

# THE GLEBE SOCIETY BULLETIN

Box 100, Glebe 2037

5/1981

## WHAT THE MANAGEMENT COMMITTEE DID

### Glebe Estate

The Committee gave further consideration to the proposal to sell the Glebe Estate. (See separate article, and letter by the President, Tony Larkum.)

In particular, it was noted that a press release by Les McMahon, opposing the sale of the Estate, suggested that McPhee, Minister for Housing and Construction, was considering exchanging the Estate for waterfront land in the area, held by the State Government. The Committee agreed to send letters to McMahon and McPhee stating that the Society is as firmly opposed to the loss of waterfront land as it is to the sale of the Glebe Estate.

### Pabco Site

It was agreed to write to Council, noting the decision to allow development of the Pabco site in Wigram Rd (once zoned for open space, but now prohibitively expensive for Council to purchase for this purpose), but drawing Council's attention to the need to purchase other open space in compensation.

### Town Plan

A recent meeting at the Town Hall has agreed to the adjustment of densities in the Town Plan, by updating the 1974 Plan in accordance with more recent census figures. (For an explanation of the background to this decision, see Tony Larkum's article in this Bulletin.)

## AGM

The twelfth Annual General Meeting of the Glebe Society will be held at the Glebe Town Hall on Wednesday, 12th August, 7.30pm. The meeting will receive the reports of the outgoing Management Committee, which will be reported in the next Bulletin so as to streamline the meeting. The AGM will also elect a new committee for the next twelve months. Nominations for election to the following positions are open to all members:

- President
- Senior Vice-President
- Junior Vice-President
- Secretary
- Treasurer
- 4 Committee members
- New members representative

Nominations for positions must comply with clause 10 of the Constitution. This means that they must be signed by the nominated person (with occupation and address) and by two proposers, and must reach the Secretary at least 14 days before the AGM, i.e. they must be lodged at P.O. Box 100, Glebe, 2037, by Wednesday 29th July. You may use the nomination form included in this Bulletin, or a copy of it in your own writing.

Changes to the Constitution, notices of motion, and nominations received by 29th July will be reported to members in the next Bulletin. Only positions for which no nominations have been received in advance will be open to nominations from the floor at the AGM.

## Glebe Society Management Committee 1981-82 Nomination

We..... and..... being financial members of the Glebe Society, hereby nominate ..... as ..... of the Society for the forthcoming year.

DATED ..... SIGNED.....and.....  
I,..... of .....  
(name in full) (address)

..... consent to this nomination.  
(occupation)

SIGNED .....

N.B. This form must be lodged with the Secretary, John Hoddinott, at P.O. Box 100, Glebe 2037, by Wednesday 29th July.

### Management Committee Nominations

As a former Treasurer and now Secretary I've had the chance to meet most members, and know that within the Society's membership there is an enormous amount of talent enthusiasm and ability. These qualities are needed for the Committee. If you like living in Glebe and wish to ensure the well-being of the residents and the suburb please consider standing for the Management Committee. Things seem to be improving slightly, but we need you to continue the progress. Remember that the Glebe Society is one of the most respected Resident Action Groups in Sydney. Nothing but tough work can be promised, but you will be building on the Society's past achievements you can rely on the help of the "oldies". So please consider standing for a position on the Management Committee. At least come along to the AGM.

John Hoddinott



### THE PROPOSED SALE OF THE GLEBE ESTATE

I understand that representatives of the Glebe Estate Residents' Advisory Committee have met with the Hon. K. Newman, Minister for Administrative Services. Apparently the Minister would oversee any such sale. It is difficult to assess what is happening now. There has been no massive public response to sell the Estate to developers/ the State Government/ etc. I've seen only one newspaper letter supporting the sale, a rather silly one, which talked about "socialist trendies" and low rents. The Management Committee has discussed the Estate issue at length, and with the lack of information about the final result, believes that the proposed sale may have been a "kite flyer" (i.e. used to test out public reaction). Apart from Mr X of Y suburb (who has obviously never set foot in Glebe), the response has been anti.

We will try to keep you in touch with developments. But it is still not too late to write to the Prime Minister, The Right Hon. Malcolm Fraser, C.H., M.P. expressing your view. Send a copy to the Premier as well. A letter can be very important.

The Society has sent a strong letter to the Prime Minister about the Estate, as well as having the lead letter in the SMH on Friday 27th May outlining the Society's attitude to the Glebe Estate project (see below). This is one fight that must be won. Please put pen to paper.

John Hoddinott

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Letter sent to the Sydney Morning Herald by the President, Tony Larkum, on behalf of The Glebe Society.

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Your editorial (19/5/81) on the Glebe Estate raised a number of points for debate, some of which have been taken up by Tom Uren (SMH 21/5/81)

The Glebe Society, which has a membership of over 500 and which has often been described as "middle-class and trendy", was active in promoting the sale of the Church of England land to the Federal Government in 1974. We have watched with pride and satisfaction over the partial restoration of the Estate. And we will continue to back the Estate's residents in their demands that it should not be sold off.

Your editorial stated that the Federal Government was "a unique and expensive experiment in urban planning" and suggested that "market forces" (whatever that term means) should be allowed to follow their course. We reject this argument. Where is the evidence that the experiment has been costly? The price paid for the Estate (\$17.5 million for 730 houses) was certainly not expensive; the fact that it is worth a lot more today is immaterial and it bears remembering that if the Estate is sold off the return to Australians will be a notional \$5 per head (maximum), and on a once-only basis, while the loss will be an irreplaceable piece of our national heritage and much social dislocation.

The financial cost of relocating the Glebe Estate's three thousand residents would of course go onto the N.S.W. Housing Commission's waiting list. Thus the cost to the Australian community, including the loss of a part of our national heritage, would be enormous. In fact a feasibility study carried out in 1973 by a non-governmental body clearly demonstrated that the chosen option was the cheapest. We believe it still is. In terms of recurrent costs to the taxpayer there has been little expense. The present government has restricted funds to about \$1 million a year (that is \$330 per resident). These funds together with rental returns of about \$900,000 have been used to administer the Estate and to restore vacant and unserviceable buildings where possible. This short-sighted policy has resulted in many houses being left vacant and has denied a proper financial return on the Australian people's investment.

Today the Glebe Estate is an exciting area of carefully restored nineteenth century town dwellings with a balanced and harmonious population. In our opinion it is a unique but inexpensive experiment that has worked. It is also a showcase to the world of what cooperative planning can do. We feel that it would be a tragedy of national proportions if "market forces" were allowed to take their course.

A.W.D. Larkum (President)

# PLANNING



## A NEW TOWN PLAN FOR LEICHHARDT?

On May 10th and 11th Leichhardt Council sponsored a seminar on future town planning within the Municipality. The meeting was attended by the Mayor of Leichhardt, many local aldermen, members of the Department of Environment and Planning and many interested parties including five members of the Glebe Society. It was chaired by John Mant.

### A problem: the new planning legislation

The Colman report on the Leichhardt Planning Scheme (gazetted as IDO 27) - see issue 3 of the Bulletin for this year - gives Council sufficient grounds for rejecting the Planning Scheme and developing a new Town Plan under the direction of the Council's new Director of Planning, Mr Harry Bechervaise, who has recently done such a good job in Fitzroy, in Melbourne. However, the fact remains that the Leichhardt Planning Scheme, which generated an unprecedented 6,000 objections and which has been severely criticised by the Colman report, remains the operating plan for developers and government departments. The question is how to change the plan and how to do this as quickly as possible?

Unfortunately the answer to this question is not at all clear. And it seems that there is no one who can give a clear answer. Since the Planning Scheme was gazetted as IDO 27 the NSW Government has introduced new legislation in the form of the Environmental Planning and Assessment Act, 1979, No.203. According to this Act a number of new procedures must be adopted in present and future planning. Very broadly, an old town planning scheme is now equivalent to a Local Environmental Plan (LEP). But an important aspect of such an old town planning scheme is now covered by a Development Control Plan (DCP) which deals with land use and the erection of buildings. Each of these plans has a set procedure to go through before it can be implemented - probably taking two years or more.

Now in the interim before we are beset with LEPs and DCPs, gazetted IDOs continue in force as "deemed environmental planning instruments".

So the question is: what is the fastest route to replacing IDO 27 with a more satisfactory planning document?

## A plan to change the scheme

From the foregoing, it should now be evident why Council is seeking the most expert and comprehensive advice so that years do not elapse before a new town plan can be implemented - and so that developers do not have a bonanza in the meantime. After two days of discussion and argument at the seminar the following plan of campaign was adopted:

- 1 Produce an LEP which will lower site densities in a number of areas in the Municipality (especially in the Glebe Ward). This plan will be exhibited for 28 days and will be followed by public submissions. After this Council will report to the Department of Environment and Planning, which may lead ultimately to gazettal if approved.
- 2 Produce a DCP to cover all sites, building types, etc in the Municipality. This will take much longer to prepare since much detailed planning will be involved.
- 3 Produce an LEP which will designate a number of areas as conservation areas (e.g. Bishopthorpe Estate and the Allen Estate in Glebe). The procedure for this will be similar to (1).
- 4 In controlling the densities in the Municipality it was agreed that the 1974 Town Plan would be followed except that: a) changes were needed for obvious anomalies e.g. Young St, Annandale; b) some modifications were needed in the light of later census information and heritage studies.

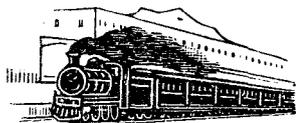
### The Outlook

Despite the fact that so much planning activity and public involvement has taken place in Leichhardt it seems that IDO 27 will be with us for some months yet. At present the "two floors concurrence" clause which limits new developments to two floors plus under-floor parking is holding, but only just! Council has been challenged many times in court over the past six months and this has tied up nearly all the Council's planning staff. To push through the necessary LEPs and DCPs will require a strenuous and determined effort of these same planners and of the aldermen. The new Council has shown that it has the will to set up a publicly acceptable planning scheme. Let us hope that it now has the strength to implement it.

Tony Larkum

## VENETIAN TWINS THEATRE PARTY

The tickets have arrived and will be despatched soon. There are still a few places available. Ring me at 692 0071 for details. The numbers stand at about 230, including about 90 from the Glebe Society. A show not to miss. I may be able to squeeze some more tickets if there is a late response. Wednesday 8th July at 8pm at the Seymour Centre. \$8.50 (\$5.50 concession).



## ANOTHER "GREAT TRAIN RIDE"

An interesting development has occurred; the Pyrmont-Ultimo branch of the Civic Reform Association has shown such an interest in the Light Rail System that it has offered to run a Train Ride. Details are on the enclosed "flyer". The Management Committee is happy to welcome this show of support. As Glebe Society members will be aware, the Pyrmont-Ultimo area is undergoing a huge rehabilitation, with its present population of about 2,500 expected to rise to 8,000 (or even to 10,000) within the next decade. It is ill served by public transport now and the LRT system would be a boon to the area, while serving the nearby Museum of Applied Arts and Sciences, the Entertainment Centre, Chinatown and the proposed Darling Harbour park. Both major groups within Sydney City Council (the ALP and Civic Reform) have been very responsive to John Gerofi's proposal, and the Glebe Society is pleased to work with any group which backs our plan.

If you haven't been on the Train Ride yet, rush your order in now.

John Hoddinott

## Events, and a Non-event

1. A venue has been found for the Birthday Party: the College of Arts, Glebe Pt Rd. See "For Your Diary".
2. The Rocks Players, Cnr Marion & Renwick St, Leichhardt, are presenting The Revenger's Tragedy, by Tourneur. Opening Friday 26th June 8.00pm. Wed - Sat 8pm, Sun 5pm; to 9th August Adults \$5, concessions \$3.50 Bookings: 525-1320 or Mitchell's Bass.
3. The under 35s barbeque was a non-event: cancelled due to lack of support. Is there more enthusiasm amongst the over 35s? Watch "For Your Diary" for an over 35s event being planned. Lets see if the oldies have more "zip" than their juniors.
4. Bob and Margaret Lee welcome members of the Glebe Society to a wine tasting and art exhibition at their Centre for Relaxed Living, 201-205 Lyons Rd, Drummoyn, on Sunday 28th June, 11am.

## Management Committee

President	Tony Larkum	660-7030
Sen. Vice Pres.	Bill Nelson	660-0038
Jun. Vice Pres.	John Buckingham	660-7780
Secretary	John Hoddinott	692-0071
Treasurer	Mike Reynolds	660-0790
Bulletin Editor	Jan Macindoe	660-0208
Committee	Diana Sharpe	660-4392
	Kemp Fowler	660-5258
	Merle Larcombe	660-0491
New members' representative	Gideon Rutherford	692-0239
Bulletin Distribution	Doris Sharpe	660-6636
Minute secretary	Betty Wright	660-1875

## For your diary

### Saturday, 4th July, 11am

Great Train Ride from Redfern. Book now

### Sunday, 5th July, 11am

Coffee morning will be held at the home of Jenny McNaughton, 79 Arundel St, Forest Lodge. Everyone welcome. Please note that the coffee morning is being returned to the first Sunday of the month (not the second).

### Monday, 6th July, 10.50am

Monday Group meets at the Wigram Rd bus stop for a visit to the Art Gallery. After doing a tour of the Gallery, the group will have lunch there. For enquiries ring Vi Hicks, 660-3694

### Wednesday, 8th July, 8pm

The Venetian Twins theatre party at the Seymour Centre. A few tickets still available from John Hoddinott.

### Monday, 20th July, 6-7.30pm

Drinks at the Rowing Club. Come along and have a chat and a drink with the Committee.

### Saturday, 25th July, 7pm

The Glebe Society Birthday Party will be held at the College of Arts, Glebe Point Rd (entrance 58 Allen St). Cost: \$5 per person, \$3 concession. Please make your reservation by Wednesday 22nd July.  
Ring Betty Wright 660-1875  
Janette Knox 660-7781  
or Doris Sharpe 660-6636

### Wednesday, 29th July

Final day for lodging nominations for management committee or motions to be considered at AGM.

### Wednesday, 12th August, 7.30pm

The Annual General Meeting of the Glebe Society will be held at Glebe Town Hall.

### Sunday, 1st November

House and Garden Inspection.