

the balmain association

projects and activities — reports

COMMENT ON CONTAINERS

At last the residents of Balmain have some political clout behind their claims for relief from the trucks serving the ANL Mort Bay container terminal.

For years now our protest letters, meetings and demonstrations have received polite replies but absolutely no action. Since the tragic accident in Mort Street last August we have had excellent press and TV coverage but still no action. The State Minister for Transport set up the "Balmain Traffic Improvement Group" but this was an end in itself, not a means to an end, and of course nothing positive resulted.

As reported below, if ANL have their way Balmain residents will have to face at least another four years of increasing container traffic, and it could go on forever.

In desperation the maritime unions were approached for support. All of them sympathised with and understood our problem. Those unions which could take effective action went further. They offered their support in the form of industrial action and that action coincided with the residents' demonstration in Mort Street last Friday morning, February 7th.

As a result of the demonstration a meeting with Mr. Charlie Jones, Federal Minister for Shipping, was arranged. This in itself is a breakthrough but it is only the first step. At least two alternatives to trucks in Balmain's narrow streets are possible; one could be started tomorrow and the other, barging, could commence in three to six months.

The alternative which daily becomes more and more obvious is the redirection of some of the ANL ships to other berths. The papers are full of reports about a drop off in port activity, surplus ships are being withdrawn, the container handling surcharge has been dropped and berths are available in Sydney harbour right now. These berths could be used for a good proportion of the ANL traffic coming into Mort Bay, and it could start tomorrow. Further, this is the alternative that the unions are most keen to see started and it would cause the least disruption to all other operations.

Over a longer period, say six months, barging could commence. We now know that barging is technically feasible, it is only the attitude of willingness on the part of the bureaucrats that is needed to make it work.

Right now we have an advantage and we must make the most of it. That means resident action keeping the union pressure on ANL and the MSB until the alternatives to trucks are started.

Keep up to date with the rapidly changing campaign by coming to the meeting that reports on the reply from Jones. Watch for the publicity.

MORT BAY CONTAINERS - ANL REPLIES

If ANL is the successful tenderer for berths now under construction at Botany Bay then:

"When the first berth is complete at Botany Bay the Eastern Searoad Service Operation will be transferred from Mort Bay.

When the second Botany Bay berth is complete all remaining overseas operations will be withdrawn from Mort Bay.

On completion of the third berth, the Tasmanian Passenger Service may continue to operate from Mort Bay and all other trades will be operated from Botany Bay except at times of berth congestion at Botany Bay when it may be necessary for coastal vessels to use the Mort Bay terminal."

This is the body of a letter to the Association from Mr. C.B. Tanner, Cargo Services Superintendent of ANL in Melbourne.

It gives us little comfort. 1977 is the optimistic date for the first berth to be ready with the others coming in several years after that. So there is no relief in sight for Balmain residents for at least another four years assuming there is no expansion of business.

But container traffic is increasing, so by 1979 chances are that congestion at Botany Bay will make the continual use of Mort Bay a necessity and we could have container trucks forever.

We must break this vicious circle and break it now.

FITZROY AVENUE DEVELOPMENT

The following is a copy of a report on the latest proposed development by Parkes Development of 44 flats and townhouses in two six-storey waterfront towers and townhouses, on Fitzroy Avenue. The report was prepared for the residents of Fitzroy Avenue by Stephen Harris.

1. VISUAL CONSIDERATIONS

The site is prominent in the inner basin of the harbour and any development on it will have an effect on the harbour scenery. It adjoins Elington Park and in both a local and district sense its relationship to the park is important.

The form of the proposed development, towers on the waterfront, does not respect the topography and is out of scale with surrounding development. It would mar the appearance of the area from the whole inner harbour basin.

2. ZONING

The land is covered by Interim Development Order No. 4 - Municipality of Leichardt, and under this I.D.O., development for residential purposes is prohibited. It is therefore not within the Council's power to approve the proposal, either as it has been submitted, or in any modified form.

However, should the zoning be altered at some time in the future there are a number of planning codes studies and precedents which must be taken into account in any examination of a future proposal for the site.

3. PLANNING CODES AND STUDIES

(a) The Balmain Study, prepared in 1971 by the State Planning Authority, recommends the zoning of the vicinity as :

Foreshore; Major Open Space
Remainder; 2(b1) - 60 p.p.ac. (150 p/ha);
maximum floor space ratio 0.6 (no bonus);
maximum height 2 storeys plus basement.

This might permit 33 dwelling units on the subject site.

(b) Council's Interim Residential Development Codes, adopted in 1972, set a maximum floor space ratio of 0.8 and a maximum height of 2 storeys. This would permit 43 dwelling units but only in two storey structures.

(c) Council's Proposed Planning Scheme, submitted to the State Planning Authority in August 1974, zoned the site as "Possible Future Open Space", dependent upon the outcome of Council's submission to the Australian National Estate. Other similar waterfront areas are zoned 2 (c2). This zone permits residential development at 60 p.p.ac. (150 p/ha) in two storey structures, and would permit 32 dwelling units on the subject site. This scheme also shows the site as part of the Foreshore Scenic Protection Area.

The site is one of the areas recommended for purchase in the Council's submission to the Australian National Estate. It has high priority (A4) in this submission.

The Council has fixed a 66 feet (20.1m) foreshore building line on the site.

4. PLANNING PRECEDENTS WHICH EXIST IN BALMAIN FOR SIMILAR SITES.

(a) 10-20 Weston Street, East Balmain. The situation on the Weston Street site is similar to the subject land, except that the S.P.A. Balmain Study recommended 80. p.p.ac. (200 p/ha) (FSR 0.8) The Council, after detailed consideration, granted approval for development at 60 p.p.ac. (150p/ha) and two storeys.

(b) Mort Bay, East Balmain. Interim Development Order No. 18, gazetted in November, 1974, covering Simmons Point and adjacent land along Mort Bay restricts the permissible density to 60 p.p.ac. (150 p/ha) and sets a stringent height limit of two storeys.

(c) Wharf Road, Birchgrove. The Interim Development Order gazetted in 1971 restricts the permissible density of the harbour side of Wharf Road to 60 p.p.ac. (150 p/ha).

LEICHHARDT PLANNING FORUM

THE INNER SUBURBS - "TOWARDS A NEW PLANNING SYSTEM"

The Leichhardt Planning Forum*, in conjunction with the Civic Design Society of the University of New South Wales will be holding a one day conference to discuss the New Planning System proposed by the Minister for Planning and Environment as it will affect and meet the needs of the Inner Suburbs of Sydney.

The Minister's report is of great significance for the Inner City Suburbs which have unique problems and where, in recent years, there has been considerable resident and pressure group involvement in urban issues.

It is intended in the conference to outline events which have given rise to the need to change planning procedures, to examine possible effects of the proposals made by the Minister and to receive the comments of a variety of organizations, such as professional institutes, developers, resident groups and local government, who will be affected by the new system.

The conference will be held in the Balmain Town Hall on the 5th April 1975 from 10.00 a.m. to 5.00 p.m.

* Established at a public meeting at the Balmain Town Hall on 11th December 1974.

THE SYDNEY HARBOUR WATERSIDE ZONING PLAN

In October last year, the Maritime Services Board of NSW published its 'Sydney Harbour Waterside Zoning Plan'.

Stephen Harris, B.T.P. (Hons), MRAPI undertook to produce, on behalf of the Glebe Society and the Balmain Association, a list of comments on the repercussions of the Plan in respect to the Municipality of Leichhardt, and map showing areas of conflict and suggested amendments.

If it proves feasible, we hope to reproduce, in a future News Sheet, these comments with the accompanying map. In the meantime, here is the main conclusion of the report:

"While we are encluraged by the moves towards co-ordination between land use and waterside zoning and we wupport the principles of the Board's Waterside Zoning proposals, we have many reservations about the application of these principles to the waterfront of Leichhardt Municipality. We support the Proposed Planning Scheme prepared by the Council, and believe that the principles of Waterside Zoning applied to the land use zones and policies of that scheme would result in far more desirable future policies for the Municipality's foreshores."

The Association would like to take this opportunity of thanking Stephen Harris for his efforts.

TREE PLANTING

Following its practice over the last four years, the Balmain Association wrote to Leichhardt Municipal Council offering to provide trees to be planted in the Rozelle section of Evans Street. The previous Council had arranged for holes to be dug and guards to be provided and it was hoped that the new Council, elected in September, would continue to improve the appearance of the area. Below we reproduce the Council's reply.

5th November, 1974.

The Secretary,
The Balmain Association,
P.O. Box 57,
BALMAIN. N.S.W. 2041

Dear Madam,

Tree Planting Programme

Your letter of 12th September, 1974, regarding a proposal by your Association for its assistance in a tree planting programme and associated landscaping in Evans Street, Rozelle, was placed before Council at its meeting held on 15th October, 1974.

Council decided that the Associations offer be declined.

Yours faithfully,

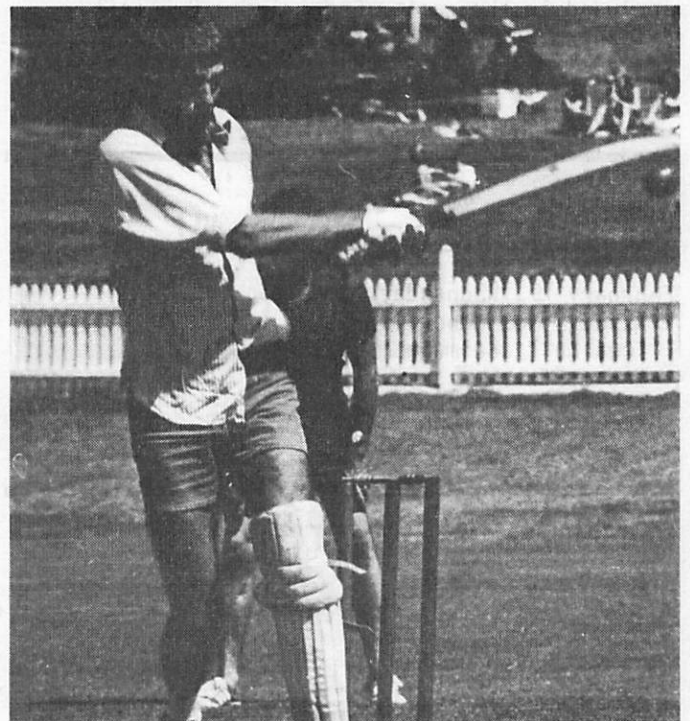
(Signed)

J. Ragen
TOWN CLERK

Chateau Watch House

Since its re-introduction last year, our Chateau Watch House has proved extremely popular—over 75 dozen have been sold since April last. So if your Christmas supplies have run down, just ring Malcolm Garder on 82 1686 to place your order (\$5.50 half-dozen, \$10.00 dozen).

cricket day



On Australia Day Sunday, the 'mob on the hill' saw Team No. 2 beat Team No. 1 by 72 runs, scoring 123 and 6 (dec.) for 91 to 55 and 87. The perfect weather helped players and spectators alike enjoy a most pleasant day.

miscellaneous

SURVEY FORM

Enclosed with this News Sheet is a survey form. Please fill it in and return it in the envelope provided as soon as possible.

Far too often offers of help by members have not been taken up. This is because of lack of communication and it leads to misunderstandings. We feel that this can be overcome if you fill in the survey form and post it now.

2. Next Production

The Balmain Theatre Group's next production is in rehearsal - a French Farce "Let's Get a Divorce" by Sardou and directed by Barry Eton. Although set at the end of the 19th century, it is still topical.

The premiere will be at 8.00 p.m. on Friday, March 21, followed by a first night "Chicken and Champagne" party at the Watch House. Subsequent performances will be Saturday 22, Wednesday 26, Saturday 29 (Easter Saturday) Monday 31 (Easter Monday), Wednesday April 2, Friday 4 and Saturday April 5.

Some well-known local actors and actresses are included in the cast. Enquiries: Publicity - Sylvia Robertson, 82 5650; Tickets - Jill Symonds, 827 2640 (A.H.); Liaison - Denise Soos 82 1170.

watch these dates !!!

February 19, Wednesday, 8:00 p.m.
Association General Meeting in Lower Town Hall, Balmain. Followed by tea and coffee.

membership form

I wish to open/renew my membership with the Balmain Association and enclose* subscription.

Name.....

Address.....

.....Telephone.....

Send to:

The Hon. Secretary, The Balmain Association, P.O. Box 67, Balmain, 2041.

*Subscription rates: Single membership \$2.00
Family \$4.00
Pensioner / Junior \$0.20

March 21, 22, 26, 29, 31, April 2, 4 & 5
8:00 p.m. The Balmain Theatre Group's production of Sardou's French farce "Let's Get a Divorce" (see notes this issue for more details).

April 10, Wednesday, 8:00 p.m.
Association General Meeting in Lower Town Hall, Balmain. Followed by tea and coffee.

new members

We are pleased to welcome the following people who have joined the Association since the publication of the last News Sheet:

Mrs. Rita Brown
Chirrup, Thirroul
Mr. & Mrs. F.R. Fricke
229 Rowntree Street, Balmain
Mark Gibbons
34A Ballast Point Road, Balmain
Mr. & Mrs. Gibson
27 Duke Street, Balmain East
Pamela Hynd
23 Bradford Street, Balmain
Mr. & Mrs. C.A. McCallum
152 Lilyfield Road, Lilyfield
Ms. Lyn Penrose
12 Datchett Street, Balmain
Mr. & Mrs. G. Phillips
26/10 Gow Street, Birchgrove
Dr. & Mrs. J. Whaite
10 Spring Street, Balmain

next general meeting

WEDNESDAY, FEBRUARY 19, 8.00 P.M.

LOWER TOWN HALL, BALMAIN

TEA AND COFFEE PROVIDED
NEW MEMBERS AND FRIENDS OF MEMBERS
WELCOME.

PLEASE NOTE: THIS MEETING IS BEING HELD ONE WEEK
LATER THAN NORMAL.