



P.O. Box 100, Glebe 2037

## *the glebe society bulletin*

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# LEICHHARDT PLANNING SCHEME

The long-awaited Leichhardt Planning Scheme went on exhibition on Monday, 9th April and became the effective planning instrument for the Municipality on 12th April by means of an interim development order. The scheme remains on exhibition until 5th July and objections may be lodged up until 9th July.

On approving the plan for exhibition, Paul Landa, Minister for Planning and Environment, described it as "adequate and sufficient and that the planning principles...appear...suitable for implementation." This must rank as the overstatement of the year. The plan in fact is a disaster for Glebe. Aside from the obvious errors, such as the zoning of Glebe High School and the "Anchorage" home units as waterfront industrial, the plan takes little or no account of the existing physical structure or the clearly expressed wishes of the residents.

### THE PROBLEMS

Here are just some of the problems that the plan raises:-

#### Residential density zonings

All of the Glebe residential areas are zoned 2(b4), allowing 225 persons per hectare - the second-highest residential density on the plan. Not only does this fail to take into account the existing wide differences in densities, such as between Bishopthorpe and St. Phillips, but is an open encouragement for the building of the type of 4 storey home unit blocks that have so blighted parts of the Municipality.

#### Road Widenings

Virtually all the old widenings are back on the map - Stewart, Leichhardt, Cook, Sheehy, Avon, Hereford, Cross, Ross, Junction and Short Streets and Pymont Bridge and Upper Roads. These proposals may have had some sense in the 1940's when all of Glebe was slated for urban renewal, but today they are financially impossible, environmentally destructive and a cause of great financial hardship to owners.

#### Parkland reservations and road closures

Despite the fact that Glebe has only 45% of the parkland area considered desirable, and that many residents (particularly children) are not within reasonable walking distance of a park or playground, the plan provides for no new parks, apart from some areas around Johnston's Creek/Wigram Road, which barely replace parks lost to the Johnston's Creek expressway. There are no new waterfront parks.

#### Johnston's Creek Expressway

This ridiculous remnant of the DMR's grandiose expressway proposals start nowhere, goes nowhere and does nothing, except destroy a river valley that has the potential to be Annandale's and Glebe's prime recreational resource.

#### Other Problems

The many other deficiencies in the plan include:

- inadequate neighbourhood business zonings,
- restrictive permitted activities in residential areas,
- no conservation area zonings, and
- inadequate foreshore protection.

### OUR PROPOSALS

Proposals to combat these deficiencies include -

- Door-knocking and/or letter-boxing of separate objection forms for residential zonings, road-widenings and parks.
- Collection of a petition listing all major objections to be submitted to Landa.
- Survey of all of Glebe to locate potential parkland reservations.

These proposals (and others) require a very large workforce and a lot of work between now and 9th July. What members do during this period will affect their quality of life and local environment until at least the turn of the century.

It is either act now or forget it.

### ACTION

1. Inspect the exhibition as soon as possible at the P.E.C. offices, 8.45 to 4.45 weekdays, or at Council's Wetherill Street administrative centre, 9.00 to 4.00 weekdays, 6.00 to 9.00 Wednesdays.
2. Buy a copy of the plan and the ordinance (share the \$7 cost with neighbours) and study it in detail.
3. Attend the Society's meeting to discuss the plan and action proposals at Forest Lodge Public School on Tuesday 8 May.
4. Phone Alan Robertson (660-6149) and volunteer to help if you can't make the meeting.

## SYDNEY AIRPORT EXPANSION

Many residents of Glebe may be unaware of another major threat to their environment - low flying aircraft. While residents of Annandale and Leichhardt know about this problem all too well, Glebe residents have been largely spared in the past because the main northern flight path lies over Leichhardt.

It is now widely rumoured that the State Government will opt for a wide-spaced parallel runway to the east of the present north-south runway at Mascot. The new flight path goes over Harold Park and Forest Lodge and with the kind of latitude normally permitted will have planes flying low over most of Glebe.

Residents of Annandale and Leichhardt have already been active in opposition to the proposed expansion of Sydney Airport. It is time that Glebe residents also voiced their opposition. Leichhardt Council held a protest meeting on 11 March at which it was resolved that affected councils should hold a mass protest rally within two months. So far no date has been set, but watch out for an announcement and be prepared to give your support if you want to preserve the character of Glebe.

Tony Larkum 660-7030

## BIRD & LUCAS FOUNDRY

Well, the situation seemed to be fairly static, with the Minister for the Environment, Paul Landa, and the Director of the SPCC, Eric Coffey, apparently determined to see a 120ft high eyesore perpetrated within spitting distance of the proposed Blackwattle Bay Park, despite the 60 or so letters written to the SPCC.

So I wrote once again to Paul Landa and on the same day delivered a file on the whole subject, with photographs of the proposed chimney (?) to Pat Hills.

Lo and behold, within 2 days I received a reply from our state member - that's pretty good going - so I think maybe there's a chance that the SPCC may consider other alternatives to reduce air pollution from the foundry.

My discussions with John Grant, the foundry manager, seem to indicate that Bird & Lucas would consider the installation of a diesoline burning furnace which should be a lot cleaner (small chimney, no dust and hopefully no early morning front end loaders !) but advice from Macquarie University suggests that natural gas would be a better and cleaner fuel, with no supply problems.

Eric Gidney, Environment Convener.

## BLACKWATTLE BAY PARK

Last year saw considerable activity on Blackwattle Bay when local residents and Glebe Society members spent much time and effort cleaning away the rubbish and planting trees at the site of the Park. As we all know, the efforts have had results, but so far no official move has been made to landscape this new area of parkland. Two activities are planned for Sunday 13 May, therefore:

1. Clean up : Put on your gardening gear and come along, from 10.am onwards, to carry on from last year's efforts. A good number of the trees, shrubs and plants planted in 1978 have survived but some weeding, grass trimming and further planting is needed. Bring a tool, bring a plant, and then .....
2. Relax : Bring along your lunch, and sizzle a steak or sausage on the barbecue any time from 1.pm onwards. We will provide barbecue plate and fire. A special invitation is extended to new members. Have a leisurely lunch and make new members welcome.

## TRADITIONAL COUNTRY DANCING

The Blackwattle Band and the Blackwattle Morris Ken, both local entities, will be recreating the atmosphere of the early days at the Glebe Town Hall.

Following the success of their first dance at the Town Hall on 21 April, they will be holding dances on the third Saturday of every month, except in May when it will be Saturday 26th. The organisers hope the dances will become a Glebe community focal point.

The dances such as Waves of Tory, Haymakers Jig and Soldiers Joy are traditional Australian country dances. They are all called. They take about 5 minutes to learn. Blackwattle, consisting of twin fiddles, mandolin, banjo, guitar and double bass, play ancient Australian and American fiddle tunes. Blackwattle Morris men will be giving displays.

The dance starts at 8.00 pm. Tickets are \$2.50 at the door. Enquiries : Phil Moore : 82-4317.

## SITUATIONS VACANT

1. Positions on a small committee to organise the Society's house and garden inspection to be held in October. Phone Alan Robertson, 660-6149.
2. Unlimited number of volunteers needed to letter-box and doorknock with objections to the Leichhardt Planning Scheme. Phone Alan Robertson, 660-6149.
3. We need someone to coordinate letters to the Premier concerning the detrimental effect of planes on the Glebe area if the new Mascot runway is opened. Ring Alan Robertson, 660-6149.

## COMMUNITY HEALTH

The New South Wales Government has recently made available an additional \$250,000 which the Federal Government agreed to match. These funds will enable 110 vacancies to be filled - approximately one quarter of the cuts made last September in Community Health positions. The NSW government is investigating its resources to see what can be diverted into Community Health services. The Head of the Health Commission, Dr.R. McKewen, has discussed the need for cheaper health services and the necessity to emphasise preventative medicine. The Government and Health Commission are now being pressed into decisions on these ideals, which involve Community Health Services. The community also needs to consider how far complex technological medicine should develop, considering these costs are soaring, and if it will take on individual responsibility to avoid man-made diseases.

The Federal Government reduced its funding by \$9.85 million in the 1978-79 Budget and, as you can see, the state is now working to patch up some of the damage. The state-wide 'save Community Health campaign' feels the Federal Government cannot reduce its funding any further in the 1979-80 Budget and expect the service to continue.

The local 'Community Health Action Group' has prepared petitions to both the Federal and State Governments. Many signatures were gathered at the Glebe Fair on 28th March. People were very interested to hear the issues involved; quite a few learned for the first time about the Glebe Community Care Centre's facilities (its advertising is restricted by ethical factors). The petitions were set up again in Glebe Point Road on 21 April.

Our Federal member for Phillip, the Hon Les McMahon, and State member, the Hon Pat Hills, are playing an active part in approaching their respective Health Ministers. The Leichhardt Council is believed to have considered the Council's Social Worker's report on the matter.

What's all this effort and struggle trying to achieve? The Community Health Service should be fully staffed and financed to continue offering its full range of services to the community. General medical practitioners aren't trained in many of the specialist services currently available at our Glebe Community Care Centre; hospitals do not offer to provide the services in our locality or in our homes. Why reduce an already functioning, minimally-staffed and funded health service? Why create a gap, once again, between medical services and reasonable health standards for individuals?

The next Community Health Action Group meeting occurs as the Bulletin goes to press - 24 April. More details in the next Bulletin.

Alison McKeown, 660-3917.

## FOR YOUR DIARY

### The Town Plan :

The Town Plan is on display on Wednesday evenings at the Leichhardt Town Hall, 6pm to 9pm. We urge members to see it, tell people about it, and get involved in pressing for changes.

### Sunday 6 May : Coffee and Wine Morning.

Come along and join us for a cup of coffee or a glass of wine (50c) at Nan Waterford's, 14 Alexandera Road, 10.30am to 12.30.

### Tuesday 8 May : Town Plan Meeting

All concerned Glebe Society members are urged to come along to this meeting at the Forest Lodge Public School at 8pm to discuss the new Town Plan (see the major article).

### Thursday 10 May : The Monday Group.

The Monday Group is to take a train trip to Bowral. An invitation is extended to anyone who would like to join in. For more information, ring Pat Moore on 660-4178.

### Sunday 13 May : Blackwattle Clean-up and Barbecue.

Clean-up the People's Park once more from 10 am, and then bring along your barbecue lunch from 1pm. New members are particularly invited to take part and meet other members. See details earlier in this Bulletin.

### Monday 14 May : Drinks at the Rowing Club.

Not as previously advertised on 21 May - come along for a social drink with Committee members, 6 to 7.30pm at the Rowing Club at the end of Ferry Road.

### Saturday 2 June : Coffee Morning.

All welcome to drop in for a cup of coffee after shopping, from 10.30 am, at Maureen Colman's, 47 Darghan Street.

### Sunday 3 June : Annandale Assoc. House Inspection.

To be held in the afternoon, in conjunction with the Junior Group of the National Trust. Five houses on display, including 'Edwinville' in Trafalgar Street, plus the Hunter Baillie Memorial Presbyterian Church. The afternoon will conclude with a wine and cheese tasting. Tickets \$5, from Betty Mason, secretary of the Annandale Assocn, on 660.3468.

### Monday 11 June : The Monday Group.

The Monday Group will meet for afternoon tea at 2.30pm at Jean Ahlston's, 58 Toxteth Rd. All welcome - enquiries : Pat Moore, 660-4178.

### Monday 18 June : Drinks at the Rowing Club.

Tentative date - check next Bulletin.

### Thursday 21 June : Garden Club of Aust. Ferry Trip.

If you are interested ring Theo Ahlston as quickly as possible on 660-1083 - this is very soon booked out.

### June Wine Bottling :

See the date in the next Bulletin. In the meantime save your wine bottles, remove the labels and rinse in warm soapy water using an 18 inch bottlebrush. Red and white South Australian wine will be available at about \$1 a bottle. Place orders with Tony Larkum 6607030 as soon as possible as only pre-ordered wine can be guaranteed as available.

### Sunday 28 October : House and Garden Inspection.

Alan Robertson is completing arrangements for this year's inspection. Please ring him on 660-6149 if you would like to volunteer your house or could help out on the day.

# UNIVERSITY HOTEL

## GLEBE'S MOST HISTORIC BUILDING

On 6th March, 1979 Leichhardt Council approved in principle, a development application for the construction of a twelve-storey residential block, containing 88 units, restaurant and car parking, on the site of the University Hotel, 281 Broadway. This development was approved exactly one month before the 1979 planning scheme, which limits residential developments to 4 storeys, became effective.

The building to be demolished for this development, the four-storey curved building on the corner of Glebe Point Road, is one of Glebe's most historic buildings.

In 1856 the site known as 281 Parramatta Road was leased for a term of 99 years by the Bishop of Sydney.

In anticipation of the government building a railway station on the present site of Victoria Park, John Walton had the largest public house in Glebe, the University Hotel erected on the corner of Glebe and Parramatta Roads. It was completed about 1858.

The pub was the first communal facility to be erected in the early Glebe housing estates and became a favourite meeting place for local workmen. The public house also fostered social activities as a supplement to drinking. The University Hotel possessed a "large room" which was regularly used for public meeting, court sessions, dances, concerts and lantern lectures. For example, early meetings of Glebe Council were held there in 1859. In the mid-seventies, Presbyterians used the hotel regularly until their church was completed on the opposite corner in 1879. For many years the University Hotel was the centre of local sport and it remained a major forum for campaign speeches for local municipal and parliamentary aspirants long after Glebe Town Hall was opened in 1880.

In 1955, when the 99 year lease expired, the University Hotel along with the other Bishopthorpe pubs, lost its licence. It then became known as University Hall, an Anglican residential college attached to Sydney University.

At the very gateway to Glebe, the University Hotel has been a landmark in the district for more than a century. It is the largest pub ever built in the suburb and it served for decades as a centre of social life for those living in the church lands. It is a local building of very considerable historical significance.

From an architectural point of view, it is its streetscape value that makes the building so important. Coming up Broadway, it forms a continuation of the urban facade of Grace Bros. Its location on the corner of Glebe Point Road, its curved facade following the roadway (or tramway) alignment, the similarly curved building opposite, all form a gateway to Glebe of considerable visual impact.

In itself, the curved facade is rare. So too is the survival of an 1850's building of this scale, in or close to the City. Sufficient of the original external detail remains to allow, with the removal of the illuminated sign from the roof, for the sympathetic renovation of the site to form a significant part of our historic and environmental heritage.

To protect the University Hotel from demolition and to encourage its sympathetic renovation, the Society has lodged an application for an interim conservation order with the Heritage Council of N.S.W.

Further news as the story develops.

A.G. ROBERTSON

## GLEBE HARBOUR FORESHORES

On 21st March, the Society delivered to Jack Ferguson, Minister for Public Works and Ports, Paul Landa, Minister for Planning and Environment, and Les Rodwell, Mayor of Leichhardt, a detailed proposal for public access to the harbour foreshores of Glebe. This proposal demonstrates that significant waterfront parkland with linking walkways can be acquired on the Glebe foreshores with very little effect on port activities and at a very low cash cost.

Please do your part to make this proposal a reality by writing to Messrs. Ferguson, Landa, Hills, Rodwell, Cawley and Millard to tell them how strongly you support the concept of public access to the waterfront.

A. G. ROBERTSON