



P.O. Box 100, Glebe 2037

# *the glebe society bulletin*

8/1979

## TOWN PLAN

### LANDA MEETING ON PLAN

As this issue is going to press Mr. Paul Landa will be meeting with representatives of resident groups in Leichhardt, on Wednesday 12th September, to receive an 86 page document collating all the objections submitted by the groups concerned.

Meetings have been held regularly, over the last 3 months, of the Leichhardt Residents' Committee comprising Annandale Association, Annandale Branch A.L.P., Balmain Association, Balmain Branch A.L.P., 4-Shores Committee, The Glebe Society, The Leichhardt Association, The Leichhardt Planning Forum, Mort Bay Resident, Rozelle-Lilyfield Resident Action Group and White Bay Resident Action Group working towards the proposed Tri-Partite meetings between Planning and Commission, Leichhardt Council and Resident Groups to jointly consider objections to the Planning Scheme.

The delegation seeing Mr. Landa and also representing residents groups at Tri-Partite meeting is; Maureen Townsing (Convenor), Stephen Harris, Nick O'Neill, Alan Robertson and Jock Roxborough.

Leichhardt Council and the P.E.C. are under enormous pressure to amend I.D.O. 27 and withdraw the whole Planning Scheme and prepare a new scheme with the full participation of the residents.

## MISCELLANY

With this issue, we re-introduce the Miscellany column to cover those items that deserve mention but don't require an article. Sorry about the oceans of print on the next pages, but it is necessary to inform members of details of the AGM.  
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Did you notice the apology to Peru Perumal, a past President of The Society, in The Glebe newspaper of the 29 August? For a series of articles from 1972 to 1974? The wheels of justice move exceedingly slow.  
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Have you ever been to a Coffee Morning? It's a good way to way to meet people, discuss local issues and see what others are doing to restore their homes. See the back page for the next two. Like one at your place? Nan Waterford 660 6906.  
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In the next issue, we'd like to print a list of organisations and contacts to assist members. The idea is to have the list as broad as possible - from welfare to history to gardening. Remember the deadline for the next issue - 2/10/79, and ring the interim editor Eric Sandblom - 660 6593 for inclusion.  
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Lyndhurst had a shingle roof when it was first constructed and that was changed to slate and finally to corrugated iron and the present iron was made at Port Kembla in 1949 and that is now being removed and replaced with new iron.

## A.G.M.

### THE GLEBE SOCIETY

### MINUTES OF ANNUAL GENERAL MEETING

### HELD AT GLEBE TOWN HALL ON

THURSDAY, 16 AUGUST, 1979

### APOLOGIES:

Professor & Mrs. Bernard Smith, Mr. Pat Hills.

### MINUTES OF THE LAST ANNUAL GENERAL MEETING:

The Minutes of the previous Annual General Meeting were read and it was moved and carried that they be signed as a true and accurate record of the proceedings.

### ADDRESS BY MR. CLIVE LUCAS:

Mr. Sandblom introduced Mr. Clive Lucas, O.B.E. for services to Architecture and said he is a noted restoration architect who has restored Elizabeth Bay House as well as many others in New South Wales and Tasmania, and that he has now started on Lyndhurst with funds made available from the Planning & Environment Commission; he is also a Council member of the National Trust.

Mr. Lucas then gave a very interesting lecture including slides of buildings before and after restoration (see extract on back page).

### PRESIDENT'S REPORT:

After Mr. Sandblom had thanked Mr. Lucas, he said his report was as printed in the last Bulletin. He said he considered the Glebe Society an action organisation and on action in the area it had built its reputation and that by being issue orientated was the only way forward with no outside influence apart from the main concerns of Glebe.

He then asked Mr. Alan Robertson to give the Planning Report.

### PLANNING REPORT:

Mr. Robertson: In keeping with the long standing tradition of the Society started by Max Solling, I quite ran out of time to prepare a written report.

I took over as Planning Convenor in late 1978 and identified at that time with the main planning issues which were the public access to the harbour foreshores the forthcoming Leichhardt Town Plan, the threat of 2 Wentworths Parks, basically that was it. Since that time there have been a number of other issues that have come up. I was involved with the waterfront submission and with a lot of help from quite a number of people was developed a very comprehensive submission, obtained details of every individual property on the Glebe waterfront, the owners, the area, the title details, existing use, and made a recommendation as to what its best future use should be. That submission went primarily to the Minister for Planning & Environment, The Deputy Premier as Minister for Public Works and Ports and responsible for the Maritime Services Board, and of course to Leichhardt Council.

....next page

AGM (continued)

Since that submission has been sent there has been quite a lot of activity to get the recommendations in it implemented, two deputations with Jack Ferguson, one in his office in town and one on the waterfront in Glebe. This has resulted in some small concessions by the MSB.

Mr. R. showed a map and showed the areas that we did ask for from Ferguson at the meeting on the Glebe waterfront. One was a small area at the end of Johnsons Canal in Annandale, the site of the former Johnson St. public wharf, which the MSB has conveniently filled the bay around, the wharf still exists and has become part of the shoreline. A wider strip along Johnsons Canal along the Annandale side, the MSB kindly gave us a 10m. strip there but we discovered it was not actually owned by them, it was owned by the MWS & DB and was reserved for possible future amplification of the canal. We asked for the whole of the Steetley Industries Site, now vacant or largely vacant, the former Policy Boys Club site; we asked for a small area in front of the new home units, Anchorage, an area which is completely isolated by land which the MSB had offered to the home units for \$3,000 a year rental and which they turned down. We asked for a small waterfront strip in 4 and 6 Mary Street which with those two areas adjoining some small areas owned by Leichhardt Council and with a right of way down the side of Harbour Lighterage would give at very little expense a reasonable access to the waterfront in that area.

We also asked for the small areas of land owned by the MSB in front of Leichhardt St. and Oxley St. The Board finally agreed to make available a small area at the former Johnsons St. wharf but were not prepared to give it over to the public permanently. Their plans call for a small landscaped area there and they have great plans to fill in the rest of the Bay. They agreed to give us quite a substantial strip along the Canal and extending quite a way into the Bay. They were most reluctant to give us the Steetley Industries. They plan to lease that to a tenant who will build a wharf to unload and store timber on that site. We made it quite clear to the Minister that the storage of timber on that site we didn't regard as a valid waterfront use, and would be most unwelcome to the residents of Glebe. That matter is now in abeyance.

The fight is far from over and I have written to Pat Hills and just about everyone I can think of to let them know how keen we are to obtain the Steetley Industry site for waterfront park of regional significance and we are still hopeful that that may come about.

The other main exercise during the year was the Leichhardt Town Plan, on-going exercise with a considerable amount of effort by members of the Society. We knocked on just about every door in Glebe, offered objection forms and explanatory forms and showed them how to fill them in, and sign petitions. We collected well over 1,000 individual objection forms and well over 2,000 signatures on the petitions to Council and the Minister for P & E which I think will make a substantial impact.

We have also been very active in conjunction with the Leichhardt Planning Forum to get some immediate changes made to the Plan so that in 2,3,4 or more years when the objections will be finalised we don't find that all the vacant sites that we have identified for open space preempted for home unit developments and that other vacant or derelict sites are not built on with four floor flats. The pressure on Landa is continuing. He asked for a Resident's Committee to be formed to advise him on immediate changes and number of changes to the procedural matters in the Ordinance which we hope will result in a much better quality development.

The Resident's Committee has gone a stage further and prepared a summary, a collation of all the objections of the residents - this is a 90 odd page submission that sets out all those objections and that will be going to the Minister.

The development applications are flowing in. There is one for 9 Cook St. another very large development proposed for Bridge Road, York St. for 50 home units. That is being fairly strenuously opposed by local residents, some assistance from the Society.

Other matters - the fight to have Uni Hall on the corner of Glebe Pt. Road and Broadway. We lodged an application with the Heritage Council to have an IDO and succeeded in getting that IDO thanks to Max Solling who had at his fingertips a fairly detailed history of the building and the people who had used it over the years. That was the first IDO. That gives the building absolute protection for 2 years.

Mr. R. said in conclusion that as you all know there is a plan to build a 13 storey grandstand in Wentworth Park. He asked if anyone wanted to join the group and form an active campaign.

He then threw the Meeting open to questions.

Mr. Peter O'Gorman, Stewart Street asked when Harbour Lighterage would become a reserve and when they would be pulling out of the area. His other question was in relation to Venetia and what is going to happen to it.

Mr. Robertson said the Society, in its waterfront submission and in its objections to the Town Plan had not made any objection against the use of the land by Harbour Lighterage and had generally taken the view that it is the sort of waterfront industry that we ought to have in Glebe.

Regarding Venetia, he said there is an active group working on that and Hilary Hewett and Paul Coupe could report on that.

Ms. Hewett reported that they envisaged Venetia being used for community use, incorporating activities for children to play after school. She said they are looking at some external renovations and hope to have a presentation in about three weeks time. They will be approaching Leichhardt Council and the Heritage Council.

Dr. Nelson said it would give him great pleasure to move the adoption of the Report, and commended Mr. Robertson and many others who had worked so hard and effectively. The motion was carried.

Mr. Sandblom reported that Mr. Robertson had been endorsed as one of the Committee to take part in a proposed Tripartite Committee with the Planning & Environment Commission, the Council and the residents and this had been confirmed on 9th July, 1979 in a media release by Mr. Paul Landa as follows:

"The Minister for Planning & Environment, Paul Landa, today announced that the Leichhardt Planning Scheme now on exhibition will be reviewed by a steering committee with representatives coming from residents of the area, local council and the Planning & Environment Commission.

Mr. Landa also announced that the I.D.O. presently placed over Leichhardt would be amended so that all buildings over two floors in areas zoned residential, would need the concurrence of the Commission.

Mr. Landa said he hoped that the steering committee would adequately review the aims and objectives of planning scheme for the area and would enable public participation at all levels of the assessment process"

Mr. Robertson said in the forthcoming year he will be involved only in matters of the waterfront and the Town Plan so that it would be necessary to have a second Planning Convenor to share the load on all other peripheral matters that arise during the year.

#### HOUSE & GARDEN INSPECTION:

Mr. Robertson said the date had been changed to Sunday, November 4th and called for volunteers to provide their houses and for people to help on the day. There will be two sessions - one from 10 a.m. to 1 p.m., and from 2 p.m. to 5 p.m.

#### ENVIRONMENT REPORT:

Mr. Sandblom said Mr. Gidney's report is in the latest Bulletin. It was moved and carried that the report be adopted.

#### TREASURER'S REPORT:

Mr. Sandblom said this had also been published in the Bulletin and asked Mr. Hoddinott if he had any further comments.

Mr. Hoddinott said more was spent last year than taken in but the House and Garden inspection should balance the accounts.

Mr. Robertson said regarding funds, with the new Planning and Environment legislation forthcoming, third parties, residents and resident groups will get the opportunity to appeal against developments through the court, which very likely will be quite expensive with lawyer's fees and he thought the Society should not be complacent about its level of funding. He said we should bolster our funds through activities or an increase in subscriptions. His comments were noted and adopted.

#### HISTORY REPORT:

Mr. Max Solling presented his History Report which was very much appreciated by the 50 or so members present. Mr. Sandblom thanked him for his witty and interesting talk.

#### ELECTION OF OFFICERS:

President : Tony Larkum  
Senior Vice-President : Peter Stanbury  
Junior Vice-President : David Reeve  
Secretary : John Hoddinott  
Treasurer : Mike Reynolds

#### Committee

Kemp Fowler : Paul Coupe  
Bill Nelson : John Buckingham  
Rosemary Wilkinson

Mr. Sandblom then handed the Meeting over to the new President, Mr. Tony Larkum.

Mr. Larkum said the last year, in which he had been Vice-President, had been a very exciting year and he recorded his thanks to the new ex-President, Eric Sandblom, for the mature guidance he had given the Society during that period. He thought it had also been a challenging year and one in which the most issues had been before the Society, apart from the year of the freeways. It was also a year of great achievement and much of that can be put down to Eric Sandblom's excellent guidance. He said he would like to thank him very much.

He commented that the issue of parks had been on the Society's agenda for many years and we had always been beaten back until last year. Then magnificent progress was made which can be put down to the activities of the Society by and large, but also particularly to the activities of Eric Gidney and his group and to the Glebe Action Group. He wished to record the amount of work done by those groups who were instrumental in gaining much better leeway for the Blackwattle Bay park which has now become almost a reality - not quite but well on the way.

He said Lyndhurst has arrived on the scene at long last and all these things have been magnificent plusses for the Society during the past year.

He said one has to record also the battles that have been lost - there is the coal loader, the airport development in which we have made very little headway, and the Town Plan, parks and Lyndhurst will be with us for a year or two yet. He went on to say that as a Society we operate at many levels; we cater to many types of people. We are essentially an action group but we also offer our social activities and cater for the old and under-privileged in Glebe. All these things take a wide variety of people in the Society and absorb their activities. So we should think of what the overall direction is that we want the Society to go in the future. He said there were some issues which he had not raised, for instance we should be pushing for opening up passenger railways in Glebe. We should also be thinking of the implications of the energy crisis and he said this would come without any doubt. The whole policy of urban living is changing. If the price of petrol goes up, this will cause very great changes in the structure of our town, and particularly put the pressure on the inner suburbs. He thought we could see in the future many pressures for a greater density in Glebe. Some of these will be detrimental for the ideas that we have for Glebe and we have to think about these challenges and consider the alternatives that we have. He then concluded by asking members to let him have their ideas about issues in the coming year.

#### GENERAL BUSINESS:

Mr. Graham Andrews moved that in writing a letter of thanks to Mr. Lucas for his talk that there be an apology offered to him because of the lack of discussion between Mr. Lucas and members after his talk. He went on to say that funds are available to private individuals for the restoration and renovation of items in the community and the source of the funds is the Heritage Conservation Department.

Mr. Andrews formally moved that Mr. Lucas be thanked for his lecture. Carried.

The question of easily available membership forms was discussed and Mr. Sandblom stated that in the last campaign the whole of Glebe was letterboxed with a brochure which contained a membership form.

It was suggested that a notice be placed in the Glebe Weekly seeking members. Mr. Robertson spoke against that and Mr. Larkum said the proposal was to the incoming Committee that an application form be put in the Glebe Weekly and the Bulletin from time to time. Carried.

Mr. Hoddinott suggested to the incoming Committee that approaches be made to appropriate commercial establishments to see if we could get an address, other than the post office box. Carried.

Subscriptions: Mrs. Sandblom suggested that the increase in subscriptions be left until the next AGM and make them due at that AGM. However, the matter was dropped as there was no increase proposed at the current Meeting.

Mrs. Sandblom thanked Mr. Hoddinott for his work in keeping records of present and new members, and also thanked those members who distribute the Bulletin.

Mr. Larkum moved a vote of thanks to Mrs. Sandblom and to the editor of the Bulletin, Mr. Reeve.

The Meeting closed at 9.45 p.m.



# lyndhurst

SPEECH BY MR. CLIVE LUCAS: (extracts)

Mr. Sandblom introduced Mr. Clive Lucas, O.B.E. for services to Architecture and is a noted restoration architect; he has restored Elizabeth Bay House as well as many others in N.S.W. and Tasmania. He has also started on Lyndhurst with funds available from the Planning & Environment Commission. He is also a Council member of the National Trust and author of the Australian Colonial Houses.

Mr. Lucas: Thank you, Mr. President. You asked if I would talk tonight about Lyndhurst and various restoration matters. So without ado we might put the slides on the screen. In 1962 Wil Gray Verge wrote in a book which was published that year "Battered by the elements over the long years and mutilated by man, this sturdy old house once a splendid residence in a lovely setting still stands in Darghan Street, Glebe. He was referring to Lyndhurst and Wil wrote the book in which he was writing called "John Verge : His Ledger and his Clients." Wil Gray Verge was a descendant of John Verge of Lyndhurst and various other colonial houses built in N.S.W. in the 1830s. I was a student at the University in 1962 when I read that and I went and looked and found Lyndhurst and I took this slide at the time. J.V. was also the architects of Camden Park House which was designed a bit earlier than Lyndhurst but in many of its details it is a very similar house. Lynd was the home of Dr. James Bowman, Bowman's wife was John McArthur's daughter. The house was designed for her brothers, William and James McArthur. Verge also designed another important house which alas is no more; it was called the Vineyard, on the banks of the Parramatta River and like Lyndhurst it became a school until 1961 when it was taken down by Rheem Hot Water for a hot water service factory and it doesn't exist any more. These drawings are from Hardy Wilson's book in 1924. This shows some of the quality, some of the detail of the Vineyard and it had inside a very fine cantilevered stone staircase. Of course the other house that John Verge was responsible for after Camden Park is the most famous is Elizabeth Bay House built on the shores of Sydney Harbour in 1835/38. It has recently been restored - it last was used as a residence in 1927 and during the 1940s was turned into flats. It was restored between 1975 and 1977.

The interior of Verge's houses are always very good but no where better than the stair salon in Elizabeth Bay House. It has quite the most spectacular interior of any Colonial House we possess. But the rooms of Elizabeth Bay and the rooms of Camden and indeed Lyndhurst are all of a very high quality, beautifully proportioned and beautifully detailed.

One of the great problems with a house like Lyndhurst as indeed with almost any historic building that has got to that state is convincing people that it is possible to restore it and as you know not only was Lyndhurst in a mess in 1962 when Will Gray Verge wrote that book, but by 1972 the house was purchased by the Dept of Main Roads for a freeway. Since 1972 the house has been unoccupied and although derelict and mutilated perhaps before then an unoccupied house often deteriorates almost more rapidly than by any other means.

One of the most incredible features of the house and one of the most incredible survivors must be the cross hall of the entrance which is vaulted in plaster vaulting. The detail again is completely unknown in Colonial architecture except at Camden Park House where it is a feature at the end of the dining room.

The accounts for Lyndhurst could not be better. Because of the financial problems of its owner, James Bowman, they were all taken possession of and have found their way into the McArthur papers in the Mitchell Library. We almost know where every nail came from. We know who the Tradesmen were, we know that the portico cost 200 pounds, where the iron mongery came from - all these accounts for its construction are in existence.

The roof structure of the house is absolutely superb and of the very best quality, a series of king post roof trusses, the same sort of construction at Eliz. Bay House and Camden Park House. Beautifully constructed - in other words the trusses span from the external walls of the house across to the main internal walls and all fortunately in very fine order except of course squatters or some people got into the house and certain of the chimneys had been taken down at some stage; they lit fires in the fireplace and the hot air went up and burnt out the ridge on the south bay. This had to be replaced. In spite of that mutilation the roof is really in superb condition. All prefabricated and every joint marked with a Roman numeral so that it was made together on the ground and put up assembled.

(The above is about one third of the original, given at the AGM. The other two thirds referred directly to slides used to illustrate the talk).

## NEW MEMBERS

Welcome to:

Kay CAMERON  
Mr. T. KANAAR  
Lynette & Michael CURRAN-RODGER  
Peter O'GORMAN  
John & Penny PRIEST  
Mrs. Doris SHARPE  
Joy DODD  
Jennifer LYON  
John COZYN  
Wendy & Alan BECHER  
Mrs. G. BORG  
Johannes BORG  
Mr. & Mrs. Wenden LONG  
Graeme HEWAT  
Ray KITSON

### A SPECIAL PLEA FROM OUR NEW TREASURER:

As that other Treasurer has not imposed a tax on wine there is now little excuse for those overdue with their subscriptions to conserve all their funds to replenish stocks. SUBS PLEASE!

Mike Reynolds (692 0790)

## FOR YOUR DIARY

### Monday 24 September: Drinks at the Rowing Club:

Come along for social drinks with members of the Committee at the Glebe Rowing Club at the end of Ferry Rd., from 6 to 7.30pm.

### Saturday 29 September:

#### Friday 5 October:

**Saturday 13 October: Excursions to Fort Denison: 10.15am**  
To raise money for duplicating equipment for Forest Lodge Public School. Ferry leaves Circular Quay No.6 on each of these days (rain or shine). Guided tours of the Fort: \$5 a head in advance. Cheques made out to Forest Lodge Public School and sent to Fort Denison Trip Organizer, 56 Boyce St. GLEBE. Specify date. Ring 660 4269 6 to 7pm week nights for enquiries.

### Saturday 6 October: Coffee Morning:

All welcome to John & Dottie Hoddinots' home for a cup of coffee or a glass of wine after your shopping. 30 Wigram Rd., from 10.30 to 12.30 (please shutgate).

### Sunday 4 November: House and Garden Inspection:

Please note new date. 10.00am to 1.30pm and 2.00 to 5.00 pm. Alan Robertson would like to hear from you if you are prepared to volunteer your house or assist on the day - 6606149.

### Sunday 11 November: Coffee Morning:

At the home of Jo Bastion and Graham Budd, 5 Allen Street. 11.00am to 1.00pm.