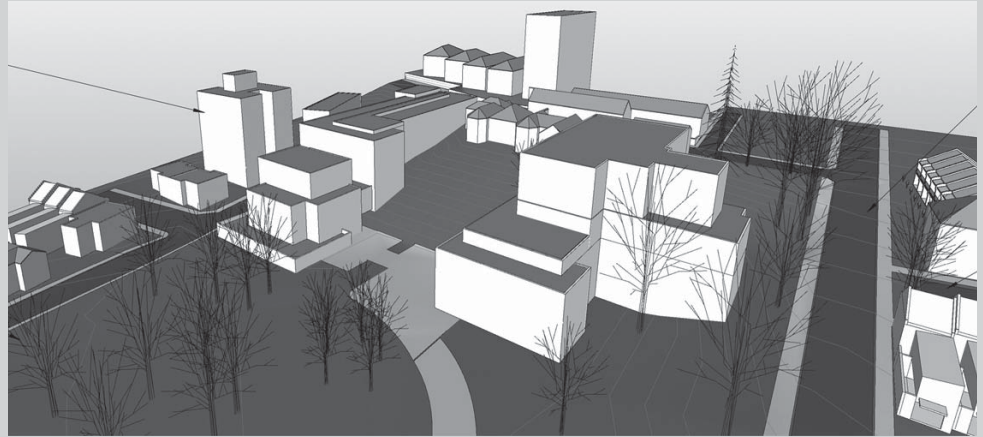
The Paddington Society supports an aged care facility on the Scottish Hospital site but not of the scale proposed by the Presbyterian Aged Care (PAC), the owners of the site

The site was one of the first subdivisions of the estates granted by the Governors of NSW to the colonial gentry along the ridge and slopes above Rushcutters Bay in the 1830s. Today it is the only remaining estate left in Paddington in which the original 1840s villa The Terraces survives partly, and the grounds are still intact within the 1847 subdivision. It is not difficult to imagine everyday life then.

One of the important aspects is the central terrace gardens and remnants of sandstone terracing demonstrating the practices of the Victorian gentry and their quest for self sufficiency in vegetables, fruit and flowers; the mixed planting of deciduous and evergreen shrubs and large mature trees, many of which are now heritage items,



View across existing Scottish Hospital site looking south



Impression of proposed development - note buildings on Stephen Street and Brown Street

and the grassed lawns sweeping to the north with vistas of views of considerable character to the harbour.

The conversion of the villa to a private hospital in the Arts and Crafts style at the turn of the century is representative of gentry mansions and grounds being converted to institutional use. While not surviving as a hospital, the related aged care facility can still operate comfortably within its original buildings and grounds. Later additions in the grounds included the AC Mackie Nursing Home on Brown Street and the theatre addition on Stephen Street.

The site is listed on the Register of the National Estate, is in Woollahra's LEP as a Heritage Item and in the National Trust's Classified Paddington Urban Conservation Area as "Paddington makes a major contribution to the heritage of Sydney and its urban form and it was here that local residents first banded together to prevent the character of their suburb from being destroyed by unsympathetic development."

The current proposal for redevelopment of the site is simply just too big. Too big in mass and scale, too big in height, too big in floor space ratio (FSR) and the footprint is too big.

It is more than 40% bigger than what Woollahra Council approved in 2002, which was 191 aged-care hostel beds now reduced to 105 and only 17 more beds than what we

Did You Know?

Free Public Water

At a time when the environmental cost of bottled water consumption is being questioned by the community, it is appropriate that the Centennial & Moore Park Trust is embarking upon the reinstallation of the recently restored Comrie Memorial Fountain.

This Victorian water dispensing confection was commissioned early 1900 following a bequest from Mrs Sophia Louise Comrie who specified it provide "for the use of man and beast". The original design incorporated water bowls which supplied free, clean,

drinking water for "humans, their horses and dogs", an essential public service for the early population.

Originally opened in Queen's Square on 27 July 1904, it was moved, due to traffic build up, in 1928 to a new site in Driver Avenue, Moore Park, over time being again relegated to a traffic island. The fountain was dismantled and moved to store at the time of the construction of the Eastern Distributor. After extensive restoration, the City of Sydney is looking at potential sites in the Moore Park area to re-erect this functional public monument. We trust this may be the flagship for many smaller installations by the Council to provide free public water at key locations.

ed care beds – but lots of luxury apartments...

have now, but, the 24 self-care independent living apartments for +55 year olds have been increased to 90, most of them 2 and 3 bedrooms, and 73 car spaces increased to 135 – all because 'the needs have changed'. The cost of this development has also increased dramatically from \$17m in 2002 to \$103m; that \$ increase which means it is now in the hands of the State Government's Department of Planning under Part 3A for approval. For all of this there will only be an additional 17 more aged-care hostel beds than currently exists.

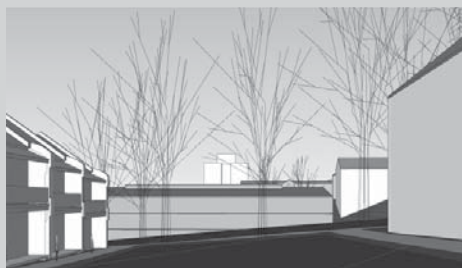
Many residents have attended the open day and community consultation sessions on "the design process for the redevelopment of the Scottish Hospital Site" which PAC has conducted in a very professional manner. We had the opportunity to gain a reasonable understanding of what is planned and express our concerns verbally and in writing, all of which has been recorded and we have been duly notified.

However, we are now alarmed as the latest version is still the same FSR. The bulk and mass has been moved around, squeezed and spread out, for example the height on the 37.9m Stephen Street building has been reduced by a mere 400mm. We still have a massive 9 storey apartment building proposed on the Brown Street side of the site, replacing the existing 4 storey building, which itself is intrusive. The

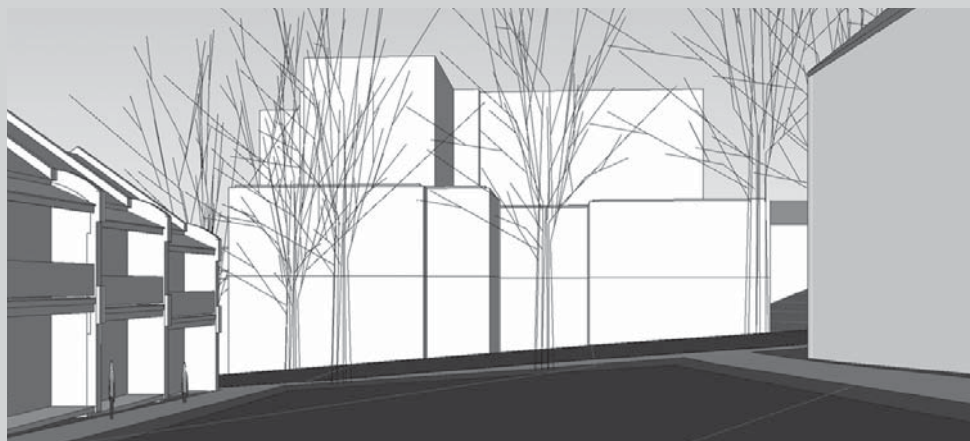
proposed 'L' shaped extension crosses the Glen and is totally unacceptable.

Woollahra council has developed a Statement of Planning Principles for the site, which the Society endorses; this is currently on exhibition at Council Chambers and on Council's website – www.woollahra.nsw.gov.au.

This proposal will have a significant impact on the heritage significance of the Scottish Hospital site and on those living in the immediate vicinity. The Paddington Society has always supported aged care here, but it does not support this opportunistic overdevelopment of a seminal historic site in this Victorian-inspired village, the envy of many Sydneysiders. **We call on PAC to be fairer in their treatment of this iconic site and reduce this development to a size sympathetic to the amenity of those living around it, and to seriously consider our national treasure the heritage conservation area of Paddington.**



Existing view from Glenview Street across Brown Street



Impression of proposed development adjacent to Brown Street



Comrie Memorial Fountain at Drivers Triangle.

COFA update

Residents are happy achieving a win for justice and common sense, after UNSW scuttled its plans to commandeer residential streets as a truck route for the redevelopment of the College of Fine Arts in South Paddington.

The conflict, instigated by UNSW with residents and the City of Sydney has needlessly delayed the \$58 million building upgrade for almost a year.

This saga has caused unnecessary stress among locals, wasted the time of City and State officials, and delayed important new student facilities. We trust that the University accepts full responsibility for the delays.

Another Viewpoint

More to Saving Moore Park

Round 1: a leaked letter indicates the NSW Government has done a back room deal with Sydney Cricket and Sports Ground Trust (SCG) to give it control of Moore Park to expand its parking and building footprint... "for the glory of sport" according to the SCG Chairman. The community supported rallies at Lake Kippax and Paddington Town Hall with speakers including Clover Moore, Malcolm Turnbull, Neville Wran, and Centennial & Moore Park Trust Chairman John Walker. Thousands of concerned residents contact politicians with letters and emails, and signed petitions. **Result:** Premier Keneally agrees to halt the SCG plan to wrestle control from the Centennial & Moore Park Trust. But there's a qualifier.

Round 2 (in progress): The Premier has given the two Trusts till the end of July to provide her with traffic congestion solutions! Hardly the charter of these two trusts to solve a public transport infrastructure shortfall? Apparently, the SCG wants Moore Park for Gold Members carparking so it can build Rugby League Headquarters on the existing carpark and possible future buildings. More carparking simply encourages more congestion pre- and post-games.

Moore Park is part of Governor Macquarie's original 405 hectare Sydney Common bequest – only a third remains public open space, with parklands lost to commercial development, sporting stadia, and the Eastern Distributor.

The community needs to push the current, and likely future government, not to give the SCG Trust Moore Park east. Connecting the stadia with Central Station by light rail – faster and carries more people has been a solution suggested by our Independent Member of Parliament for almost a decade.

Round 3: send your emails and letters to the Premier and Leader of the Opposition demanding that the parklands stay in the people's hands.

Why I live here



Mary Read
Fashionista, business woman, social aid activist.

I came to Paddington by happy fluke 24 years ago and intend leaving in a box. It's simply amazingly convenient to the city, art, food, parks, performances, the airport, the harbour, and with great people who value a village and living on a human scale. 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.

Renovation Tips

Q. I have noticed that many houses in Paddington don't have chimney pots. Should I consider installing them on my house whilst renovating?

A. It is true that when you look around above roof level, there are as many houses without chimney pots as there are with them. In some cases it is an individual house but in others a whole row of terraces can be seen to be devoid of them. Perhaps at the time of construction it was one of those last little cost items that got the chop, or perhaps it was just too hard, right up at the ridge-top.

In any event should we retro-fit them? The answer of course is yes as the chimney pot performed an important function in the operation of the chimney excluding (or minimising) rain-water from the flue, as well as helping the draught and dissipation of smoke. And of course they give that finishing visual touch to the house itself. Of course, heaven forbid, if your fireplaces were once removed and flues closed off, you should, nonetheless install pots atop.

If you look around there are many types and styles of chimney pot in the area and it is hard to discern what style may have been original. Many that have been retro-fitted seem to be of the wrong period, some being of Federation Style with built-in caps. The general run of pots used in Paddington were early, mid and late Victorian, large in scale, sometimes octagonal, and often salt-glazed.

Most of the suburbs around Sydney developed around their own brickworks and as a result discernibly different features and patterns were visible in each area, according to the product styles developed by each manufacturer. Most of these are gone today and the source of chimney pots is very limited.

One of the remaining potteries is that of Fred A Mashman at Kingsgrove, originally started in 1908 and supplying roof-tiles and other earthenware products to this day. But maybe not for long as the old craft (and craftsmen) diminishes and the potential of redevelopment of prime land looms. If you are looking for chimney pots try Mike Mashman at 11 Mashman Avenue, Kingsgrove. Telephone: 9502 2344

Ron the Renovator



The Paddington Paper is the official newsletter of The Paddington Society to provide news and informed comment on local issues.

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Infrastructure

Electricity Substations

Work has commenced on the installation of the Paddington Street substation (William Street end). We have little influence on where these large and unattractive metal boxes are to be located as Energy Australia (EA) can override local and state instrumentalities. However, we are very fortunate that Woollahra Council has been able to negotiate with EA on our behalf to delay works so that the impact of the substation will be minimised by realigning the street and landscaping.

Council will upgrade that section of Paddington Street with a well designed landscaped treatment from No 19 where the substation is being located, to the William Street corner; the road pavement is being narrowed slightly, the footpath widened to allow for landscape and there is no loss of parking. We are very grateful to Council for their efforts in trying to maintain our streetscape in the best possible way against the intrusion of these alien metal boxes.

The Quarry Street substation is well underway in its new location from Harris Street. The Ormond Street site near Oxford Street is yet to be finalised.

WANTED

The Society is preparing a register of heritage plaques with a view to seeking funding for their restoration.

Please notify us of any plaques you may be aware of in your locality. Email us at: heritage@paddington society.org.au or telephone 9360 6159

Coming up... come along

- Thursday 26th August – **Annual Dinner at Victoria Barracks**. Details – front page.
- Saturday 28th August – **William Street Laneway Festival of fashion, music and community** 9am – 6pm.
- Saturday 4th September – **Guided Paddington Walks and Coffee**. Meet at Juniper Hall, Paddington 10:00am – 2:00pm For details: www.paddington society.org.au
- Thursday 16th September – **Ward Councillors' Meeting** St George's Church Hall Five Ways, 6:30 – 8:30pm.
- Sunday 19th September **2nd Hand Sunday Garage Sales** Woollahra Council's Zone 1, see www.woollahra.nsw.gov.au.

Ongoing Issues

White City - Double Fault

The High Court of Australia handed down its judgement in June upholding the ownership rights of John Alexander's Poplar Holdings just a few weeks shy of his option rights over the site, and now the news is that the HAKOAH CLUB has taken over ownership of the lands for which our community has fought for 11 years

Controversy regarding the site extends back to 1999 when Tennis NSW decided to move to the Olympic site leaving their White City Lands up for sale and vulnerable to successive developer's plans and ideas, all of which posed serious intensification and density challenges to local consent authorities, the local community and to the protection of the amenity of Paddington as a heritage conservation area.

Sensibly, Woollahra Council embarked on a programme to build an expert driven and thorough planning instrument, a Development Control Plan (DCP), to protect the green valley floor from over development. Extensive community consultation and public exhibition produced the White City DCP, passed in September 2007. It will ensure: protection of views and vistas across the site: limits on bulk and scale: reduced impact of traffic and parking: control of noise impacts; public benefit, retention of the site's tennis heritage, and the amenity of residents living around the site.

The Paddington Society has fought long and hard alongside the Paddington community and Woollahra Councillors to save the site from rezoning and to help finalise the White City DCP. **We are now calling on the new owners, the HAKOAH CLUB, to honour this DCP and ensure any new proposal complies with the Control Plan and continues to respect the extensive input of the local community and Woollahra Council.**

BOOK NOW FOR THE SOCIETY'S ANNUAL DINNER!

The Paddington Society 2010 Committee

Robyn Attuell	President
Bill Morrison	Vice President
Francis Walsh	Treasurer
Penny Johnston	Secretary
Bill Fraser	Committee
Linda Gosling	Committee
Esther Hayter	Committee
Keri Huxley	Committee
Krystyna Luczak	Committee
Will Mrongovius	Committee
Josephine Revai	Committee
John Richardson	Committee
Graham Stewart	Committee
Michael Wilson	Committee

Passionate for Paddington? Then join us, get involved! Visit our website for a member's form.