Walter Read Reserve

Masterplan

September 2003

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Contents

Table of Figures

1.0 Introduction

1.1 Background

This report prepared by Conybeare Morrison & Partners, is submitted to South Sydney Council as Stage 3 *The Masterplan,* of the Strategy to Address the Future of the Walter Read Reserve Paddington. Stage One *The Feasibility Study* and Stage 2 *The Plan of Management* were prepared by Conybeare Morrison & Partners and have been previously submitted to Council.

1.2 Role and Purpose of Masterplan

The report is the initial stage of a Development Application for the adaptive reuse and future redevelopment of the Walter Read Reserve and the Paddington Reservoir. *The Masterplan* provides both a conceptual and developed design framework for the future redevelopment of the site and its contribution to the reinforcing of a civic centre precinct for Paddington. *The Masterplan* extends and consolidates both in graphic and written form the endorsements, objectives and actions contained in the *Feasibility Study* and the *Plan of Management* for the Walter Read Reserve and the Paddington Reservoir. It is the first stage of priority actions outlined in the *Plan of Management*.

1.3 The Vision for the Site

The vision for the site is the restoration of the Walter Read Reserve where possible to its former park use. The re-development includes the integration of the adjoining John Thompson Reserve and the restoration of the heritage fabric of the Paddington Reservoir together with the interpretation of its significance through adaptive reuse and the accommodation of new cultural and community uses. The re-development assists in reinforcing the emerging civic centre of Paddington.

1.4 Masterplan Objectives

The Masterplan objectives are:

- to establish design principles for *The Masterplan*, both in scope and detailed intent for the redevelopment of the Walter Read Reserve and the Paddington Reservoir . (Refer section 4.2 Design Philosophy and Principles);

- to address statutory, heritage, environmental, ESD and other pervasive issues that impinge upon the site and influence the design outcome of *The Masterplan;*

- to address issues of integration of the site with the surrounding areas, including the John Thompson Reserve, Oxford Street and the southern residential development;

- to clarify the endorsed design themes that are essential to the coherence and design continuity of *The Masterplan*. Such themes being those of culture, water, heritage and landscape;

- to resolve detailed design and adaptive reuse intentions for the primary components of the Reserve and Reservoir, being those of the upper park, the Lower Garden Court, the Eastern Reservoir Chamber and the support zone, and

- to present the above in clear graphic and written form, to enable *The Masterplan* to continue without uncertainty into the further stages of design development, documentation and construction.

1.5 Author Identification and Consultant Team.

Conybeare Morrison & Partners were commissioned by South Sydney Council to prepare this report. Judith Rintoul (Heritage Associate and Project Design Architect); Pem Gerner (Senior Urban Designer); Lynette Gurr (Heritage Architect) and Jago Cooper (Archaeologist) compiled this report, under the direction of William Morrison (Director).

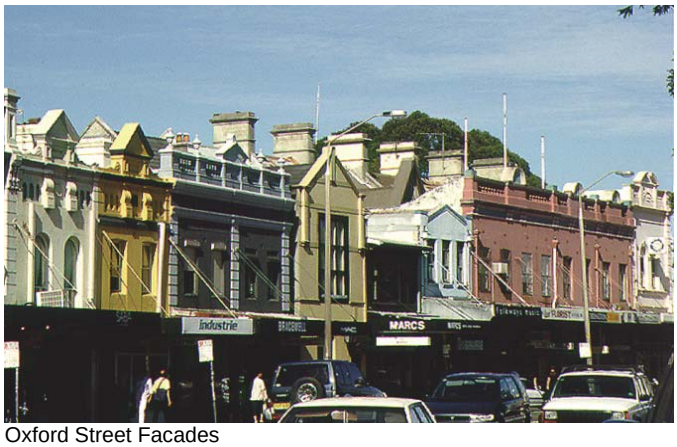
The consultant team includes: Oi Choong (Director) and Nadia Gill (Associate Director), of CONTEXT Landscape Design, Simon Wiltshier, (Heritage Structural Engineer) of Hughes Truman Pty Ltd, Martin Hill, (Director and Property Consultant) and Andrew Bartington (Financial Advisor) of Hill PDA, and Philip Burris, (Hydrogeologist) of Egis Consulting

Paddington Town Hall

Urban detail

Imperial Hotel

Juniper Hall



Oxford Street Facades

Paddington Post Office

The sweep of Oxford Street

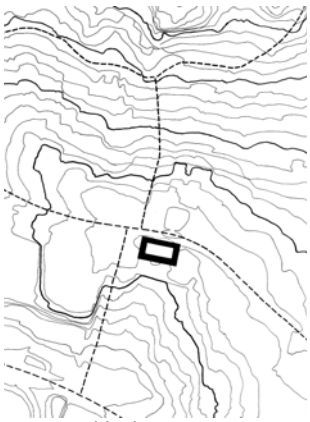
Urban Context. Fig.1

2.0 Site

2.1 Site Location

Aerial view of site

The address of the Reserve is 255a-255b Oxford Street, Paddington. It is on the southern side of Oxford Street and east of Oatley Road. Adjacent to, and immediately west of the Reserve site, on the corner of Oatley Road and Oxford Street is John Thompson Reserve. On the southern side of the Walter Read Reserve is a new housing development with access frontage to Oatley Road and Renny Lane. Adjacent, and to the east of the Reserve, is a recent two-storey commercial development. Figure 2 identifies the site within the Paddington context.



Topographical Context

The Walter Read Reserve is located in a precinct of imposing buildings including the Town Hall, Post Office and Juniper Hall, a rare surviving Georgian house built in the 1820s for Sydney's first private distiller, Robert Cooper. The Paddington Town Hall is located on the south-western corner Oatley Road and Oxford Street. The Post Office is located north-west of the Reserve and Juniper Hall is located directly opposite, on the northern side of Oxford Street.

Location plan.Fig 2.

In the context of these imposing buildings and the surrounding uses and activities, the site is the key to reinforcing the civic heart of Paddington. It has the potential to draw together these separate elements into a related group of buildings and support activities which would generate a sense of community focus.

2.2 Description of the Relic

The Paddington Reservoir was designed by Edward Bell, City Engineer in the 1850s and associated with the Botany Swamps and the Crown Street Reservoir. Paddington Reservoir was a high level reservoir which pumped from Crown Street. Its gravity-fed water supply enabled the growth of Sydney served a growing Sydney population and the upgrading of amenities in Paddintgon. The Reservoir was constructed in two stages, a western chamber in 1866 and an eastern chamber in 1878. Both chambers operated until it was decommissioned in 1899.

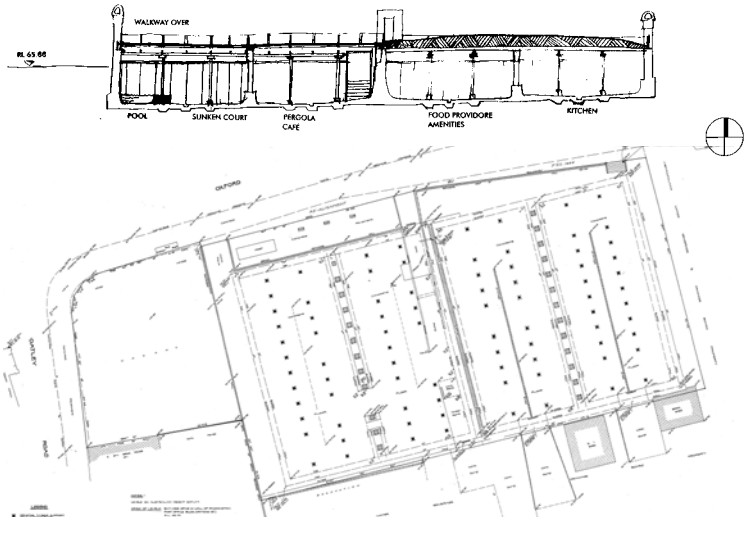
The interior of the reservoir comprises high vaulted brick ceilings, supported by ironbark timber columns. Because the construction was carried out in two stages over twelve years the reservoir has the ability to demonstrate advances in 19th Century Australian manufacturing and technology over that period. Some very early applications of Portland cement are evidenced in the construction. Reservoirs that are comparable in design include those at Crown Street and Centennial Park both of which are still in service.

Following decommissioning the Reservoir was used as a garage and petrol station. The roof of the reservoir was transformed into an open, grassed recreational space from 1953 to 1990 and known as Walter Read Reserve. Elements associated with this open space include wrought iron fencing, columns and original air vents with decorative sandstone cowls.

The Paddington Reservoir contributes to the streetscape and is an integral component of the historic 19th Century precinct reflecting residential, civic, military and public utility functions. From this vital role in the civic precinct there is an exciting opportunity for a wide variety of uses and activities on the two levels including water garden, music venue, café, museum and sunken garden.

A full analysis and Summary Statement of Significance of the Reserve/ Reservoir may be found in Section 5.0 Analysis, of the Walter Read Reserve Feasibility Study prepared by Conybeare Morrison & Partners, February 2001.

The Reserve/Reservoir currently remains closed to the public due to the partial collapse of the roof system in 1990. The collapse was caused by the corrosion and subsequent failure of transfer beams introduced into the chamber roof in the 1920's to allow the removal of some ironbark columns and some masonry walls necessary to permit its use as a vehicle repair shop. The condition of the relic has recently been stabilised by Council through the clearing of fallen debris and the temporary propping of the roof structure.

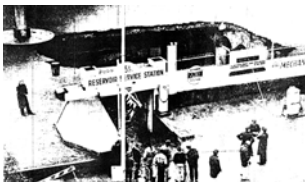


Survey plan and long section. Fig.3

Each reservoir chamber measures 33.4m by 31.2m. The partially collapsed roof structure comprises shallow brick vaults supported by cast iron "I" beams and timber columns at 2.4m intervals. Structural engineering reports have indicated the grey iron bark columns are structurally adequate to be retained and that the cast iron girders are overloaded and will require some additional strengthening.Overgrown remnants of the earlier Reserve are visible on the remaining roof structure. The reservoir is set a half level down from Oxford Street such that a vertical travel distance of 4.0m is required to reach the Reservoir floor. The Reserve is approximately 2.0m above the level of Oxford Street.

Walter Read Reserve viewed from Juniper Hall. Fig.4

View across Reserve from Eastern Chamber (upper level) Fig.5



Roof Collapse 1990

The Walter Read Reserve has not been available to the public since 1990 when the roof of the western subterranean chamber collapsed necessitating its closure in the interests of public safety. Prior to then the subterranean chambers were used as a vehicle repair shop. The park had provided a rare area of public open space within the surrounding densely settled residential and commercial area. The park's proximity to the commercial centre of Paddington and its frontage to Oxford Street – the Paddington village spine – established its importance as an open space asset and amenity for the residents, visitors and users of Paddington town centre.

2.3 State Heritage Considerations

Early aerial photo

1953 Photograph from Walter Read Reserve looking toward the Post Office on Oxford Street

The *NSW Heritage Act 1977* includes a variety of provisions for protecting identified items of environmental heritage. The Paddington Reservoir is currently the subject of a Permanent Conservation Order (PCO) gazetted 31/7/87 No. 515 and is an item of State Heritage significance.

The effect of a PCO is that a range of activities in relation to the subject matter of the order are prohibited unless the Heritage Council's approval is first obtained, or unless there is a partial exemption. Prohibited activities include demolition, defacement, damage and alteration as well as the carrying out of any development.

The *NSW Heritage Act 1977* affords automatic statutory protection to 'relics' which form part of archaeological deposits; 'relics' are defined as: *Any deposit, object or material evidence relating to the settlement of the area that comprises New South Wales, not being aboriginal settlement and which is 50 or more years old.*

Sections 139 to 145 of the Act prevent the excavation or disturbance of land for the purpose of discovering exposing or removing a relic, except by a qualified archaeologist to whom an excavation permit has been issued by the Heritage Council of NSW.

The consent authority must not grant consent to the carrying out of the development on the site of a heritage item, or within a heritage conservation area heritage streetscape area, unless it is of the opinion that the proposal is consistent with the following aims and objectives:

- to conserve the environmental heritage of the land to which this plan applies;
- to integrate heritage conservation into the planning and development control processes;
- to provide for public involvement in the conservation of the area's environmental heritage, and
- to ensure that any development does not adversely affect the heritage significance of heritage items and heritage conservation areas and their settings, and distinctive streetscapes, landscapes, and architectural styles which define the character of heritage conservation areas [(1)].

The consent authority will consider the likely effect of a proposed development on the heritage significance of a heritage item, heritage conservation area, archaeological site or potential archaeological site, and on its setting, when determining an application for consent to carry out development on land in its vicinity.

(1) *South Sydney Local Environmental Plan 1998 Part 4: Special Provisions, 22 Heritage Aims p 19)*

2.4 Statutory Planning Considerations

The Walter Read Reserve is zoned Local Recreation Zone (6a). South Sydney Council Local Environmental Plan 1998 and objectives for the Control of the Local Recreation Zone 6(a) are:

to enable developments of land for open space and recreational purposes;

- to enable other ancillary or related development which will encourage the enjoyment of land zoned for local recreation;
- to increase the provision and diversity of public open space and recreation and within the City of South Sydney to meet the needs of local residents;
- to enhance the environmental quality of the City of South Sydney, and
- to encourage the use of natural drainage features to increase the availability of open space (2).

2.5 ESD Principles

The South Sydney Council has adopted a strategy for sustainability in their *Strategy for a Sustainable City South Sydney.* The goal of this strategy, is to:

'Promote and where possible, enforce development and systems which improve the quality of air, water and soil, which minimise the use of non-renewable resources and waste generation and which generally adopt a 'healthy cities' approach to minimise health and safety risks in the City'.

The challenge for future planning of the environment is to improve management of natural and built environments at all levels of operation and to bring greater ecological awareness to bear on decisions about the environment. This will ensure that the environment is more self sufficient and conducive to physical and mental health, and that natural sources are conserved' (3)

Wherever possible and appropriate the redevelopment should attempt to use environmentally friendly energy sources such as the use of passive and active solar design approaches that increase the comfort level of buildings yet also minimise energy consumption from non-renewable energy sources.

Furthermore the uses of ecologically sound building materials that are readily renewable, of low embodied energy and reduce the consumption of fossil fuels should be used.

(2) *South Sydney Local Environmental Plan 1998 Part 3 General Restrictions on Development 16 Zoning Controls for Zone No 6(a) – the Local Recreation Zone, p 11.*
(3) Strategy for a Sustainable City of South Sydney p 66.

3.0 Design Issues

3.1 Introduction

The following issues for consideration in the development of *The Masterplan are* matters that have a pervasive influence on the designed and built outcome.

3.2 Heritage

Following assessment of the Conservation Management Plan and individual elements of the former Paddington Reservoir the following Heritage criteria were outlined by Conybeare Morrison & Partners as being of primary importance in any future conservation or development of the Reservoir.

The reservoir must:

- remain in public ownership;
- retain significant fabric;
- adapt sympathetically;
- ensure all new work is reversible;
- the history of the site should be interpreted and,
- the stone vent stacks which have been temporarily removed from site should be restored and reinstated in their original locations;


Structural collapse

These criteria were forwarded to the Heritage Office together with four concept plans options for presentation to the Heritage Council Approvals Committee on 15 June 2000. The resolution of that meeting was outlined in a letter from NSW Heritage Council Director, Rosalind Strong, to John Poulton, South Sydney Council, dated 21 July 2000. The Heritage Council provided the following comments on the four proposals:

- Option 2 to conserve and generally restore the eastern chamber, combined with elements of Options 3 and 4 in the chambers of the reservoir, would provide the best balance of conservation and interpretation of the original structure with the possibility of an exciting contemporary adaptation of both chambers.
- Option 1 is the least preferred option to the heritage Council as it involved more reconstruction and less conservation of fabric

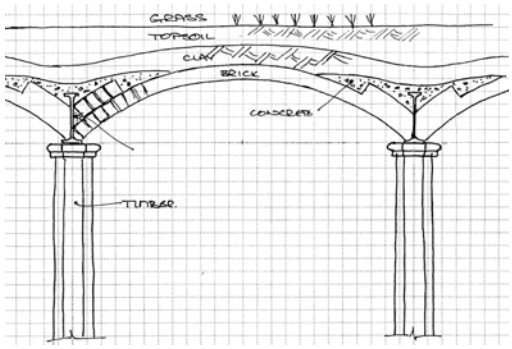
3.3 Structure

There are four main structural components in the reservoir structure:

- **The walls of the reservoir.** All the walls are structurally sound except for the east wall of the Reservoir. This wall is massive and could be reasonably stable in the short and medium term. However, remedial action will be required before large-scale construction work begins.


Forecourt area with old bowsers

- **The timber columns.** Subject to minor repairs, the columns should have sufficient capacity for either soft or hard landscaping above the roof.



Engineers sketch by Hughes Trueman showing the system of vault construction Fig.6

- **The cast 'I' beams.** The beams are overloaded in the present condition, these beams will require strengthening and detailed work to transfer load to the columns.

- **The vaulted brick roof.** The roof has partially collapsed at the north end of the east wall of the eastern chamber, and there is the potential for further collapse since the remnant of the roof is not well supported. The roof has completely collapsed over a substantial section at the south end of the east wall but further collapse is unlikely in this area. Only small remnants of the roof remain in the western chamber.

Given the potential of the Reserve for markedly increased public access and enjoyment it is necessary to ensure an outcome that provides a high level of amenity and safety for all users of the Reserve including lessees, visitors and the public. Hughes Truman Pty. Ltd. has prepared a structural assessment report of the existing structure to ensure the safety and security of the Reserve and a programme of removing unsafe sections of the reserve and propping the remainder has taken place in consultation with the Heritage Office.

3.4 Environment

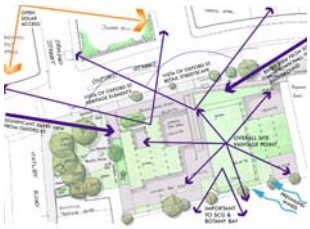
A contamination assessment was undertaken by Egis Consulting. The Report focused on the site of the former petrol station located in front of the collapsed western chamber of the former Paddington Reservoir. The petrol station operated from 1944 until 1990. The location, depth and size of four underground storage tanks (USTs) have been identified and the site of a fifth tentatively located. A pocket of marginally contaminated soil was found in the western part of the site. The soil contamination exceeds environmental protection levels but appears not to be hazardous to human health.

When development of the site begins, remedial activities will need to include the clearing away of scrap metal, pipe work, underground storage tanks and concrete footings in the petrol station area All remediation works should be controlled by a Remedial Action Plan and adhere to State Environmental Planning Policy No. 55, *Managing Land Contamination*. The petrol bowsers could be retained to interpret the former garage use if required.

3.5 Services

Some electrical, telephone, natural gas mains, water and sewerage services are linked to the site from the former garage and Reservoir use. Consequently, it is envisaged that it should be possible to connect into these existing service supplies, although a check should be carried out to determine lines severed/disconnected due to the Water Board development to the south that require upgrading. The existing stormwater system can be restored and re-used. The residential development to the south has ensured adequate capacity for the Reserve's stormwater to exit to the south.

3.6 Microclimate and Solar Access



Microclimate diagram

The Walter Read Reserve is located on the top of a hill and has exposure to the wind, sun and other elements. The site is offered some protection from the wind by the surrounding buildings but the Oxford Street ridge is exposed to the prevailing summer north-easterly winds and the winter westerly and south westerly breezes. The site enjoys a good level of solar access without any substantial sources of shade on the site. The issue of adequacy of shade will need to be addressed further in the redevelopment of the Reserve.

3.7 BCA and Safety

It will be necessery to comply with the Building Code of Australia for all aspects of the future use of the Reserve and Reservoir. This intention applies to all areas of the Reserve but particularly to the use of paths, stairs, ramps, paved areas and open spaces. Existing structures, unless deemed to comply, and the design of new structures including paved surfaces, stairs and balustrades will be required to satisfy the relevant Building code of Australia (BCA) and Australian Standards by reference therein. Pre - DA discussions with the developer of the residential development to the south established that an emergency egress may be feasible through the garage level of the development.

3.8 Security

Secure and easy public access to and in the Reserve is vital in the park's design. All components and construction must satisfy the relevant Australian Standards in their design. It is essential that the lighting design greatly improve the attractiveness, safety and security of the Reserve. An integrated approach to lighting is required such that at night the whole Reserve is well lit complementing both the features of the Park and providing a safe environment for the public. CPTED (Crime Prevention Through Environmental Design) principles should be adopted in the detailed design of the redevelopment, and observe such matters as:

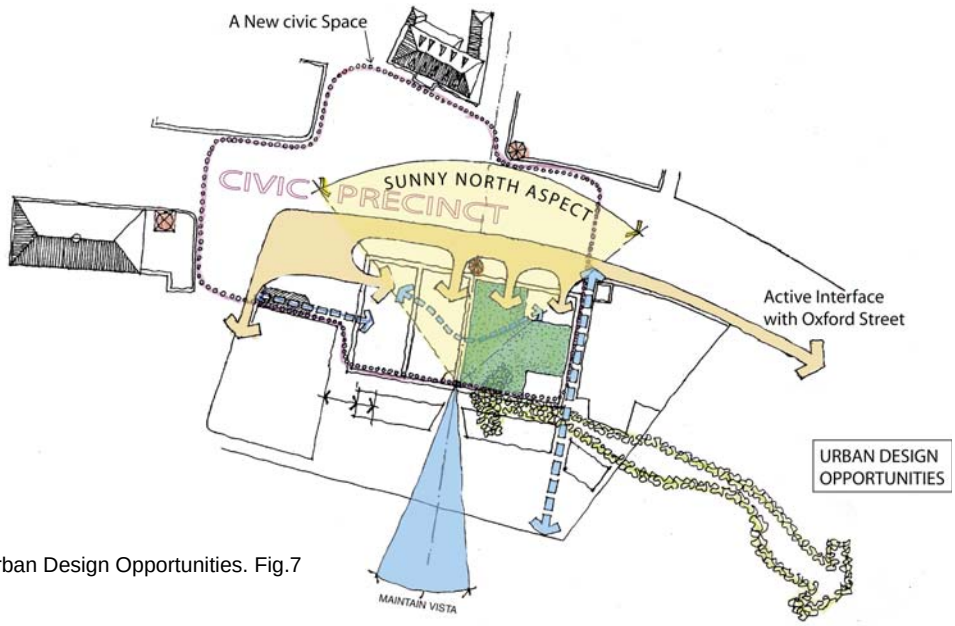
- appropriate lighting that illuminates pedestrian pathways;
- landscaping that does not obscure visibility;
- adequate signage describing pathways and facilities, including taxi ranks, bus stops and community facilities;
- provision for Help Points;
- maximise surveillance from adjoining areas;
- minimise opportunities for graffiti;
- pavement treatment that defines uses and movement, and
- pedestrian pathways and routes with clear sightlines.

4.0 The Masterplan

4.1 Introduction

The Masterplan for the Walter Read Reserve and the Paddington Reservoir has been developed from the Preferred Development Option (see Appendix 1) as determined during the community workshops at feasibility study stage of the Walter Read Reserve Project, and as described in the *Feasibility Study Report*. The design was exhibited and adopted at a full Council Meeting. The Masterplan is illustrated on the following pages of this report.

4.2 Design Philosophy and Principles



Urban Design Opportunities. Fig.7

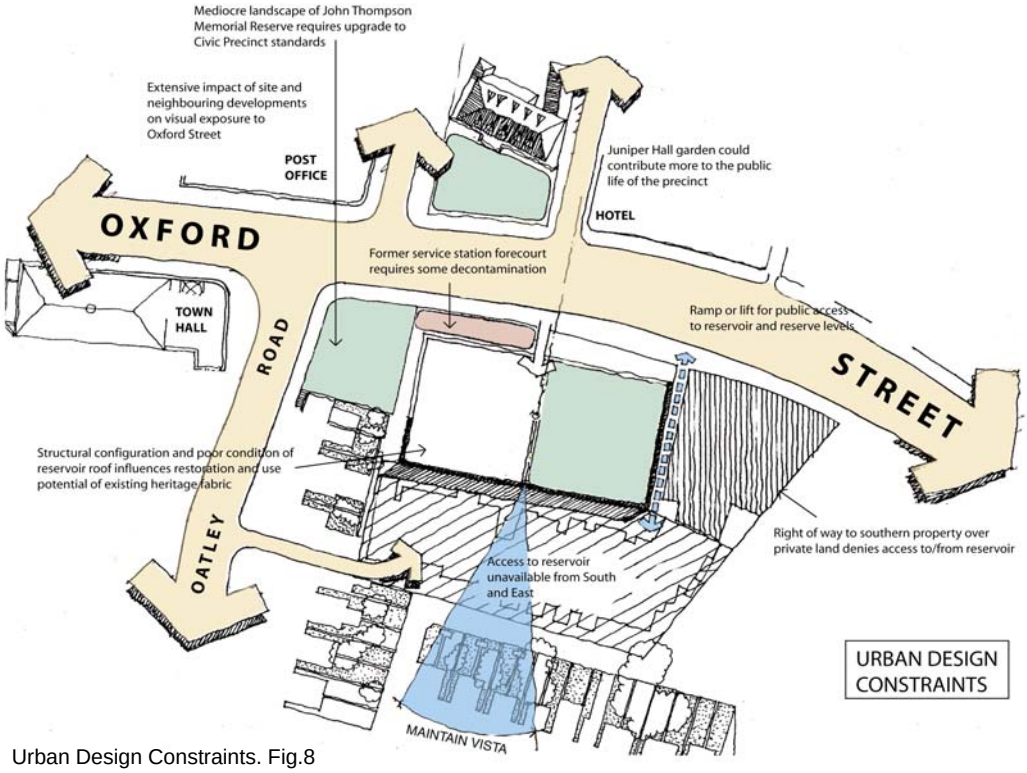
The Masterplan design for the redevelopment of the Walter Read Reserve and the adaptive reuse of the Paddington Reservoir is based on the following principles:

- to develop a Masterplan proposal that takes account of community needs and aspirations, as determined in the Preferred Option for its redevelopment;
- to develop a single comprehensive vision and integrated heritage and planning approach to the Paddington Reservoir, the Walter Read Reserve, and the JohnThompson Reserve and their combined contribution to strongly defining the civic centre of Paddington;
- to establish appropriate compatible uses which will reinforce the heritage nature of the structure and provide amenity to the precinct;
- to ensure redevelopment is carried out in accordance with recognised cultural and heritage principles and the objectives and actions established in the earlier reports of *The Feasibility Study* and the *Plan of Management*;
- to ensure that new buildings and landscape proposals are compatible with the character of the site and the area;
- to define acceptable uses as determined by Council and endorsed by the community (refer to Feasibility study);
- to integrate the structure with the surrounding Civic Precinct;
- to address the provision of infrastructure, including both circulation and services;

- to ensure the maximum restoration and retention of a significant nineteenth century water supply facility and its potential for adaptive reuses;

- give visible demonstration and interpretation of the historic importance of the Paddington Reservoir in the history of Sydney's water supply;

- to make sure that the redevelopment is easily accessible to the public, and that the design should enhance the quality of life of the local community.



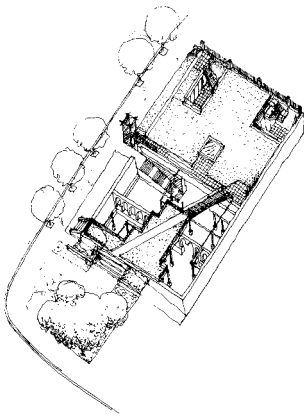
Urban Design Constraints. Fig.8

4.3 Potential Use

Consultation with the community over a six month period resulted in a general indication of community preference for the re-use of the Walter Read Reserve. Preference was shown for variation 1 (see appendix 1) which comprised :

- the reinstatement of the remaining sections - the upper level of the eastern chamber to public parkland.
- the incorporation of the few remaining sections of the upper level of the western chamber to public parkland and its interconnection to the eastern parkland (by bridge structure) and to the John Thompson Reserve.
- the adaptive re-use of the lower level of the western chamber as a public garden and its interconnection to the upper levels.
- the adaptive reuse of the eastern chamber for cultural or other associated uses such as gallery/museum/exhibition centre together with possible coffee shops or cafe.

A successful ongoing use will ensure the long term enjoyment, maintenance and viability of the Reservoir and Reserve.



Early sketch concept

4.4 Urban Design Concept

The urban design concept for the Walter Read Reserve and Paddington Reservoir is for the development of a contemporary urban park respecting the heritage qualities of the structure and spaces. The park can incorporate a range of activities compatible with the urban context of Oxford Street and the surrounding residential area. The park results from combining both the Walter Read Reserve and the adjacent John

South east view across the reserve

Thompson Reserve into a single seamless landscaped open space.

The concept calls for a two-tier spatial organisation with predominantly passive parkland on the upper level of the eastern chamber and lower open level of the western chamber, These passive parkland areas will be supported by new activities contained within the adaptation and redevelopment of the eastern chamber. The concept embraces the potential to integrate the ruinous industrial heritage qualities of the Reservoir with a contemporary design approach to infill architecture to create a 21st century public amenity.

The urban design concept seeks to reinforce the central civic space of Paddington which includes the Town Hall, Post Office, Juniper Hall and the Imperial Hotel, bounded on the southern side by the combined spaces of the Walter Read and John Thompson Reserves. When travelling from the city the tower of the Paddington Town Hall is a focal point indicating one has entered the civic precinct of Paddington. This recognition provides an opportunity for new place marker at the centre of the redevelopment site, marking the location of the original (pump room) which has since been demolished.

Because of its elevated position on the top of a hill the Walter Read Reserve has some commanding views of the local area. The views and vistas that are available from the Reserve should be acknowledged and view corridors should be incorporated into the design of the new development. Whilst the recent apartment block to the south obstructs views in this direction from the Reserve, it does overlook the Reserve thus contributing additional security in the form of informal surveillance. Such informal surveillance will be further reinforced if the residents are encouraged to be part of a neighbourhood passive surveillance scheme.

Masterplan Concept Plan. Fig.9

The urban design concept embraces a number of organising themes, including those of cultural heritage, adaptive reuse, water, lighting and landscape. These themes are not mutually exclusive and are put forward as the basis for a richly interwoven design concept.

4.4.1 Cultural Theme

Historically, the Walter Read Reserve and in particular the Paddington Reservoir have contributed significantly to the life and development of Paddington and the City of Sydney. It is important that their significance be recognised in the ongoing cultural life of the community. Such recognition can be achieved by a variety of means including markers, plaques, installations, signs and places of interpretation, with further

opportunities existing in the transforming of remnant industrial archaeology such as the sandstone vent shafts and cowls to sculptural forms. The former octagonal valve house site and its replicated form at the lower level provides an opportunity for interpretation with early photographs, water supply equipment and a brief historical outline of the place. The retention of restored and skeletal elements of structure also serve to provide a reminder of the cultural importance of the Reservoir.
Beyond these physical cultural expressions it is important that the adaptive reuses of both the Reserve and the Reservoir respond strongly and appropriately, to a diverse community's cultural and artistic needs. In the community review recommended in *The Plan of Management,* the appropriateness of the adaptive reuses can be assessed in terms of their response to community needs.

4.4.2 Water Theme

The use of water in the design of the Masterplan is a theme that has immediate associations with the original purpose of the Reservoir which was an essential part of the early Sydney's water supply. It is intended that water be used in a variety of ways in the redevelopment of the Reserve. The park over the eastern chamber could incorporate a reflecting pool with water spout. Similarly, a fountain could be included in the John Thompson Reserve and a continuous pool and waterfall considered along the length of the southern wall of the Lower Garden Court. Water has the potential to make a symbolic, artistic and environmental microclimate contribution to the redevelopment. It is important that the inclusion of such water elements be integrated at the early design stages and not as items to be commissioned at a later date, at or near, the completion of the built works.

4.4.3 Adaptive Re-use Theme

The heritage theme for the Walter Read Reserve and the Paddington Reservoir is for the adaptive re-use of the existing form whilst maintaining the ambience of a ruinous (but safe) structure. Completion of the processes of retention, stabilisation and remediation of the heritage fabric creates opportunities for the introduction of new structural and built elements to accommodate a range of adaptive reuses. New structural and built elements should not mimic the heritage character, which would confuse an easy understanding of new and old, but rather consist of a contemporary palette of materials that respects the original fabric but also contributes to fresh and innovative design solutions. Nonetheless, the introduced new elements should be reversible and capable of removal without detriment to the heritage fabric. Any reconstruction of the heritage structure should be in accordance with the Conservation Management Plan and limited to the availability of original materials and construction techniques. A place of heritage interpretation should be located on the site and within the former octagonal pumphouse following the development of an Interpretation Strategy.

4.4.4 Landscape Theme

The overall landscape theme is the physical and visual unification of a two-level public open space and the integration at street level of the Walter Read Reserve with the existing John Thompson Reserve and should reflect the industrial heritage character of the former Reservoir and its proximity to the civic centre of Paddington.

The theme for the upper level park, overlooking Oxford Street, is that of a green park incorporating low-level landscape, park water features, seating and other civic amenities and potential artworks. The upper level will be located predominantly above the eastern chamber and may also incorporate light-wells to the Reservoir floor in locations where the structure has failed.

The theme for the lower level, occupying the area of the western chamber, is that of a sunken garden largely hard paved and incorporating both running and still water

elements, possibly timber boardwalks and some landscape elements in containers. The sunken garden will incorporate garden furniture for sitting and relaxing and might include a refreshment kiosk. Access will be required from Oxford Street, John Thompson Reserve and the upper reserve. The sunken garden uses could be integrated with, or complementary to, the adaptive reuses envisaged for the eastern chamber. There are opportunities for planting within the former petrol station site, the neighbouring John Thompson Reserve and the planting strip on Oxford Street. An opportunity to link the Civic Precinct by a creative landscape theme extending to Paddington Town Hall will be an important aspect of unifying the civic precinct.

Remnants of the overhead structure may be retained and stabilised or even rebuilt to create the effect of an open framework, which recalls the original vaulted structural system.

4.4.5 Lighting Theme

The lighting theme should be of a contemporary design to enhance the connection between John Thompson and Walter Read Reserves, and while adequate for security, should not create glare. Night illumination should promote the water theme of the place.

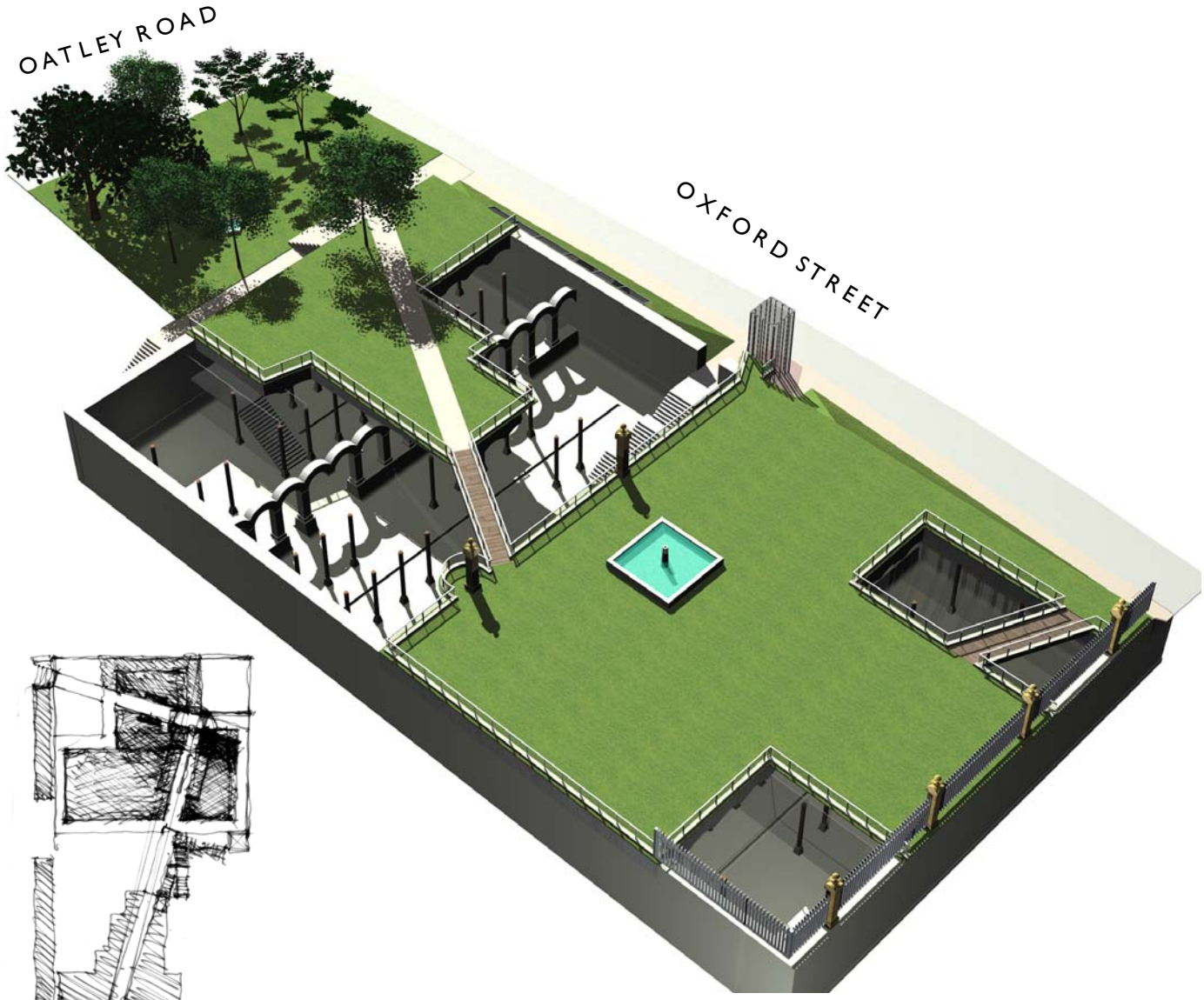
4.5 Masterplan Proposal

4.5.1 Introduction

The Masterplan is illustrated in the following drawings.

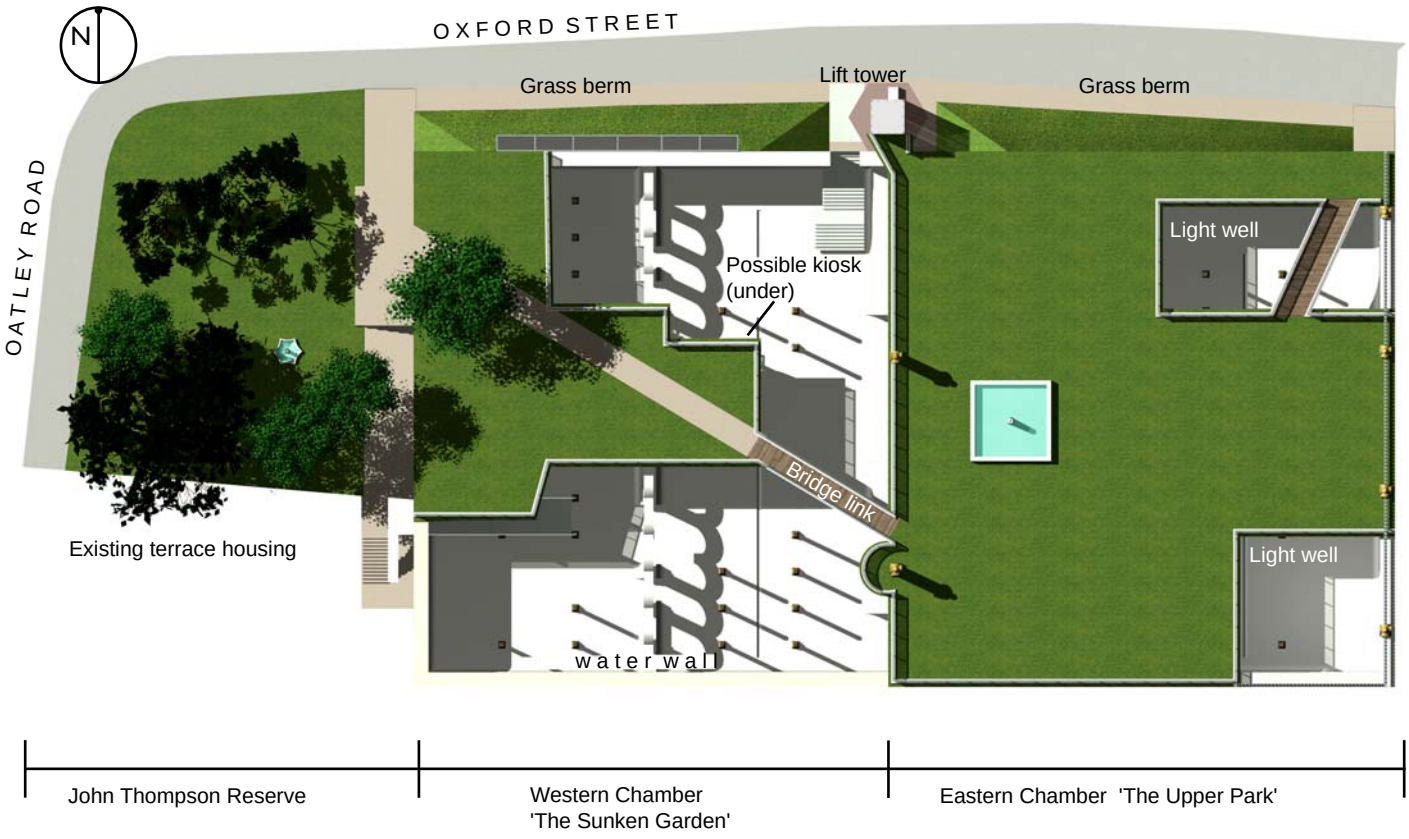
The concept is one of a 21st Century urban park, which draws upon and amplifies the unique heritage characteristics of the site.

The Masterplan allows for the introduction of a number of supporting uses which will enhance the reserve as a community facility, provide amenity and focus to the neighbourhood and provide financial support to the ongoing maintenance of the heritage item. The attributes of site location, heritage significance, design potential and mixed use possibilities gives rise to the prospect of a unique community recreational facility of relevance on a regional, national and international scale.

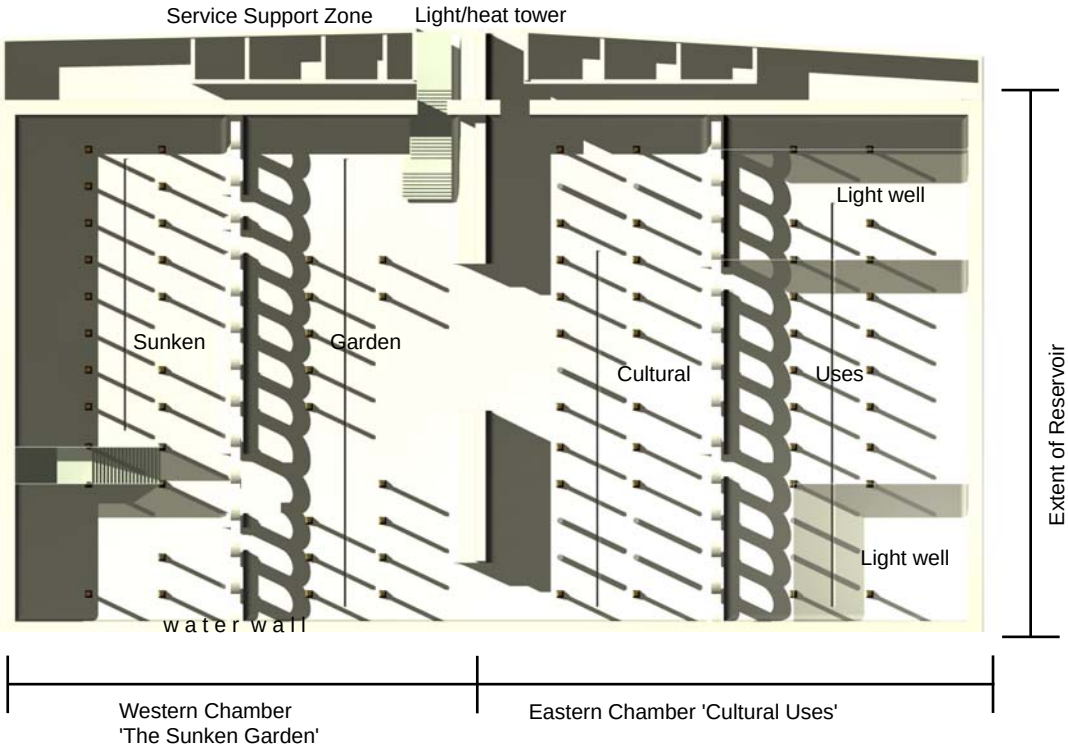


3d view of proposal. Fig.10

Concept sketch



Upper level 'The Reservoir' The Upper Park. Fig.11



Cultural Uses

- gallery
- museum
- exhibition centre
- music venue
- cafe
- bar/bistro

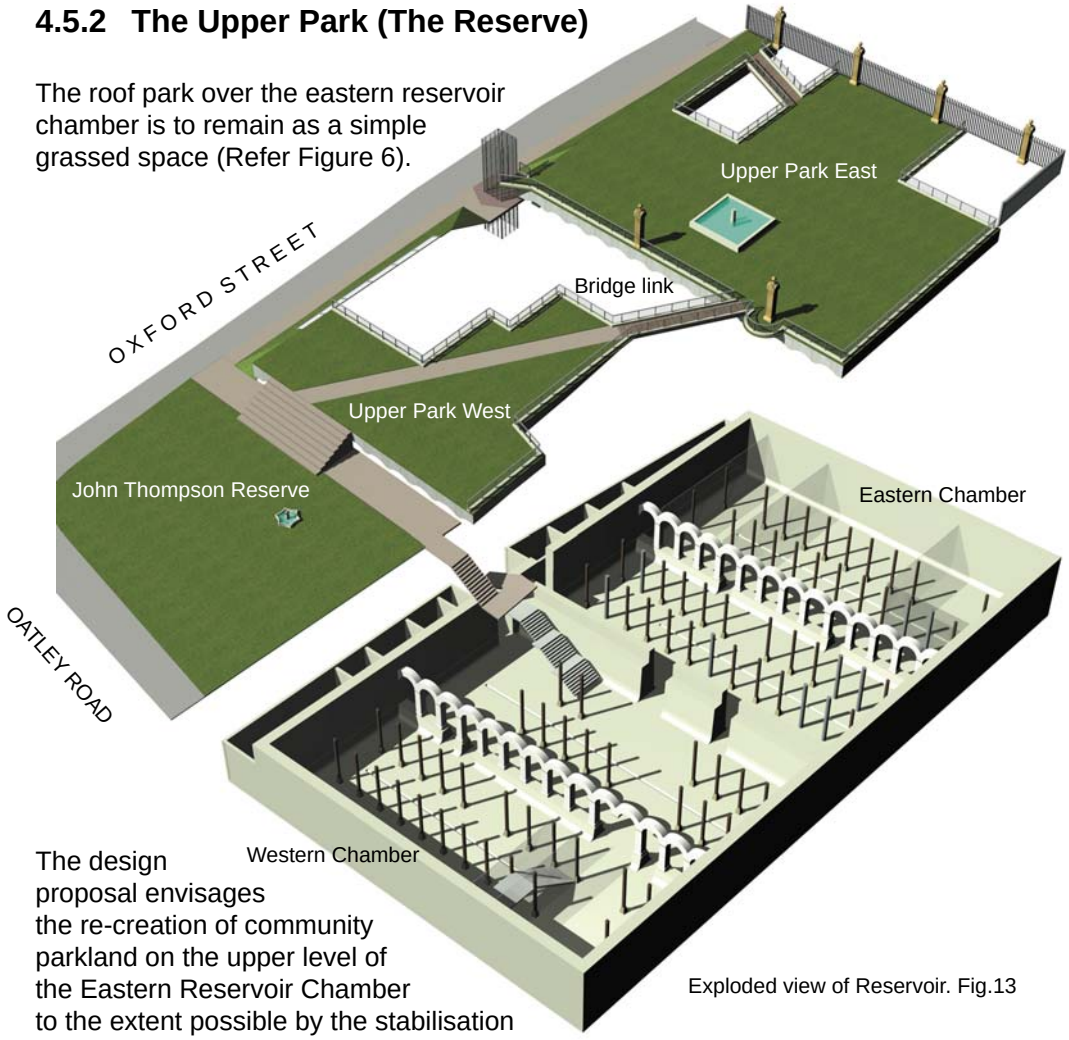
Lower level 'The Reservoir' Sunken Garden and Cultural Uses. Fig.12

Upper level

Lower level

4.5.2 The Upper Park (The Reserve)

The roof park over the eastern reservoir chamber is to remain as a simple grassed space (Refer Figure 6).



Exploded view of Reservoir. Fig.13

The design proposal envisages the re-creation of community parkland on the upper level of the Eastern Reservoir Chamber to the extent possible by the stabilisation and re-use of the chamber roof. The upper park will be predominantly a soft landscape with mown lawn areas defined by paths, planter beds and balustrades where required. It is proposed that some use of water be incorporated within the park in the form of fountains and/or reflecting pools, however it is considered that these elements are to be relatively small scale to enhance and not detract from the use of the park as a passive and tranquil open space. The amenity of the park will be supported by the incorporation of appropriately designed and located park seats to ensure the park provides opportunity for sitting, relaxing and reading. A minimal steel balustrade painted a dark recessive colour, would provide safety at the perimeter of the upper park.

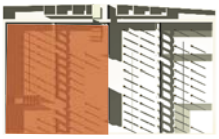
It is not proposed, at this point, to reconstruct those areas of the eastern chamber roof which have collapsed, but to structurally stabilise the openings to form light wells to the Reservoir level below. Following Heritage Office approval, appropriate safety balustrades will be designed and erected to the perimeter of each opening and such safety balustrades will be designed to integrate with the design language of other perimeter fencing in a minimal contemporary manner.

Access to the upper park level will be available by the following means:

- public stairs from Oxford Street up grassed embankments;
- public lift from Oxford Street (disability access);
- potential bridge to John Thompson Reserve, and
- stair connection to Lower Garden Court.

Whilst it would be desirable to incorporate an accessible ramp system linking Oxford Street to both upper and lower park levels, the travel distances required to gain the changes in level make this system prohibitive and it is for this reason that a public lift has been incorporated into the proposal within the former octagonal Pump House.

Upper level



Lower level

4.5.3 The Sunken Garden (Western Chamber)

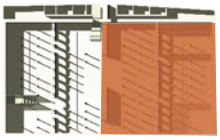
The sunken garden seen from the 'Upper Park'. Fig.14

The design proposal for the development of the western chamber is the creation of a sunken or secret garden at the level of the reservoir floor. The sunken garden will serve as part of the community open space and provide a contrasting character to that of the Upper Park. Where possible existing support columns and overhead vaulting will be stabilised and retained to create the effect of a ‘ruin’ with skeletal framework defining the space of the reservoir and reflecting its heritage qualities (refer to Appendix 1.)

The Sunken Garden will be a predominantly hard landscape. Level trafficable floor surfaces will be largely established through the use of infill timber decking at possibly two levels, overcoming the sloping plane of the reservoir floor and retaining its heritage quality. It is proposed to use water extensively within the sunken garden as a reflection of the original reservoir use, and to create a special ambience and quality of open space. Dramatic use of water in the form of a water wall could be incorporated on the southern wall of the chamber. A Kiosk is proposed to service the sunken garden. Its character should be a contemporary interpretation of the industrial character of the former reservoir.

View from within the 'Sunken Garden'. Fig.15

Upper level



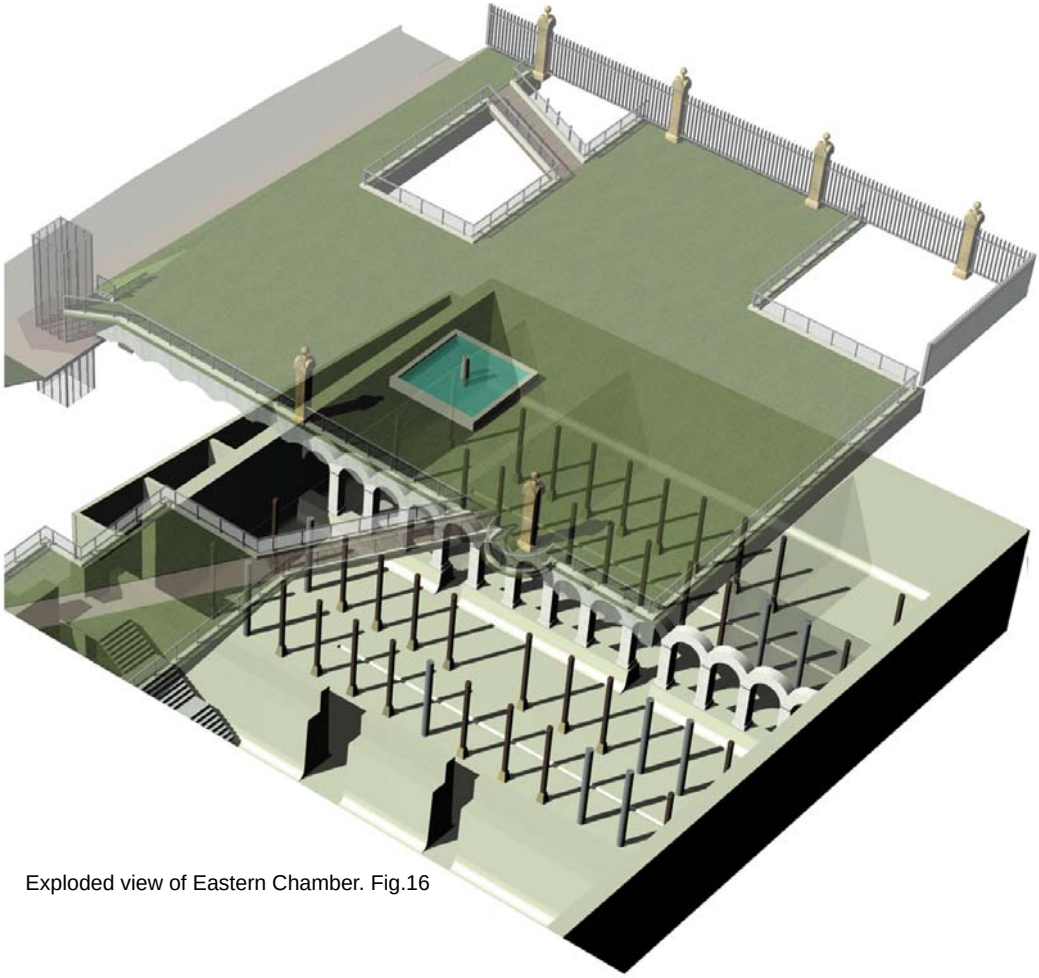
Lower level

4.5.4. The Eastern Chamber and its Adaptive Reuse

The design proposal envisages the adaptive reuse of the Eastern Chamber for a variety of potential uses. The uses are limited to those acceptable to the community, those appropriate to the heritage and open space usage of the area and those compatible with and acceptable to the industrial quality of the heritage artefact. Uses which require major changes to the heritage fabric are not acceptable.

The *Plan of Management* limits the Eastern Chamber to cultural uses such as gallery, museum, exhibition centre, music venue or similar cultural purposes. The above permitted uses could incorporate a restaurant/café or wine cellar/sommelier or bar/ bistro to serve clientele and at the same time provide service to the sunken garden.

The chamber will be structurally stabilised including timber columns, beams and brick arches.



Exploded view of Eastern Chamber. Fig.16

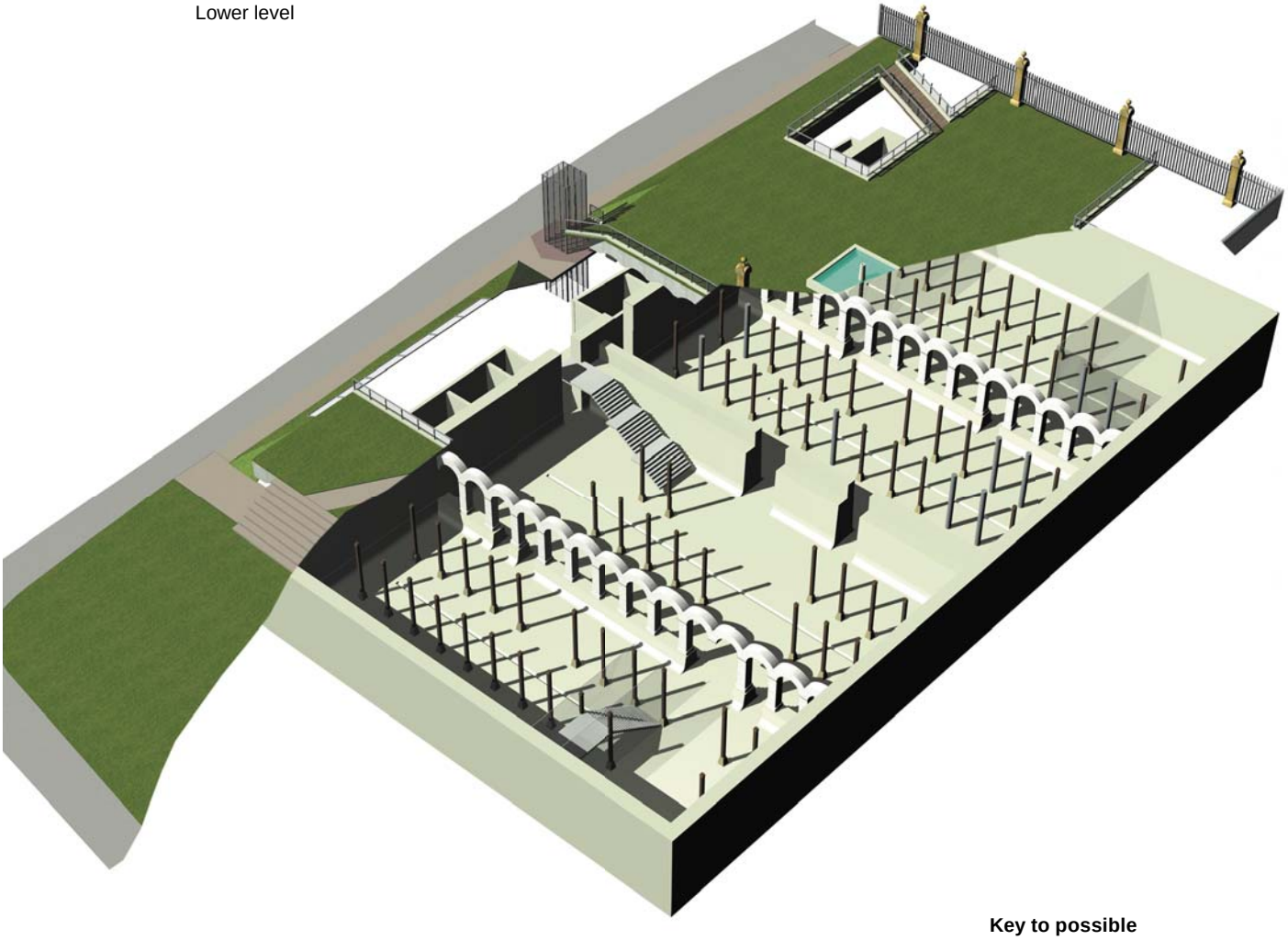
View into Eastern Resevoir Chamber from Western Chamber. Fig.17

Upper level

Lower level

4.5.5. Service Zone

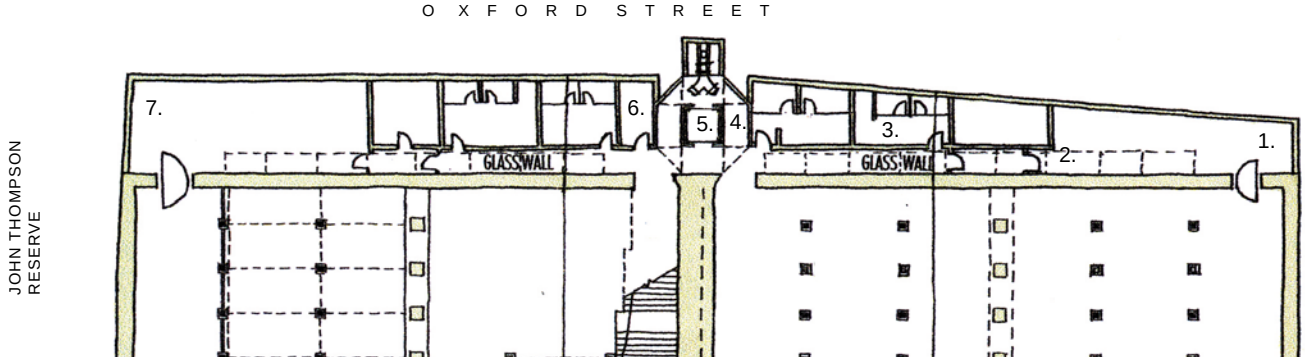
The support service zone (below the former petrol station and where the tanks will be removed) links both chambers at the lower level and provides common access to the proposed lift to the Oxford Street level. The support zone also contains duplicate facilities of kitchens and toilets. Whilst the lift is a shared facility both chambers have their own stair ingress/emergency egress. The lift is encapsulated within the former Valve House which could be developed as an Interpretative Museum for the site.



Cut away view. Fig.18

Key to possible support zone

1. kitchen/Store areas
2. skylights
3. bathrooms (+disabled)
4. interpretation Museum
5. glass enclosed lift



Service Zone plan (lower level). Fig.19

4.6 Integration with Surrounding Areas

The redevelopment of the Walter Read Reserve and Paddington Reservoir does not stop at the site boundaries but links both visually and physically with the surrounding context in a number of ways, including the John Thompson Reserve, Paddington Town Hall, Oxford Street and the southern residential development.

View of John Thompson Reserve

4.6.1 Interface with John Thompson Reserve

The interface of the Reservoir park roofs with the John Thompson Reserve is to be an easy transition so that both Reserves read as a contiguous whole, but the Reservoir is to retain its identity as a heritage artefact. Accordingly, all materials, details, kerbing, street furniture and grass selection will be the same over the entire greater Reserve extent.

4.6.2 Interface with Oxford Street

The interface of the redevelopment of the Walter Read Reserve with Oxford Street needs to address a number of issues, including: parking limitations, the loading and unloading of goods, provisions for emergency vehicles, optimum bus stop location, critical egress paths, the strengthening of the civic precinct and the location of a focal point/icon for the Reservoir (the glazed lift) reflecting the verticality of the tower of Paddington Town Hall. In detail these issues need to take account of:

- ***parking limitations***
  The provision of any public parking along the Oxford Street frontage will be severely restricted given the priority needs to accommodate dedicated spaces for: the loading and un-loading of goods and waste; the possible requirements of a bus stop and the parking of emergency and authorities vehicles.

- ***the loading and unloading of goods***
  There will need to be a provision made on the southern Oxford Street curb-side zone adjacent to the Reserve for the loading and unloading of goods and the removal of waste, both for Council and Lessee purposes. The zone set-aside for these purposes will require appropriate signage to ensure its dedicated availability.

- ***emergency vehicles,***
  The provisions for the parking of emergency vehicles adjacent to the Reserve must be consistent with other such provisions along Oxford Street for such emergency purposes. The location of fire hydrants, telephone pillars and other fixed service will be dependent on these determinations with the relevant authorities. Vehicular load prohibitions on the accessible roof of the Eastern Reservoir will need to advised to the relevant authorities

- ***bus stop location***,
  The optimum position of bus stop(s) will require consultation with the relevant transport authorities to ensure adequate provision for the present bus services and any planned changes to the bus routes. If a bus stop is required, it should be of a minimal contemporary design in a recessive colour, so that it does not detract from the heritage item.

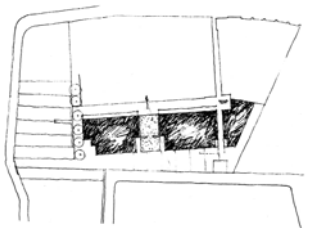
- ***critical egress***
  The stairs connecting the lower level to the upper Reserve level and the path network at the ground level will need to conform to statutory and BCA requirements in terms of stair design and clear unobstructed exit access widths to Oxford Street, and if required, Oatley Road. Should the lower levels be leased for public entertainment and financial return, then the implications in terms of exit provisions would need to take account of such public entertainment uses. A fire egress can be accommodated in the south -western corner of the site.

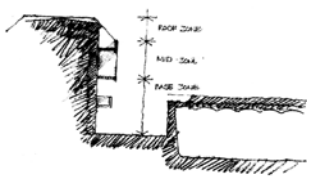
Easements in respect of the development to the south of the Masterplan site regarding two access points to the south side of the Reservoir through the car park will need to be addressed. These access points may only be useful as emergency exits since the car park will be in a secure area within the residential compound and details for the right of way through the car park of the new building to the south of the Reserve need to be resolved.

- ***strengthening the Civic Precinct***
  The redeveloped Reserve should retain and take advantage of existing views from the Reservoir roof. It should also reinforce its presence - now as a physically and visually extended green area embracing the John Thompson Reserve - as a significant green civic focus for Paddington, and a green forecourt to the Paddington Town Hall. An appropriate selection of paving in the Reserve and its extension into the public domain, such as footpaths, will contribute to the defining of the Civic Precinct (Refer Figure 8).

- ***location of a focal point/icon for the Reservoir***
  The development provides an opportunity to establish a vertical /icon for the Reserve reflecting the verticality of the tower of the Paddington Town Hall. This opportunity has been taken advantage of in the proposed new place marker of the glass enclosed lift, which will be illuminated at night to signify the presence of the park.

4.6.3 Interface with Southern Residential Development





Plan and elevation sketch

The development on the southern side of the site makes provision for a view corridor from Walter Read Reserve to the Sydney Cricket Ground and beyond to Botany Bay. The view line is on the centreline of the central dividing wall of the Reserve at its southern end. The provision made to accommodate the view corridor, on the centre line of the Walter Read Reserve, is a minimum of six metres wide with careful articulation to the structure to frame the view. This view corridor is further reinforced by its coincidence with the axis of Underwood Street at its junction with Oxford Street .

View corridor looking south across the reserve. Fig.20

4.7 Access and Circulation

Access and circulation issues need to address a number of interlinked travel approaches. These comprise pedestrian (including the vertical connection by both stairs and lift between the Upper Park and the lower Sunken Garden and Eastern Reservoir Chamber); the needs of cyclists; vehicular and emergency access including the provision for loading, unloading and parking and issues of maintenance and public transport. These are reviewed below:

4.7.1 Pedestrian and Cycle Access

It is proposed that pedestrian access to the redeveloped Walter Read Reserve be available primarily from Oxford Street with secondary access available from the John Thompson Reserve. Paddington is a place that encourages walking. On weekends, particularly, Oxford Street becomes a strong pedestrian promenade along the ridge, which as the redevelopment approaches completion, will establish further access ways to the Reserve. As the Walter Read Reserve and John Thompson Reserve are physically and visually contiguous, they provide a broad accessible front along Oxford Street.

The Reserve must be 'equally' accessible to all users especially those with disabilities, the elderly and people with small children. Main links within the Reserve (the Upper Park) should be of sufficient width to allow ease of passing abreast in safety and comfort. Gradients of paths must be easy for all users and, as appropriate, with resting places at easy locations. The lift provides an alternative vertical connection in addition to the provision of stairs between the Upper Park and the lower Sunken Garden and Eastern Reservoir Chamber, particularly for those with disabilities and also for the elderly and those with children. Walter Read Reserve is not compatible with bicycle usage. However, bicycles will be used as a means of transport to and from the Reserve requiring that bicycle parking be provided in a visible and secure area on the footpath adjacent to the John Thompson Reserve.

4.7.2 Vehicular & Emergency Access, Loading/Unloading & Parking

Traffic is generally constant around the Reserve with volumes increasing at peak commuting hours and on Saturdays when an influx of shoppers attempts to park in the area. Accordingly, the provision of kerb side parking remains an intractable problem in the area.

Dedicated provision needs to be made for a bus stop on the southern interface of Oxford Street with the site. Other dedicated provisions may be required for emergency or service vehicles, however there will be residual space remaining for some private parking. It will be necessary to discuss with the appropriate authorities any requirements for dedicated parking provisions and service outlet fixtures such as hydrants, in order to resolve the extent of private kerb side parking available. The outcomes of these enquiries will need to be presented to the South Sydney Council Traffic Committee for review and endorsement.

4.7.3 Public Transport

There are frequent bus services in both directions along Oxford Street. Sydney Buses operate routes 378, 382 and 380. Westbound buses to the city stop in front of the John Thompson Reserve, adjacent to the corner of Oatley Road and Oxford Street and eastbound buses from the city, stop just before the Post Office on the north side of Oxford Street. The State Transport authority should be consulted to determine if the redeveloped Walter Read Reserve and its proposed new uses would change or require minor adjustments to the present bus stops or possibly bus services. Well-defined pedestrian crossings from the redeveloped Reserve across Oxford Street and Oatley Road serve to strengthen the Paddington civic centre previously outlined, and

the design and placement of these crossings may lead to adjustments in the present bus stop location.The nearest train station is Edgecliff with a long uphill climb to the Walter Read Reserve.

4.7.4 Maintenance Access

A right of access (for maintenance purposes) has been allowed by the southern residential development so that the reservoir walls can be maintained into the future.

4.8 Materials, Finishes, Furniture and Public Art

The selected materials and finishes, whether traditional or contemporary need to work harmoniously together. The engagement with post modern idioms or deconstructivist approaches are not seen as appropriate to this redevelopment.

Materials
The selection of external hard materials to the upper level reserve should be drawn from a traditional palette, and include stone, timber, steel, wrought/cast iron and, only if appropriate, render. The Walter Read Reserve together with the John Thompson Reserve is designed for restrained passive use and the materials palette should be appropriate to such use(s) so that they do not detract from the heritage item.

Internal finishes in public areas of the adaptive reuse should consist of a palette of contemporary materials that might include, stone, glazed/vitreous tile, steel, cor-ten steel, glass, selected veneers and other appropriate contemporary selections so that it is clearly evident which is new or original fabric.

Finishes
Finishes, particularly floor and paving finishes should be of an industrial character and be enduring, require minimum maintenance upkeep and be safe, conforming to the requirements of the appropriate Australian Standards for such finishes. Refer, as appropriate, to AS/NZS 4586:1999 Slip resistance classification of new pedestrian surface materials.

Furniture
Furniture for external use should be weather and vandal resistant, of durable finish and selected from a design coordinated suite which reflects the industrial character of the site. Finish, colour and possible embellishments should if possible, reflect the historical/cultural/industrial character of the Reservoir.

Public art
It is important that public art be integrated into the design development stage of the redevelopment. Investigate the use of public art as a vehicle for interpretive material on the history of the Paddington Reservoir. Carry out the commissioning of artists in accordance with the Council's policy *Art in Public Places*. Spigots cast into the grass of the rooftop reserve, could permit the occasional installation of steel post and wire mesh screens for display of art, etc. The screens should have an industrial character with mesh infill permitting visual transparency.

4.9 Schedule of Accommodation and Permitted Uses

The following Schedule of Accommodation provides a summary overview of permitted uses, design features and approximate size of the main physical areas comprising the redevelopment. (Refer section 4.4)

Zone	**Permitted uses**	**Design Features**	**Approx Area m² *** (note below)
Roof–Top Reserve (Upper Park) Eastern Chamber	Community open space	Open grassed areas, garden beds, paths, water features, sculpture, skylights to lower level, park furniture and fencing where appropriate.	1,100m² approx. including voids Eastern Chamber 340 m² Western Chamber 680 m² John Thompson Reserve
Lower Garden Court Western Chamber	Community open space for passive recreation with point-of-sale kiosk /refreshment area.	Predominantly hard paved, boardwalks, water feature remnant post and vault overhead structure, furniture for sitting and relaxing, night-time security.	960 m²
Reservoir Chamber Eastern Chamber	Cultural uses such as gallery/museum/ exhibition centre together with coffee shop or café.	Predominantly stone paved floor with adaptive re-use fit-out for the selected permitted use(s). Design of adaptive re-use to employ a palette of contemporary materials sympathetic to the heritage fabric but establishing a clear difference between new and old.	990 m² approx. including void
Service Zone	Toilets, kitchens and storage areas. Glass enclosed lift and interpretation museum.	Finishes to toilets, kitchens and storage areas to be tough, serviceable and easily cleaned. Finishes to glass enclosed lift and the interpretation museum to be a contemporary materials palette.	280 m² approx.

***** Areas are approximate only and are not to be used for lease agreements. Areas for lease agreements can only be determined by a licensed surveyor.

5.0 Staging and Implementation

The suggested staging for the implementation of the redevelopment of the Reserve and Reservoir are as follows:

- make the Reservoir structures safe and strengthen the roof in accordance with the Engineer's recommendations;
- decontaminate the site;
- carry out an inspection on the health, and expected life of the trees in the John Thompson Reserve;
- instruct design development and construction documentation to proceed for all but the future lessee adaptive reuse (fit-out) work. If possible coincide the calling of tenders for future lessee work with the above documentation in order to save time, money and the possibility of rework, particularly to services;
- integrate any proposed works of art or interpretation installations at the design development stage above;
- carry out new construction work including all services;
- carry out fit-out lease work for adaptive re-use, and
- twelve months after completion of the redevelopment carry out an assessment of the Walter Read Reserve and Paddington Reservoir to determine its performance and satisfaction from user, council and lessee points of view, and as outlined in the *Plan of Management.*

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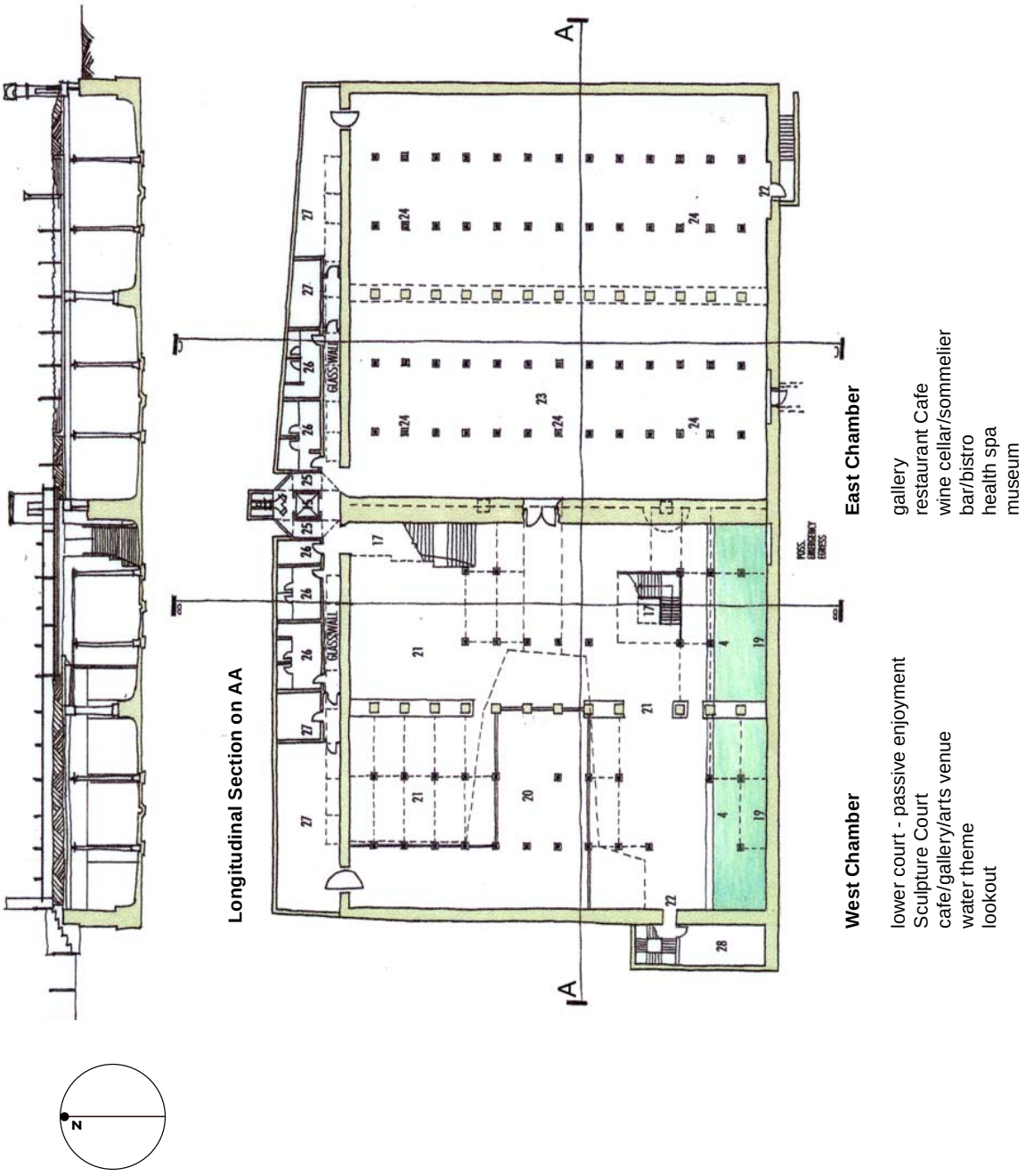
- South Sydney Council, *The South Sydney Plan*, (incorporating Local Environment Plan 1998 and Development Control Plan 1997).
- State Environmental Planning Policy (SEPP No 55) *Managing Land Contamination.*

Appendix 1 Preferred Option - Variation 1



The Walter Read Reserve, Paddington - Preferred option
Variation 1 - Lower Level Plan and Long Section. Fig.21

The Walter Read Reserve, Paddington - Preferred option
Variation 1 - Upper Level Plan. Fig.22