

PADDINGTON

THE PADDINGTON

PEOPLE PASSIONATE FOR PADDINGTON **Paper**

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A unified Paddington?

What is the best fit? Can a unified Paddington be protected?

An issue that has gained attention during the Council amalgamation process is the division of Paddington between two Council areas - south of Oxford Street comes under the care of the City of Sydney while the larger section, to the north, is administered by Woollahra Council.

In the last Paddington Paper, commenting on Council amalgamations as proposed at that time, The Paddington Society (TPS) noted that amalgamation would, if nothing else, reunite Paddington under one Council. However now that City of Sydney is to stand alone and it appears there may be an Eastern Suburbs Council, comprising Woollahra, Waverley and Randwick, Paddington will remain divided. The question now is - should the boundary be redrawn and, if so, what is the best fit for Paddington?

Waverley Council made the following observations while preparing its report for the submission to the Local Government Boundary Review :

Comments made by speakers at the recent public forum related to residents' relationships with their own area and protection of its heritage. This was particularly relevant with Paddington as it is already split between two Councils causing concern to residents and the business community alike. Reuniting Paddington would allow it to be addressed in a holistic way to the benefit of everyone.

(This) question requires consideration. The choice is that Paddington be united under the new Council comprising

Waverley, Woollahra and Randwick or be reunited with the City of Sydney. The Paddington Ward has 8179 electors which is 4.72% of the total number of electors in the proposed new Council. The exclusion of Paddington from the proposed new Council is not a significant change and would fulfill the goal of uniting the suburb under one Council either the City of Sydney or it be retained within the proposed Waverley, Woollahra and Randwick Council model.

This would also align the north western boundary of the new Council with the State seat of Vauclose.

An objective of TPS has for some time been a unified Paddington with a single set of planning controls. While Woollahra's Paddington Development Control Plan has successfully protected north Paddington's built heritage, the TPS believes that all of Paddington should be located within the City of Sydney, especially if a merger of Councils is to proceed. Paddington is an inner city suburb. Its 19th century architecture and pattern of development around the spine of Oxford Street forms a coherent village and is a seamless, inextricable part of the inner area of the City of Sydney.

TPS opposes the inclusion of Paddington as part of an Eastern Suburbs Council as it has no community of shared interest with the proposed merged area historically or architecturally. Paddington has much more in common with Darlinghurst, Surry Hills and Glebe rather than Dover Heights, Bondi, Randwick and Maroubra.

White City Concept Approved

On December 18, 2015 the NSW Government approved the concept for various developments at the White City site. Each building will require a separate DA and be subject to public review. Proposed is:

- A full size soccer field with a grandstand seating 500-600 spectators;
- A health and fitness facility including an indoor swimming pool;
- A multi use hall for active/passive activities;

- Administration rooms;
- A 50-60 place child care centre with its own access from Glenmore Road.

Hakoah is proposing to restore and exhibit certain heritage items associated with the history of tennis on the site.

The Paddington Society would like to see the White City site developed for community activities, which is what Hakoah currently promises. However we objected to the size of the proposed Grandstand and the proposed access route from Glenmore Road to and from the Child Care centre.

Over the Palisade

While several Thomas Dux stores closed earlier this year in NSW and Victoria, not our flourishing Five Ways store which is a great community asset.

Transport for NSW has marked two Paddington bus stops for removal on the 389 route including - Brown St near Glenmore Rd and Hargrave St near Taylor Street.

The City of Sydney is or was to install a new free public toilet near the Telstra building under a plan to provide more high quality accessible amenities for shoppers. We wait in anticipation.

Oxford Street's 15-minute free meter parking is very much appreciated by local shoppers. A sensible initiative to generate more business.

The Paddington Society was one of several groups invited to meet last month in Prime Minister Malcolm Turnbull's office to discuss the stadium proposals for Moore Park. We are delighted with the outcome but will to continue to watch the situation.

In mid-February a homeless woman moved into a tent in the Royal Hospital for Women Park. This was not illegal, and not a law enforcement matter unless she became a threat to herself or others. The tent was removed in mid April.

18 months after the former Opera House Bennelong chef Guillaume Brahimi opened his new fine dining restaurant *Guillaume on Hargrave Street*, he is now also settling into the *Four in Hand* just down the block in Sutherland Street.

Several pubs are undergoing makeovers and one recent success judging by the enthusiastic patronage is Justin Hemmes' The Paddington (The Paddington Arms). The neighbouring premises will become a restaurant and a take-away - all adding to the revitalisation of Oxford Street.

The Many Lives of Paddington and its Council

The village of Paddington was an independent municipality with its own Council and representative in Parliament up until 1949.

The beginnings of self-government followed the passing of the Municipalities Act in 1858. A petition signed by 172 residents was forwarded to the Governor to incorporate Paddington as a municipality with 1,000 houses and 3,000 residents.

After some contention regarding keeping Paddington democratic rather than including the aristocrats closer to the harbour, the Municipality of Paddington was proclaimed in 1860, bounded by Sydney Common to the south, New South Head Road to the north, Point Piper (Jersey) Road to the east and Dowling/Barcom/ Boundary Street to the city.

The first meetings were held at the Paddington Inn (cnr Oxford and William Streets) then the house next door was rented until the first Town Hall was built in 1866. This was eventually sold and incorporated into the Royal Hospital for Women as the Outpatients' department.

The question of finance occupied much of Council's time as the Municipalities Act of 1858 omitted to make the collection of rates from local land and house owners enforceable by law. The Act was not amended until 1867 despite dozens of petitions from the Paddington Council to the Legislative Assembly. To finance their initial plans the councilors used their personal security for a cash credit of £400 from the Bank of NSW.

In Council's first year, ten gas street lamps were installed on Old South Head Road (Oxford Street) and five on New South Head Road. The lamplighter commenced his round before sunset and again before sunrise with a break each month three nights before and after full moon. Repairs were carried out to Underwood Street, Elizabeth and Victoria Streets. However, when a resident of Gordon Street complained about dangerous holes in front of his residence, he was informed that on examination of government plans of the



Paddington Town Hall opened in 1891... the 32 metre clock tower was added in 1902 to celebrate the coronation of King Edward VII. Source: City of Sydney Archives

municipality they could not find any Gordon Street.

During this time estate subdivisions of land for new buildings began in earnest with much activity for excavators, masons, bricklayers, joiners, carpenters and finishing trades, and Paddington became a suburb. However, the period of rapid development meant Council was involved in costly engineering works as the nature of Paddington's original landscape was largely rocky gullies, creeks,

swamps, waterfalls and sandhills. Streets and footpaths had to be shored up, aligned, levelled, surfaced and lit, creeks were re-routed and sandstone quarried, which resulted in a growing debt for Council. This was overcome by resorting to relatively sophisticated loan finance on an international level.

By 1890 the population had increased to about 20,000 and Paddington Council was relatively prosperous offering a

Did You Know?

Sydney's Early Water Supply

The Tank Stream was the first Sydney supply but pollution of the Stream meant that another source of water soon became urgent.

In 1826 John Busby designed a new water supply from the Botany Swamps. These were a chain of ponds fed by a sand aquifer stretching from South Head Road to Botany Bay. Busby's Bore was built over the next ten years using convict labour. The sandstone lined tunnel started from



*Interior of Busby's Bore – a 3.6 km long tunnel
Source: City of Sydney Archives*

Lachlan Swamp (now the Centennial Park lakes), down Moore Park Road, through Surry Hills and into Hyde Park. The Lachlan Swamps, the head of the Botany system, served as Sydney's sole water supply from 1837 till 1858.

To meet growing demand, City Engineer Edward Bell designed 2 reservoirs on high ground. A rising main was built from the greater Botany Swamps to the Surry Hills reservoir in 1859, with a branch via Albion Street to the Paddington Reservoir completed in 1866. In 1879 a third reservoir was built, the Woollahra Reservoir, on the corner of York Road.

range of services with the revenue from rates. The suburb was seweraged, rubbish disposed of and streets kept relatively clean, making it healthy, accessible and socially respectable. The houses were well built, affluent and presented a pleasing uniformity. Paddington had developed a sense of integrity and its residents enjoyed an active community life.

A new Town Hall was planned for this reputable suburb with an international competition held for its design and in 1890 the foundation stone was laid by Sir Henry Parkes on the highest point of Oxford Street. A year later, the present Paddington Town Hall was opened to fanfare by Governor Lord and his wife Lady Jersey. This splendid building, second only to Sydney Town Hall, had a seating capacity of 1,000 people and several meeting rooms which became a good source of income for the council. The Town Hall clock tower was installed several years later to commemorate the coronation of King Edward VII.

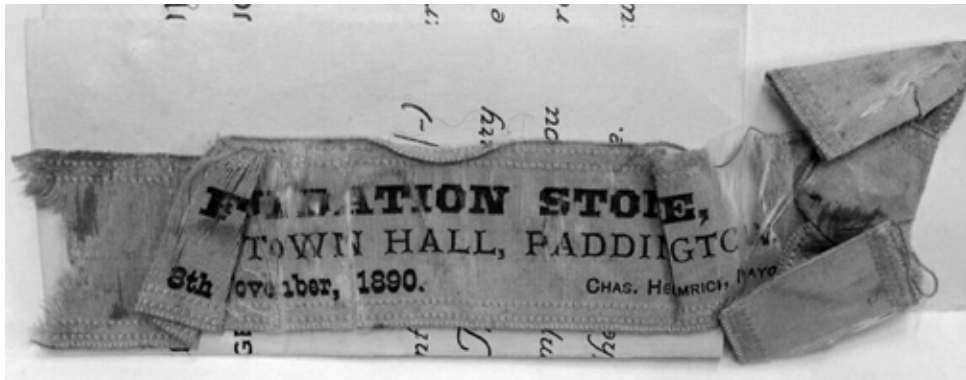
Most vacant land had been built upon by 1910 with an estimated population of 26,000 living in 4,850 houses with 25 miles of mostly asphalted roads. There was good cause for celebration at the official Jubilee banquet ball in the Town Hall and a firework display and biograph (movie) entertainment was held at Hampden Park (Trumper Park) for a crowd of 4,000, mostly children.

During the next 20 years Paddington's densely populated area and terraced



Oxford Street 1910. Source: Woollahra History Society housing fell out of favour. Owners moved to larger garden suburbs, rents remained unpaid and dwellings were left in a state of disrepair. The Great Depression of the thirties consolidated Paddington's slum status. A 1947 planning scheme for Sydney proposed demolition of virtually all housing in Paddington to be replaced by blocks of flats. However the newly arrived European migrants found the area affordable and convenient and put paid to that plan.

In 1949 Paddington Council was absorbed into the City of Sydney. Then in 1968 Paddington was divided along Oxford Street between Woollahra and City of Sydney Councils for political reasons. South Paddington joined a smaller South Sydney Council some time later and the amalgamation of South Sydney Council and City of Sydney in 2004 led to South Paddington moving to the City of Sydney. The suburb of Paddington is still divided by Oxford Street.



Ribbon Foundation Stone laid by Sir Henry Parkes, November 1890. Source: Australian Historical Society

During the 1870s, pipes from these reservoirs were laid to Surry Hills, Ultimo and Paddington, then to Waterloo,



Paddington Reservoir Gardens 2016.

McDonaldtown, Newtown, Camperdown, Glebe, and by the end of 1883 to Marrickville, St Peters, Leichhardt, Balmain, and Waverley. However, periods of drought still caused shortages, and throughout 1884 water was cut off to many suburbs at night.

When the Nepean system was completed by 1888, the need for the Botany water supply for domestic use ceased - though it was still used for industrial purposes well into the twentieth century. The Paddington Reservoir was restored in 2008 by the City of Sydney, as a living testament to Paddington's water history, and is a wonderful public space.

Through Japanese eyes

Residents may have recently noticed a film crew meandering through Paddington. This New Zealand production company was commissioned by a Japanese Television Network (NHK) to produce a 30 minute travel documentary for a series called Sekai Fureai Machi Aruki (World Strollers). Producer Tatsuhiro Munakata focussed specifically on Paddington to showcase his choice place in Sydney, a compact village tucked into the centre of a large modern city.

The Paddington Society was approached for recommendations and sources on lifestyle, cuisine and artists, naturally we provided significant assistance.

The TV concept lets the camera take the visitor to people in their natural environment... like a group headed for the Paddington Community Garden to tend their plots and join others for the monthly harvest meal, or meeting a resident who is an authority on Paddington's development from the 1800s. The camera explores the Oxford High Street looking into pubs, scrutinising our wares, peering through gallery windows and capturing the essence of our wonderful village. The program will run on NHK national TV in Japan in June. Expect to see more Japanese strollers snapping selfies around Paddington later in the year.



Tokyo TV film crew on Oxford Street. Source: TPS

Why We Live Here

We moved into Selwyn Street eight years ago, an area of diversity where our boys can grow and live with people of strong views on



community and social justice.

We love the passion locals have between balancing protection

of heritage, development, and green spaces. There is nothing like a Friday night debate on the week's issues over good food and wine with neighbours. The boys play cricket and football safely on the footpaths and back-lanes, it's a great way to meet other kids and for adults meet socially too. A community suburb, like an extended family, a walk to the city, a hop skip and jump to beaches and parks... there's no better place to live! *Dominic & Nadia Welfare*

Another Viewpoint

Ron the Renovator

I have lamented for some time the introduction of wheely bins in Paddington. Not that they aren't convenient and I know they save the backs of the garbos. But now we have not one but three it is possible to see a symphony of red, yellow and green every Monday along Paddington streets, often left out all day on the pavements. The larger houses with gardens can generally manage this by finding nooks and crannies in the garden to tuck them away, but when you consider the narrower twelve foot wide house, built to the street or at best with a three foot verandah at ground level, there is nowhere to hide. They proliferate the streetscape and with unreliable collections they remain all day till residents return from work.

It wasn't so long ago that the garbage was collected via the rear lane of houses, after all this was its purpose, the dunny lane or garbage lane. One solution, which I am not promoting was bagging the garbage. In instances where the lane was too narrow for trucks household garbage was emptied onto a large hessian bag and dragged along the lane to the truck where it was hoisted on board - the magic carpet treatment you might say.

I am raising this because it reiterates how we are being constantly forced to adapt to systems which are not appropriate to the area, systems which work well in Wahroonga, Blacktown or Vacluse, but not in Paddington where rules do not fit. Perhaps there could be some consideration of new technologies such as garbage compactors to reduce the bulk of our waste. But let's not go down the line of many European towns who now resort to very large communal bins in very visible locations. We all need to consider how each of us can minimize our waste into the future. *Ron the Renovator*



Ongoing Issues

Margaret Olley's House

Whilst we encourage Council's initiative to enhance heritage conservation in Paddington, we find it difficult to support the heritage listing of individual houses.

Paddington is a Heritage Conservation Area as a whole. In our experience listing individual items has the effect of downgrading the heritage significance of other items. This encourages a general attitude that non-listed houses may be of lesser significance and may be treated in a way that may be inappropriate to the objectives of the conservation area.

Furthermore, to say that the house is representative of Late Victorian Italianate terrace houses is to deny many other examples which are visible throughout the precinct.



*Recreated interior of Margaret Olley's house.
Source: Sydney Morning Herald*

We recognize that, as the residence of Margaret Olley, this house is of importance. However much of the importance lay in the internal artifacts and manner in which Olley occupied the house. Some 21,000 objects from the artist's home have been painstakingly catalogued and transported to the Tweed Regional Gallery & Margaret Olley Art Centre in Murwillumbah. Here visitors can peer into the recreated rooms of her Paddington house and view her living and working environment.

We believe the 'historical, historic association, aesthetic and social significance' of the site could be aptly recognized through the installation of a commemorative plaque to that effect. Statutory protection and conservation of the item should be carried out under Council's Development Control Plan, as applies to the other heritage artifacts in the Paddington Conservation Area.

Local Issues

Scottish Hospital

Construction of The Terraces retirement village on the Scottish Hospital site has been underway for over four months and is proving a frustrating experience for the surrounding residents. There has been no consultation during the formulation of the Construction Management Plan or the new landscape plan. Complaints about non-compliances and requests for information have been largely ignored by the private certifier, Woollahra Council and the Department of Planning and Environment. The latest approved plans have not been accessible. The terraces below the original house are of archaeological significance, but has archaeological monitoring been implemented?

There are major concerns about the trees. A number were identified to be retained and protected during construction, three of these have been removed and others are not being protected. Further, the builder is not complying with approved working hours, nor covering demolition materials and dust is not being controlled with adequate watering. Noise monitoring is not being implemented even though the site is on the side of a hill reinforcing the sound impact; site lighting is on at night. There is a lack of agreed dilapidation reporting. The advertising on fences and site sheds exposed to the playground on Dillon Reserve is a very poor negotiation by Council. A sorry list of grievances which could and should be remedied.



*Trees under threat at The Scottish Hospital
Source: The Paddington Society*

ANNUAL DINNER 2016

Tuesday 2 August 2016

7pm at Cipri Italian Restaurant

Guest Speaker: PAUL DYER

Artistic Director of the

AUSTRALIAN BRANDENBURG ORCHESTRA

Members: \$90 | Friends \$95

Welcome drink, canapés and dinner

Everyone welcome!

Booking information: 0417 475 669
heritage@paddingtonssociety.org.au

The Paddington Paper is the official newsletter of The Paddington Society providing news and informed comment on local issues. Views expressed are those of the editorial committee and not necessarily those of the membership of the Paddington Society.

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