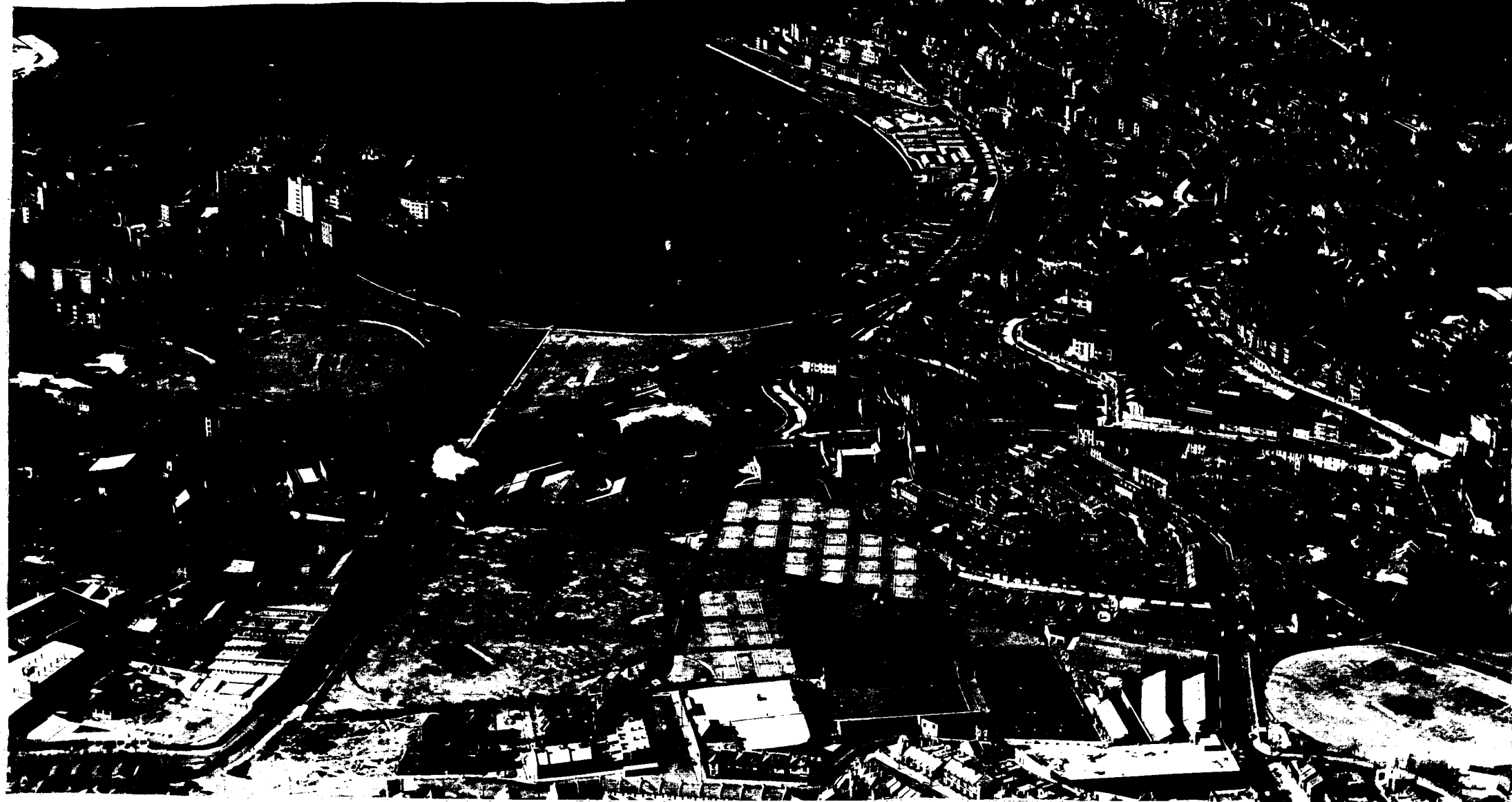
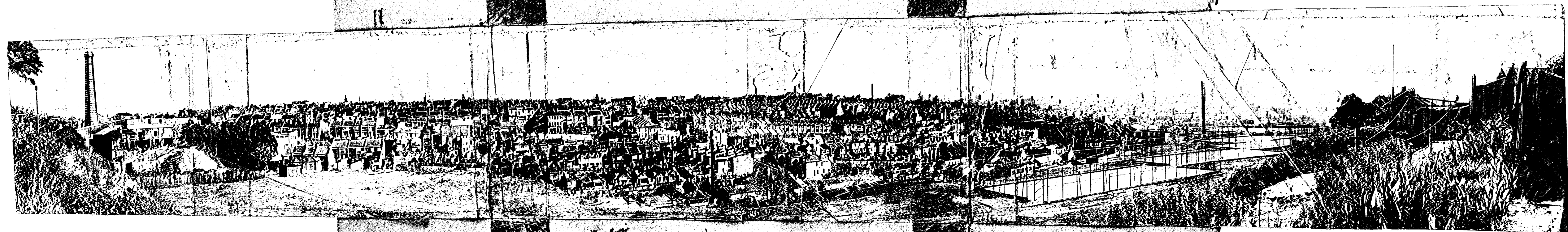


This oblique aerial photograph shows the relationship of the area under survey with the Harbour adjacent to Rushcutters' Bay, and to the nearby recreation areas of the Stadium, White City Tennis Courts, Weigall Ground, and Rushcutters' Bay Park and Oval. Vacant lots in the Artlett Street



pocket of residential development are due to old timber houses having fallen down. No redevelopment has taken place due to the Railways Dept plans for the Eastern Suburbs Railway in this area. Note the four blocks of "modern" flats fronting New South Head Road. Note the factory of John McGrath Motors between Trumper Oval and White City, blocking a continuous strip of recreation areas.

160 degree panorama looking South West (Centre of Vision) from the back of
houses in Cameron Street.



Note development of houses along Old South Head Road; road in top left hand corner is probably the present day Jersey Road.



UPPER: The foreground buildings are those of the distillery, founded 1818. The site was then known as Frog's Hollow in Underwood's Paddock. This view is from the site of the existing Incinerator. Compare with shots from the same view point in 1954. The Hardie Rubber Company is now established on the old distillery site, at the foot of Harris Street.

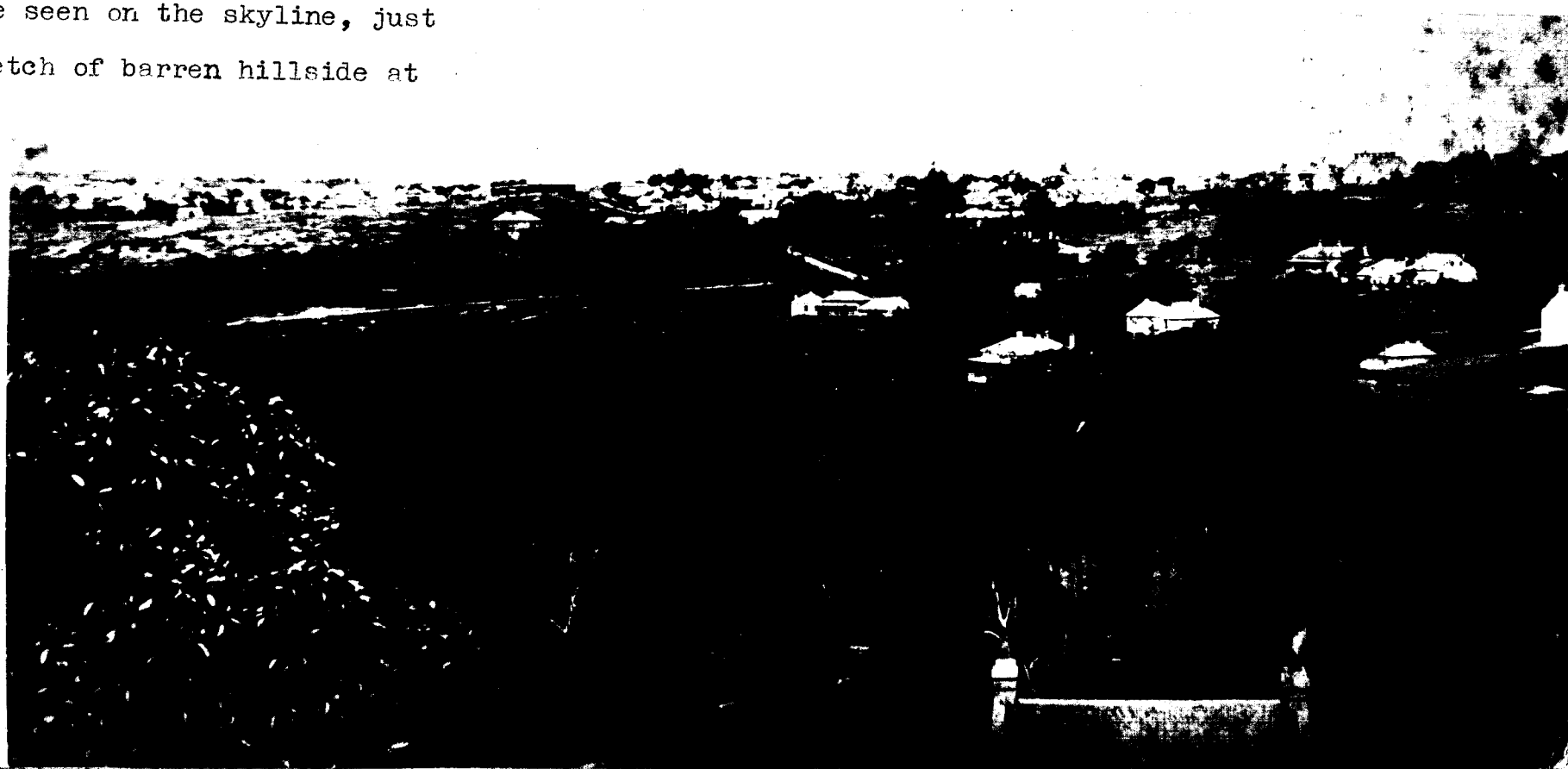


LOWER: This drawing of the waterfall in Underwood's Paddock, made in 1864, should show a detail of the above; but the contrast in descriptions of the terrain are disconcerting, even allowing for scale differences, and artistic individuality. The present Cascade Street runs somewhere from lower right to top left of the picture. The Paddington Quarry Reserve is on the right, where the Municipal Yards were established in 1910. Glenmore Road is probably just out of sight in the lower right hand corner.



These two views are both looking East from Barcom Glen; the top drawing is dated 1863, and is looking slightly South of East, so that the present site of St. Vincent's hospital is where the house stands inside the fence; the Jersey Road ridge can be seen at the top left. The clump of trees to the left of centre shelters the large houses built in the centre of Paddington; the same clump can be seen also in the 1868 photograph taken from the Darling Point ridge.

The Lower photograph is from the Mitchell Library files, and is undated. The Royal Terrace, backing onto Cameron Street, can be seen on the skyline, just to the left of centre. Trunper Park is that stretch of barren hillside at the top left.





The top picture is a view of portion of Underwood's Paddock.
The lower picture is a view from Paddington Street, looking along Point Piper Road (now Jersey Road), 1864,
showing the old Congregational Church which has been replaced by the present fine building.

Hills at Edgecliff - showing Synagogue
in 1865.

70 Cape Colony - Richmond - recently demolished.



This pencil sketch is from the Mitchell Library. It is by G.V.F. Mann, drawn in 1865, and entitled "Hills at Edgecliff". The diagonal road on the right is Ocean Avenue, leading down to Double Bay, and up to the Edgecliff Post Office's present day site. This illustration clearly shows the size and displacement of the fine houses on the East side of Jersey Road, then called Point Piper Road. Certainly the Northern slopes of Edgecliff were more attractive to wealthy home seekers than the Western slopes of the area of Paddington in our survey area.

5.

This photograph, taken from the Darling Point ridge, looking South West, is dated 1868. In the foreground is the Colonial Produce Store, a building still standing, and now used as a second hand furniture mart. The few wealthy homes which were established in the centre of Paddington can be seen among the trees in the background, while Glenmore Road, the bullock drivers selected easy graded track winds down on the left. The beginnings of cheap housing development on Reddy's Estate can be seen above the roof of the hotel on the corner of New South Head Road and Glenmore Road.



Mitchell Library

1868

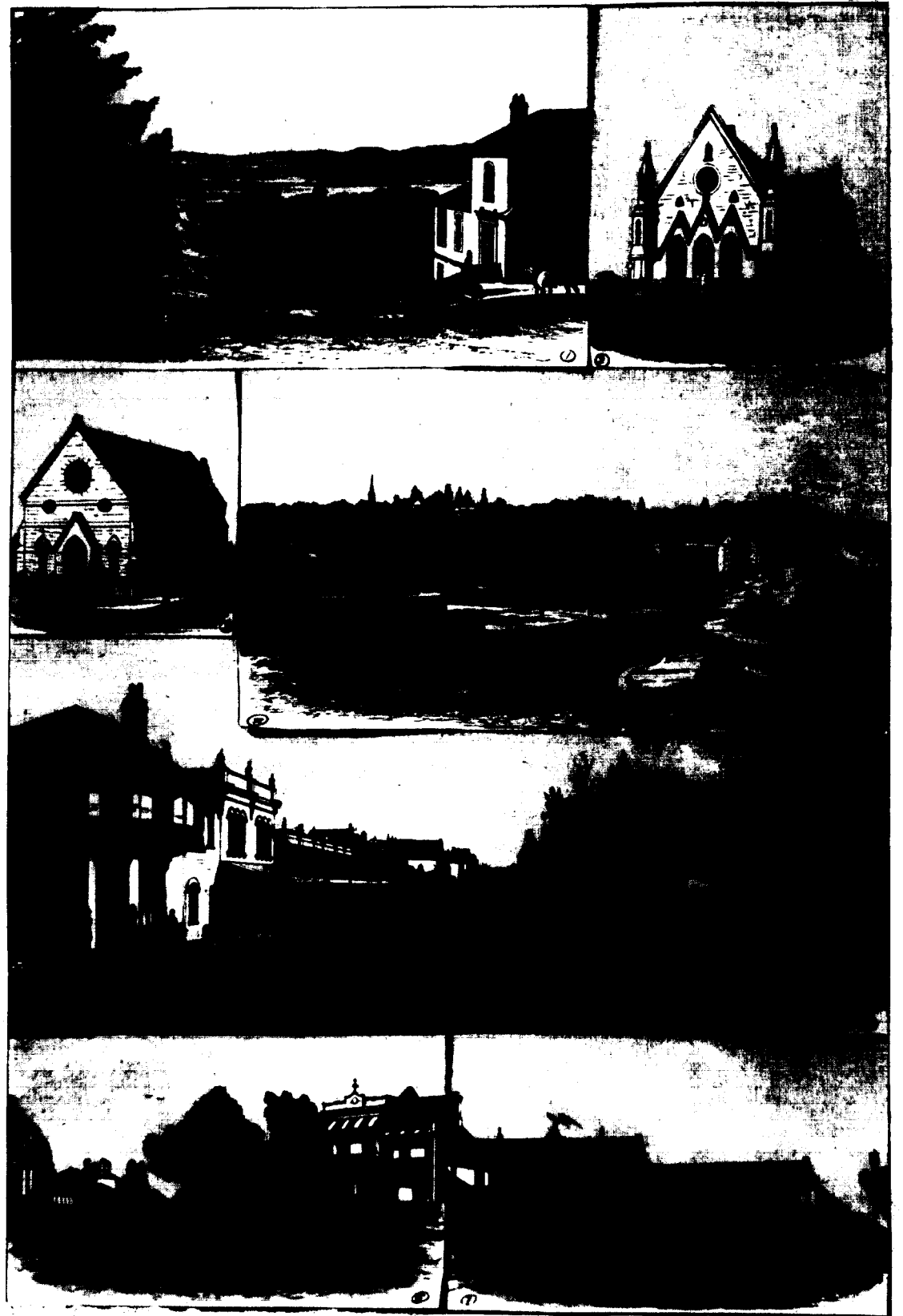


This is from the Illustrated Sydney News of October 1884.

(3) shows the Public or National School in Glenmore Road, where still on the same site, flourishes the Paddington Public School, one of the toughest schools in the Metropolitan area. It is also one of the most cramped. The Council of the City of Sydney Planning Scheme originally envisaged the devotion of the entire block bounded by Cambridge and Gurner Streets, and Glenmore Road to the enlargement of school premises in the heart of Paddington, but the Education Dept can not see any possibility of money for resumptions being made available. (1) shows Oxford Street in more urbane days. Note the steam trams. The absence of motor traffic and large crowds, and the pleasing appearance of the post supported canopies and balconies, make this thoroughfare seem more human a place in 1884 than it is today.

1—WESLEYAN CHURCH, OXFORD STREET. 2—PUBLIC SCHOOL, GLENMORE ROAD. 3—OXFORD STREET, FROM REGENT STREET, LOOKING EAST.
SUBURBAN SYDNEY.—PADDINGTON.

This is from the "ILLUSTRATED SYDNEY NEWS" of the 25th October, 1884. (1) shows Double Bay, from Ocean Street. (2) & (3) show Congregational Churches, in Point Piper (now Jersey) Road, and in Ocean Street. (4) shows Darling Point, from New South Head Road. (5) show Queen Street (6) shows Point Piper Road and (7) shows St Matthias' Anglican Church and School in Old South Head Road and Moore Park Road. All these views are on the edges of, or relevant to the area under survey. The conscious landscaping of Darling Point is in contrast to another photograph in this series, showing Paddington and its scrubby, uncultivated appearance. This illustration has been taken from the same viewpoint as the Paddington scene, only it looks North, and not South.





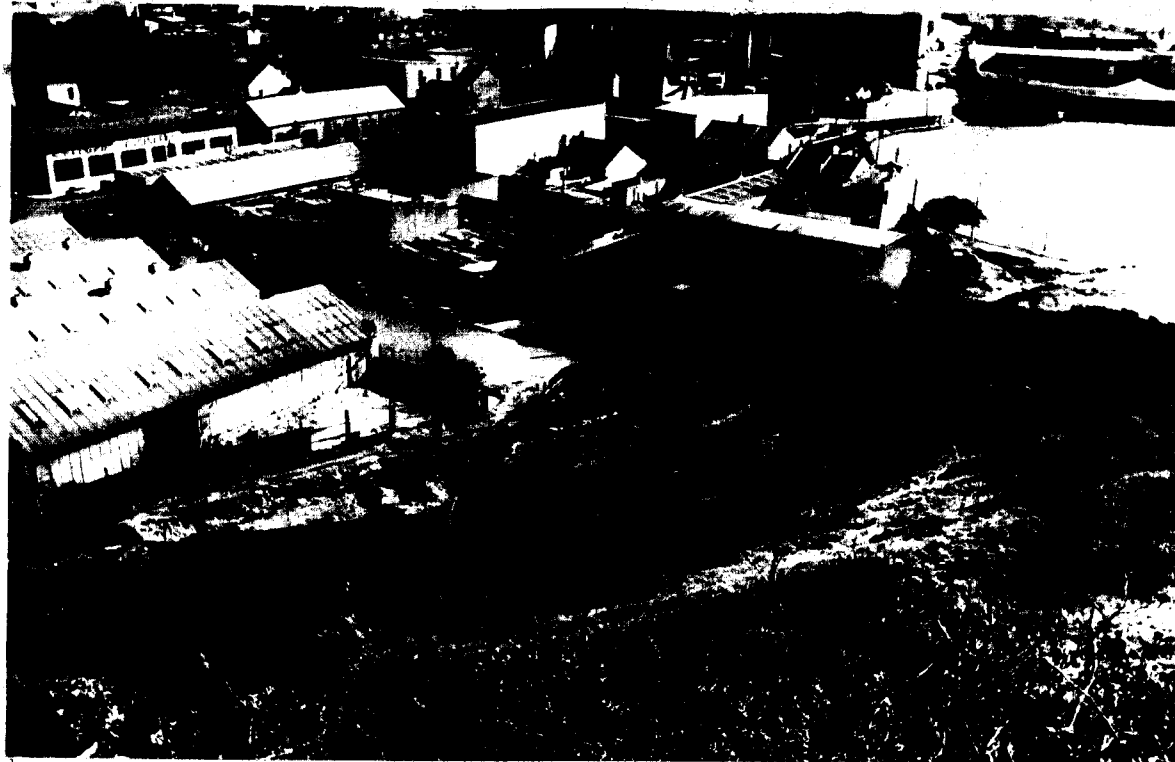
Two views of the south western corner of New South Head Road and Ocean Street; the top photograph is dated 1910, while the lower was taken in July 1954. Note the great increase in overhead wires, the increase of traffic, and the disappearance of any possibilities of reasonable social intercourse, such as seems to be taking place in the 1910 picture; note also that the little Bank of N.S.W. is the only really new building to have been erected in the past 44 years; pinnacles have fallen or been taken off many of the shops, and old fashioned post awnings have given way to cantilever and tie rod contraptions; the building on the left has been extensively renovated, only one dormer window of the original facade remaining.



The industrial pocket which has grown up around the site of the original distillery of 1818 presents many planning problems. It is regretted that sufficient statistics have not been collected to enable us to know to what extent this industrial pocket provides employment for Paddington residents, just what plans or need for expansion the industries might have, how economically they are operating, etc etc. Mere economics will of course be the simple insuperable obstacle to any relocation of this industrial development; that is, assuming that any such relocation was held to be desirable after proper survey, a thing that we have not had time or opportunity to carry out. These views, and the ones on the following



pages, show quite clearly the mess and ruddle of buildings in the valley; it seems that probably the best course for the proper planning authority to follow in this area would be to stop residential development, encourage the controlled investment of non-noisy, non-noxious, non-objectionable industry, while providing as much green strip as is reasonably possible, between the industrial pocket and the residential areas of Paddington proper. This is, in fact, what the City of Sydney Planning Scheme lays down.



The top view show bulldozers at work at the Trumper Park Reserve, at the foot of the old rubbish dump, grading the earth according to levels laid down by the City of Sydney Landscape Architect's Branch. See accompanying Development Plan for Trumper Park at back of Illustrated Section. The gate to Cecil Street shown in this view is the one at present used to gain access to the quarry.

The Landscape Architect's Branch has designed this portion of the Park as a Music Shell and Amphitheatre, a highly commendable aspiration, and one which should provide a fine setting for modern drama !



This view looks down into what was originally called the Woollahra Quarry, the Paddington Quarry being the one just a little distance away in Cascade Street. Both are still working, and it is not known to me just how much life is left in these workings. However, this quarry at least is included in the Trumper Park Reserve, and must return to use as Recreation Space at some future time. See the accompanying Development Scheme for the landscaping of this area.



The Report of the City of Sydney Planning Scheme states that "45 per cent of the present inhabitants of Paddington will have to be housed elsewhere". This Report is a plea for complete reversal of such a policy. The density of population in Paddington could well be increased, and should be; the topography and orientation of the main hillside of Paddington to the North and to the Harbour views, all are factors which would allow any comprehensive re-development scheme, as naively planned by the City of Sydney Authority, to provide at least an average density of 80 persons per acre, as compared with the present density of 58.6 persons.

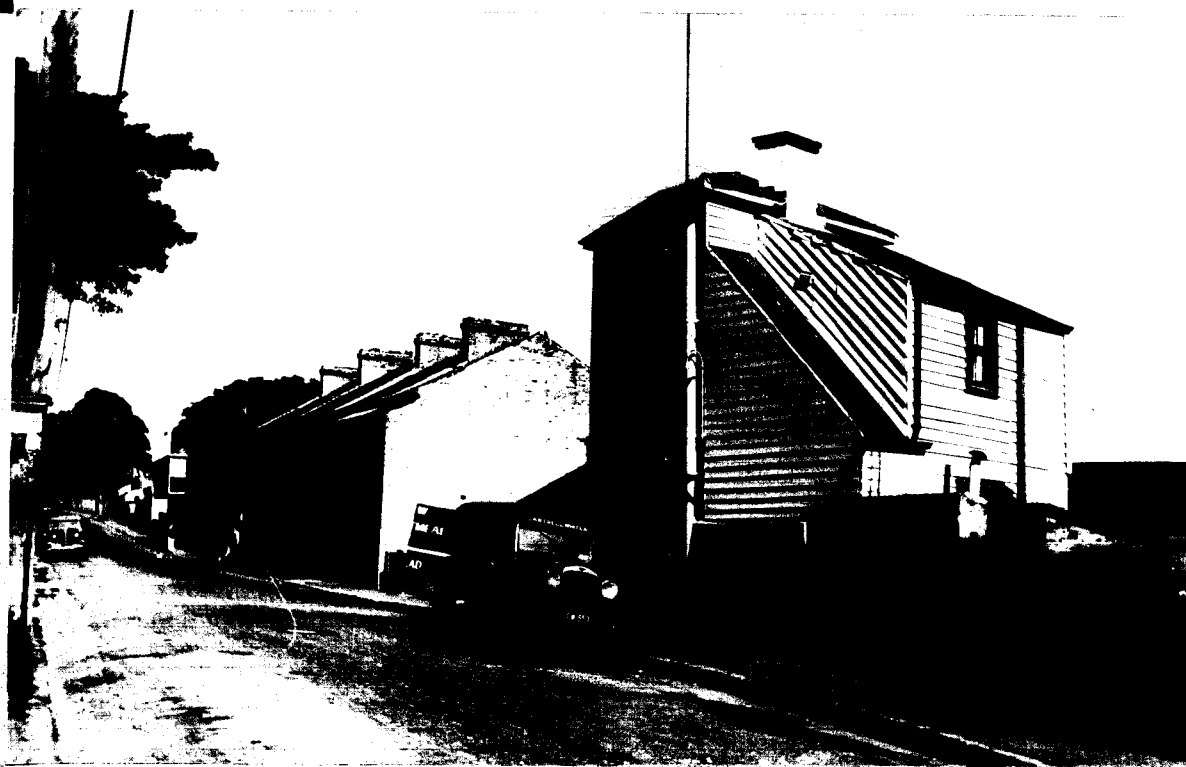
UNDER GRANDIOSE RE-DEVELOPMENT SCHEMES THE QUESTION OF WHAT TO DO WITH THE EXISTING POPULATION DURING THE PERIOD OF DEMOLITION AND REBUILDING MUST ALWAYS ARISE. Under the City of Sydney Scheme for Paddington, 45 PER CENT of the population must move permanently; Are they to move to other slums? Or perhaps are they to be resettled in spacious suburban dwellings-----?

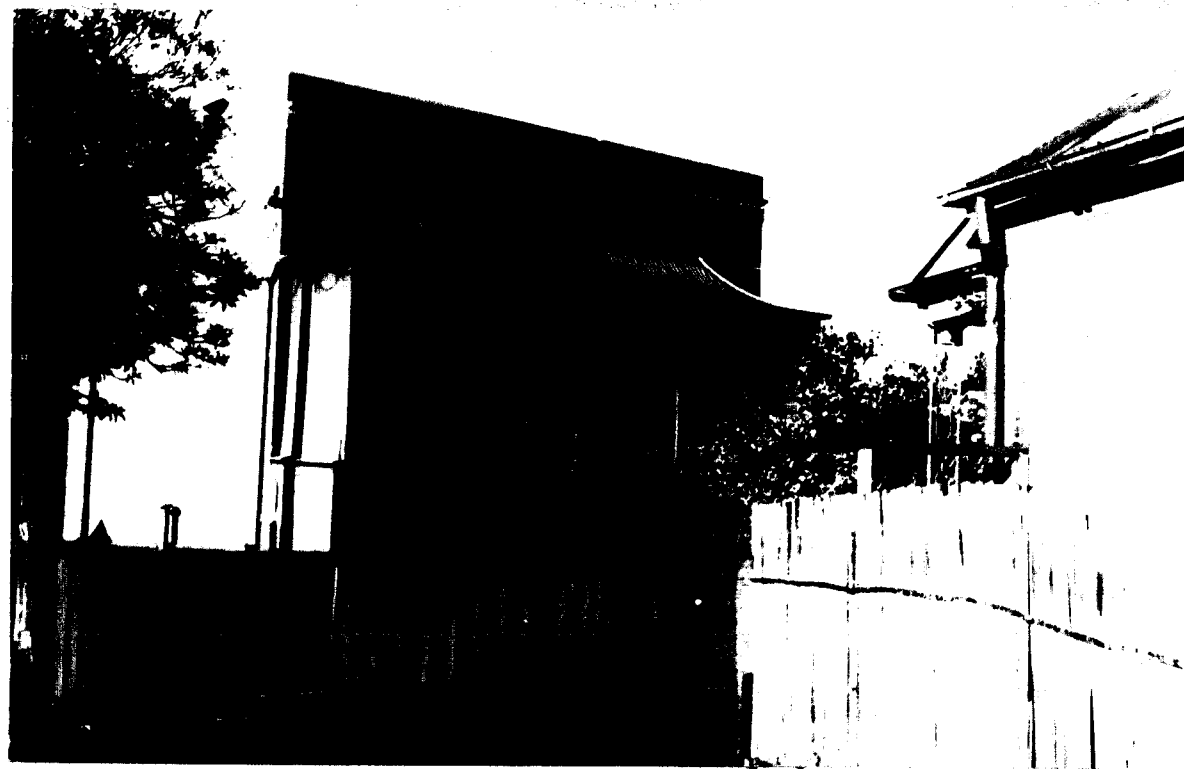






The following four pages show close ups of typical Paddington domestic architecture, roughly grouped according to certain characteristics. The three on this page are examples of sculptural quality in buildings which is the joy of the romantics. The top shot is looking up Artlett St from Glenmore Road, the left shot is of a house on the West side of Cameron St, and the bottom shot is looking South along Great Thorne Street. This last is a timber building, of which there is an unusually large proportion in Paddington East, the area under survey.





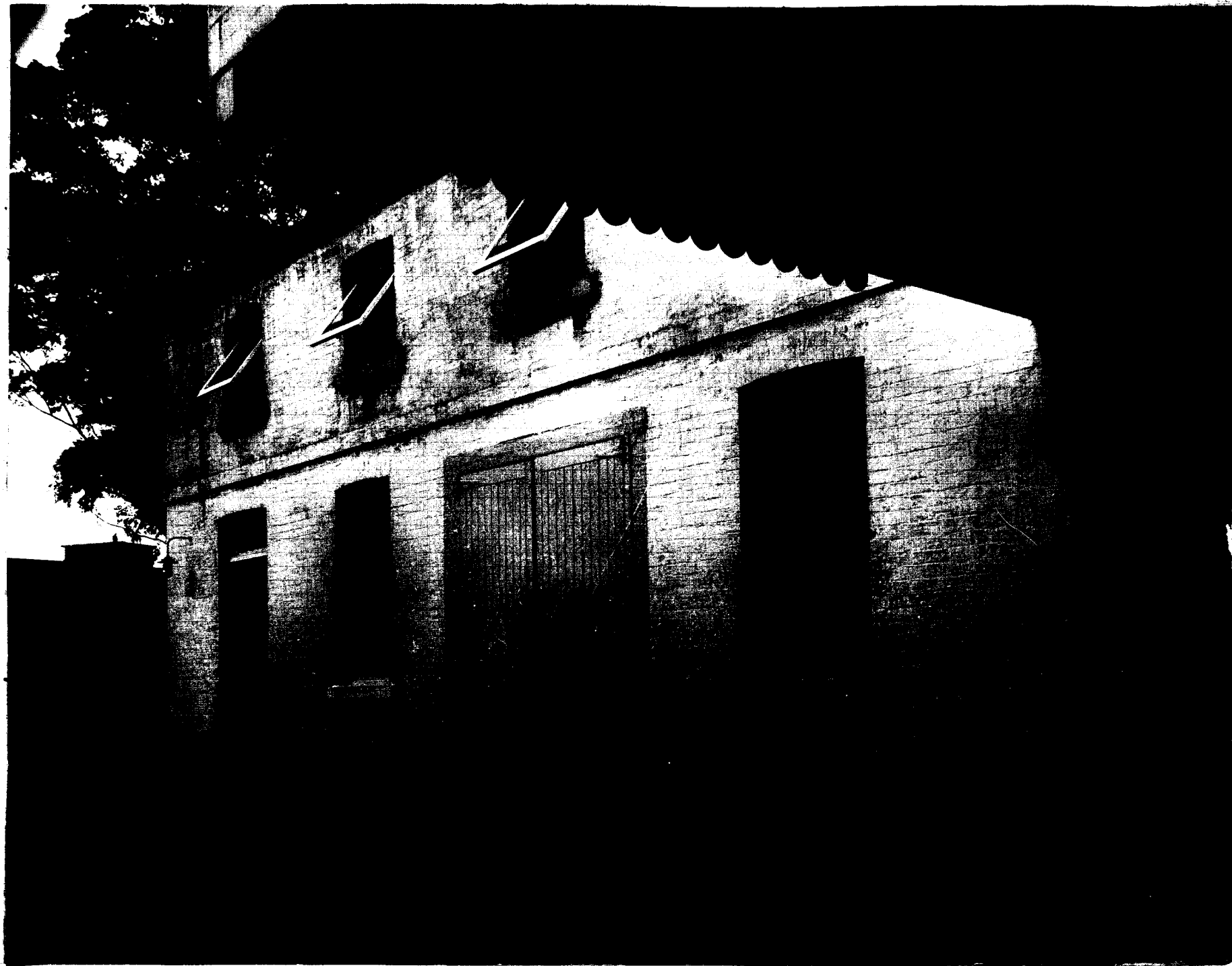
These three photographs show attempts at conscious "architectural quality". Each is successful in its own way. The top view is of a quiet and dignified building exemplifying fairly high quality craftsmanship in timber, brick and iron work. It is at the end of Artlett Street. It will be skirted by the proposed railway.

The second shows two architectural styles in the bottom of Glenmore Road, near the junction with New South Head Road. The tiny houses in the distance are of the first half or the 19th century, solid, small, and simple; the near terraces are of the "BOOM" period of the eighties, when the bourgeois Sydney commercial men were revelling in their new found prosperity, and the possibilities of fantastic architecture in expressing their condition. The proposed Railway crosses Glenmore Road in the foreground of this photograph, necessitating the demolition of the two near houses; The Railway here would be on an overhead viaduct.



The lower photograph looks down Arthur Street, towards the Edgecliff Preparatory School. The near terraces also belong to the "BOOM" style, although not so flamboyant a part of it. Note the timber hump, and the high dormers of the "gothicised" terraces down the street. The two end houses have been renovated by sophisticates. The School is marked for resumption and re-development under the Railway Scheme, which envisages an underground Bus Station on the spot.

An example of changing land use is this old coach house building off Ocean Street, near the corner of New South Head Road. The Edgecliffe Post Office can be seen in the background. The building is now part occupied as architects' offices. This reflects the pressure of small sophisticated interests seeking space in the inner congested housing ring around Sydney, tending to push out, or occupy space left by, the proletariat, which often seeks living space in the slightly further out industrial areas, or out in the far flung suburban fringe areas.





These are examples of sub-standard housing in the survey area. Many are of timber, are very low in ceiling heights, are damp and cold, (especially when they face South or West), and nearly all housing in the area is obsolescent, with a high proportion of obsolete and abandoned houses. The centre photograph is of the Royal Terrace, fronting onto the Trumper Park Reserve. The City Council proposes, in its Planning Scheme, to demolish these and open up a block of green space from Cameron Street to the Reserve.





This view is from Sutherland Street, looking North along Forbes Street towards the Paddington Incinerator, which now no longer operates; presumably it will be demolished and the site incorporated into the Trumper Park Reserve.



The Lower view is another of the Reddy Hill area.

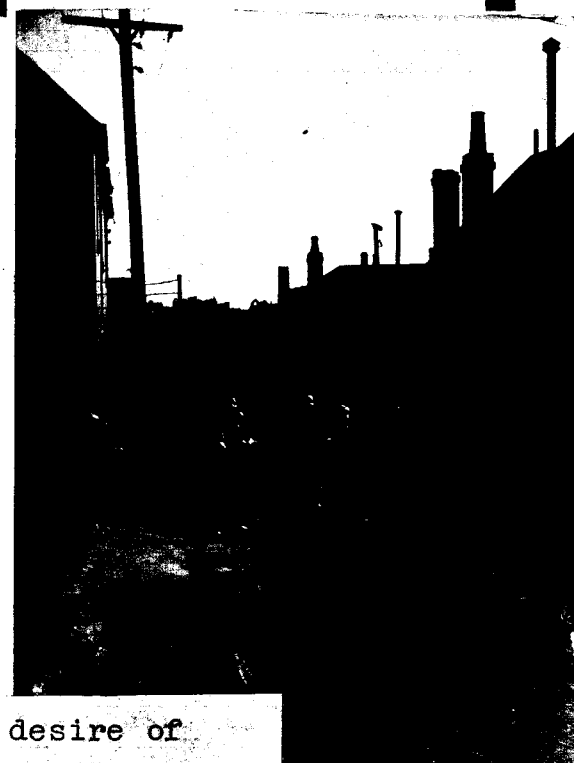
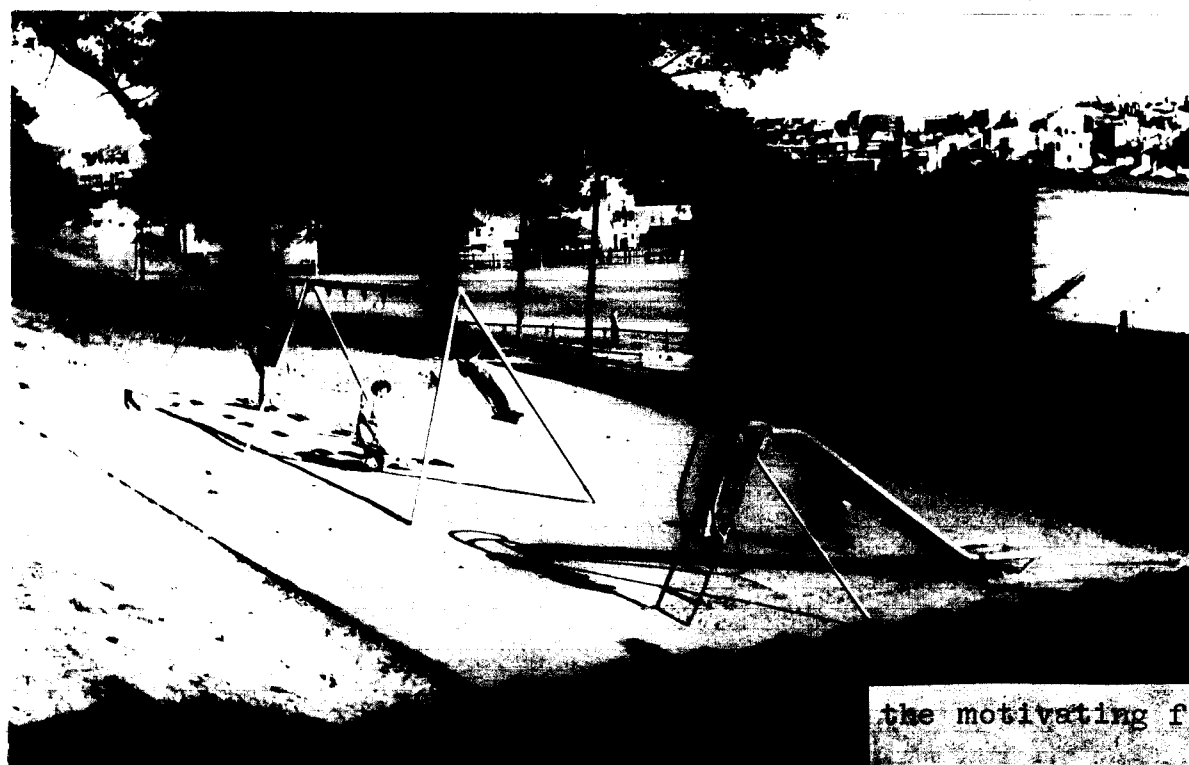
Looking South down Artlett Street, Reddy's Hill, on the old Reddy Estate. The well preserved two story terrace house on the left is the one referred to in the architectural section as being "quiet and dignified in character". This view illustrates again the obsolescent nature of this pocket.



AN UNPLANNED, UNHYGIENIC, SUB-STANDARD, OBSOLESCEENT living unit; this shows the back part of one of the Royal Terraces. Yet such delightful complexities would raise the horror of most planners. It must be realised that visual delight is an important feature of a civilised environment, and that regular draughtsmanship and standard sanitation are under no circumstances necessary to the definition of "civilisation".

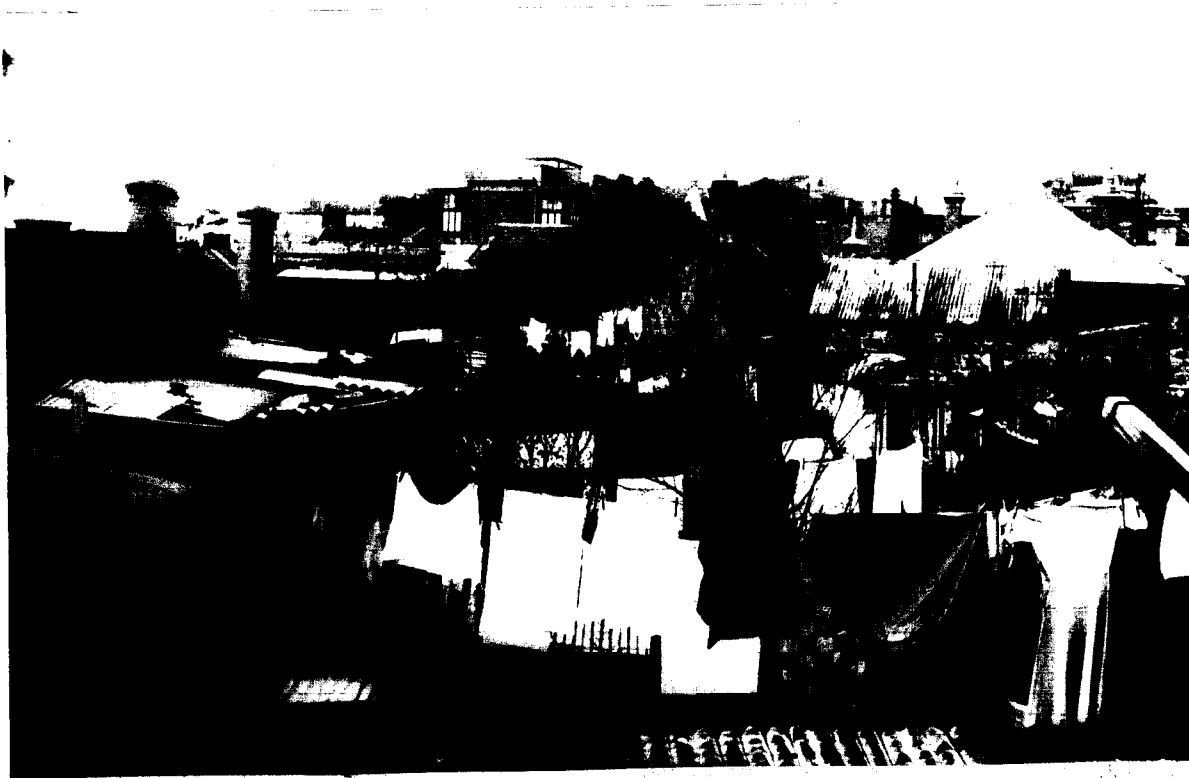


Although Paddington has large areas of public and special recreation space around its boundaries, it has little, very little, space for children close to their homes; this is a very great need in the area. In the 1947 census, 53% of the Paddington population were classifiable as "Families, including children under 21". It may be that fuller statistical surveys would reveal this as a relatively small percentage. A walk through Paddington seems to leave one with the impression that children abound in prodigious numbers, but this is only due to the complete lack of private or secluded play spaces. The lower view is of a commendable gesture towards child activity at Trumper Park. However, one rather suspects that



the motivating force here was the desire of adults to watch football and cricket without being bothered by their children.

Smoke and soot are not such a great threat to washing and health in Paddington, as it does not lie in the wind-shadow of industrial areas. However, the small industrial pocket in the valley, the incinerator and rubbish dump, the quarry, and the decay of the housing, all add up to a sizeable dust nuisance. The top photograph is of the back of terraces facing Trumper Park (The Royal Terrace) while the lower photograph is taken from the back porch of a terrace on the corner of Glebe Street and Cameron Street, looking Eastward towards Jersey Road; the grander houses and modern apartment blocks of Woolahra can be seen on the skyline.





The terraces in the left hand photograph are not in the survey area, but are further up the hill towards Five Ways; they are, of course, completely obsolete, and are a menace to health, both individual and social, but they still retain elements of architectural quality which seem doomed to be absent from most re-development schemes. They are facing South, but this rear view shows the special treatment given to the North side, which encompasses both sunlight and view.

The top photograph is once again of the back of The Royal Terrace. The man is a spastic, who was ambling about on a weekday, possibly unable to work at all.

The lower view is of a back yard at Reddy Hill, the little pocket of decay on the West side of Glenmore Road new New South Head Road.



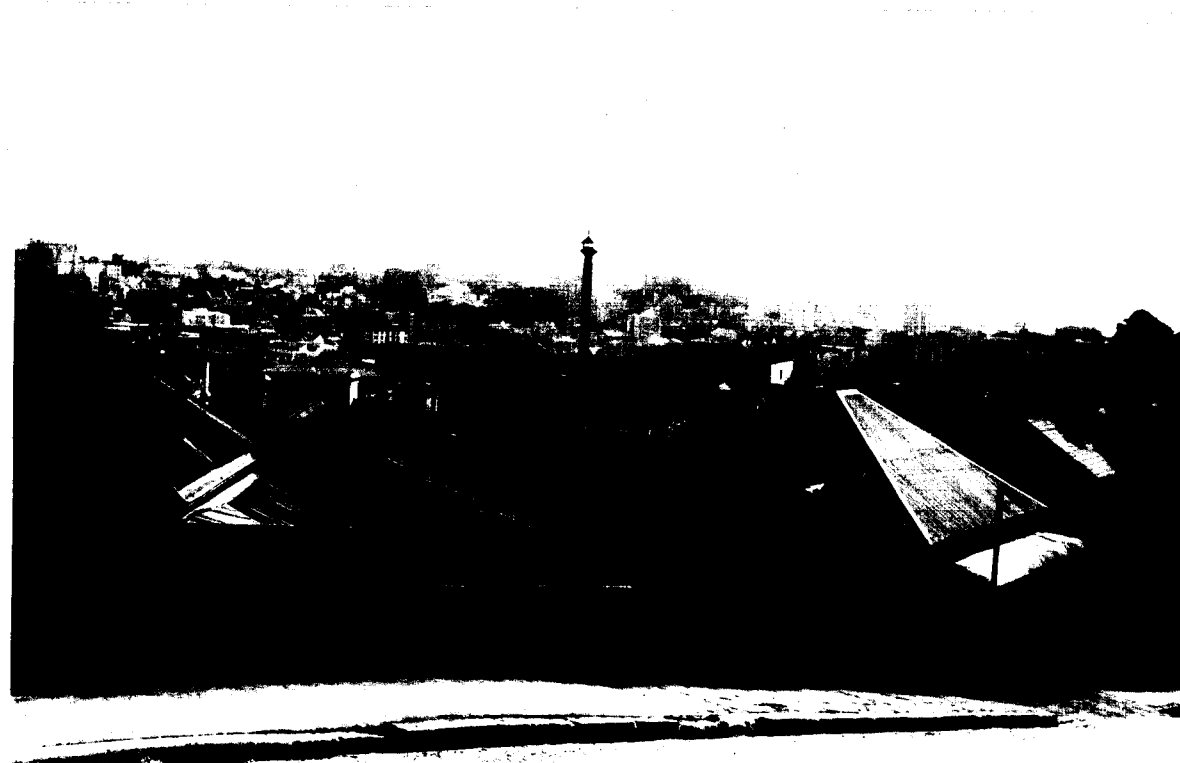


Coca-colonisation.



The "corner shop" is a Paddington Institution of long standing tradition. The one illustrated here is on the corner of Arthur and Glebe Streets. The nearness and convenience of the corner and other local shops, as well as the equal social and financial status of the shopkeepers, has been a factor in the social cohesion that the district has possessed. The residents shown on the left are in Thorne Street; the survey area comprises most of North East Paddington, and it seems to have resisted the inflow of European and other migrants; most inhabitants would probably be found to be of long family standing in the area.

These two views show the wide views which are obtained from the heights of North East Paddington, adjoining Edgecliff; the top view is looking slightly South Of West, between houses in Thorne Street, over central Paddington, while the lower view is looking North West from the junction of Great Thorne and High Streets towards the Sydney Harbour Bridge and Elizabeth Bay Heights. Any future residential development must be carefully planned with regard to orientation for sunlight, air and wind (dust nuisances), and view. Certainly the lower view from the heights near Jersey Road is one of the best, from one of the best positions for high density residential development in the whole City area.





SECTION THREE

ANALYSIS OF POSSIBLE
ACTION UNDER THE
SUNRISE PRESS ACT