

the balmain association

CRISIS!

DO WE WIND UP THE ASSOCIATION?

It must be evident to members that all is not well with the Association, and that it has not been functioning efficiently for some time. The Management Committee must take a lot of the blame, but the Committee has not been backed by the General Membership. At the Special General Meeting called to pass the new Constitution, about 6 people attended. At the Annual General Meeting when the new Management Committee was elected, a handful of people attended and no-one nominated for the position of Hon. Treasurer. Very rarely has there been a quorum to hold a member's general meeting every second month. Appeals for volunteers to form sub-committees under a Management Committee member have been largely ignored. Any social event arranged necessitates the person running it to spend his/her time (and money) telephoning around reminding and cajoling people to attend. When approached for help, many of the members who had returned the questionnaires were not available.

At the present the Association lacks direction. Management is moribund; there is no forward planning in policy matters or for fund raising, which is at a standstill. Since last year's Annual General Meeting there have been two resignations from the Management Committee. The only good news is that we now have a new Treasurer (Toni Mayo - welcome to the sinking ship!).

Financial membership of the Association appears to have levelled out at around 390 members which is the lowest number of members for the past three years, and well below our highest figure of 524 members in February, 1977.

The News Sheet has been limping along with Editors experiencing difficulties in obtaining suitable material for publication. Delivery of News Sheets has been completely disorganised, and more often than not the News Sheet has been delivered late to members.

At the Management Committee meeting held on 13th December, the Secretary presented a recommendation that either the Management Committee resign as a whole and an interim Committee be appointed to administer the affairs of the Association until the Annual General Meeting or that the Balmain Association be wound up.

A motion was then presented to the meeting, signed by 12 financial members, requesting that, in view of the moribund condition of the present Management Committee, a Special General Meeting be held either to accept the resignation of the entire Management Committee and to elect an interim Management Committee or to take action to wind up the Association. See the Notice of the S.G.M. elsewhere in this Issue.

It would be a shame if the Balmain Association foundered because of flabby and inefficient leadership, especially when we have at least two issues in the area which require close and urgent attention, i.e. the upgrading of the coal loader and the Leichhardt Town Plan which, from the moment of its exhibition, will bring into effect an interim development order, the contents of which are unknown to residents and will force the Council to approve or disapprove of developments according to the rules contained in that Order.

Remember: the future of the Association rests in your hands. Attend the meeting with constructive offers of advice and help.

SPECIAL GENERAL MEETING

A request has been received to convene a Special General Meeting, on Wednesday, 21st February, 1979, to discuss a motion put in the following terms:-

"I hereby call for the convening of a Special General Meeting to discuss the future of the Balmain Association in the following terms:-

a) That the Association is no longer effective and should be wound up; or

b) That the Management Committee be asked to resign due to their demonstrated lack of aim and purpose for the Association they represent thus placing all positions available for re-election.

The above request was signed by the following financial members:-

*Toni Mayo (Hon. Treasurer);
*Margaret Dobson (Vice President);
Peter Reynolds; Gladys Chanter;
*Rita Wise; Ron Trainer; *Hugh Crompton;
*Veronica Hagarty; *Janet Brett; Mary Needham; Margaret Campbell and Ian Carrick.

*indicates a member of the Management Committee.

As the request is in compliance with the requirements of the Constitution of The Balmain Association, I hereby give notice to all members of the Association that I will convene a Special General Meeting of the Association to discuss the above motion as follows:-

Time: 8.00 p.m. Wednesday, 21st February, 1979

Place: Downstairs Meeting Room, Balmain Town Hall.

PETER PEARSON

HON. SECRETARY.

THE CONSTITUTION

Outlined below are some of the relevant provisions of the Constitution of the Balmain Association which may have to be considered at the Special General Meeting, which is mentioned elsewhere in this News Sheet.

8. MANAGEMENT. The administration of the Association shall be vested in the Management, comprising the following positions all of which are honorary:-

President, Vice President, Secretary, Treasurer, plus seven other members, elected at the Annual General Meeting. The Management:-

(a) Shall conduct the day to day business of the Association, and shall exercise all such powers as are not by the Constitution required to be exercised by the Association in general meeting.

(b) Shall have the power to appoint such sub-committees as it may consider desirable.

(c) Shall have power to declare a vacancy on Management where a Management member either:-

(i) Dies;

(ii) Resigns his membership of Management by notice in writing sent to the President;

(iii) Fails to attend three consecutive meetings of Management of which due notice has been given him, unless he has been excused from attendance by resolution of Management;

(iv) Ceases to be eligible;

(v) Is removed from office at a Special General Meeting of the Association

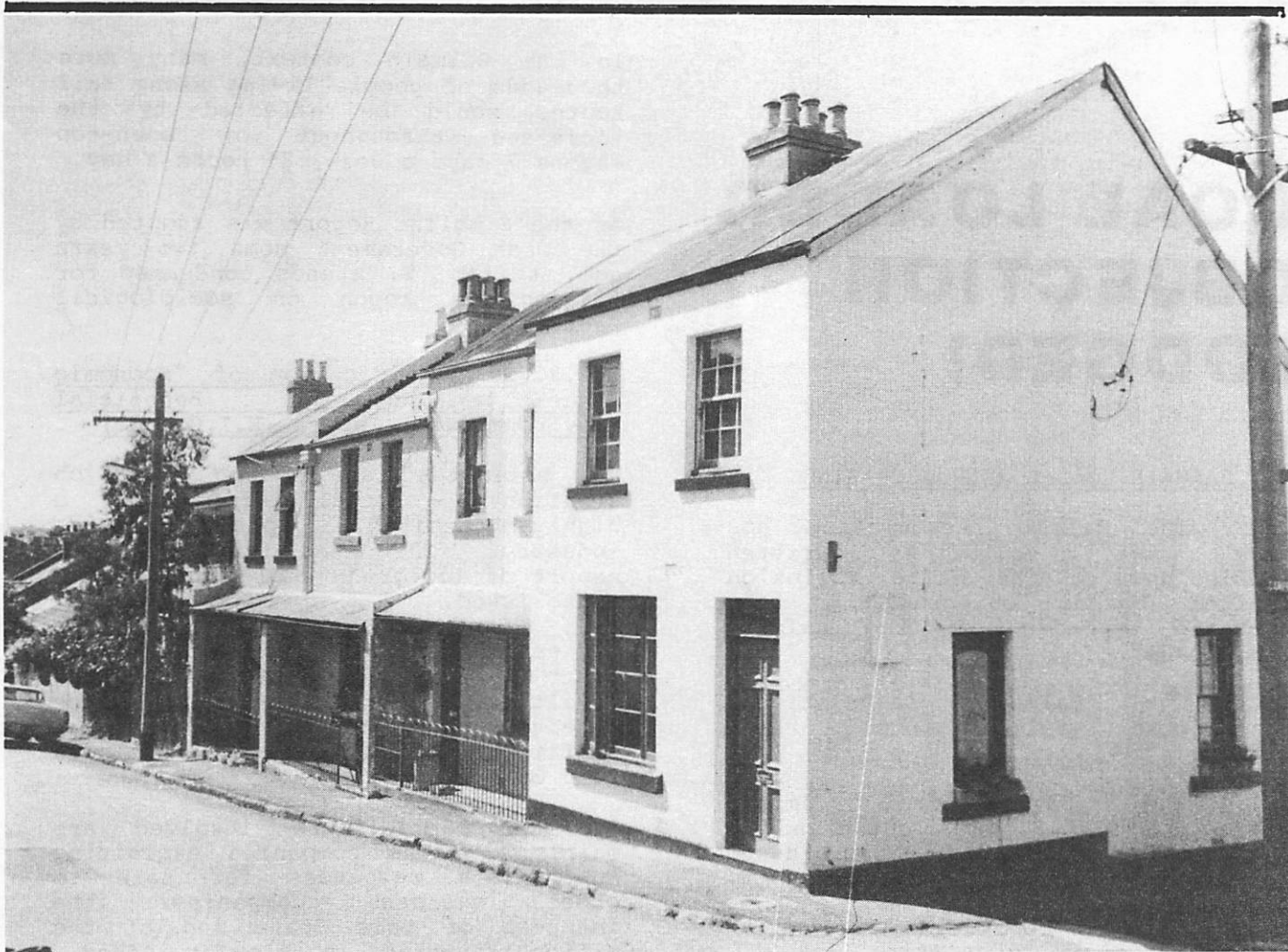
(d) May fill any vacant Management Position.

9. AN ANNUAL GENERAL MEETING shall be held every calendar year within eight weeks after the end of the financial year, which shall conclude on 30th June. At this meeting the Annual Report and Balance sheet shall be presented, and members of the Management shall be elected.

10. MEMBERSHIP OF MANAGEMENT. A member shall be eligible to be a member of Management provided that he is not an elected member of a Local Government body or of the State or Commonwealth Parliaments, and subject to the President being ineligible to be the President of the Association for a fourth consecutive year.

11. NOMINATIONS. Nominations for any position of Management may be received at any time prior to the election at the Annual General Meeting and must be accompanied by the consent of the nominee.

12. METHOD OF ELECTION. Each member present at an Annual General Meeting shall be entitled to vote in the election of the following positions and in the following order:- President, Vice-President, Secretary, Treasurer, seven other members. Two scrutineers shall be appointed by the Annual General



Four houses: 1 to 7 Trouton Street, Balmain

With separate ownership came the renovation of the houses which is in keeping with the revitalisation of Balmain by residents who are in tune with the environmental character of this waterfront suburb.

ARCHITECTURAL CHARACTER: The Trouton Street houses have their origins in the "bland, flat-faced, cramped and vertical London Town Georgian architecture". This eminently functional style received its Australian transfiguration by the omission of parapets and by the addition of verandahs, thus marking the transition from snow-bound England to the sharp sunlight of Sydney town.

This terrace house vernacular began in Sydney in the 1830's and after undergoing initial distortions to suit fire regulations governing projecting party walls and the like, remained largely unchanged for the ensuing forty years.

The Trouton Street houses were built at the end of this forty years and are a very clear example of the unpretentious housing that preceded the richly decorated houses of the 1880's. In the housing of that decade, stucco ornamentation expressed in mouldings, cornices and ornamental urns combine with lush cast-iron lace over two-storeyed verandahs to evoke the economic and industrial boom of the times.

In the Trouton Street houses, the architecture, though unadorned, is well proportioned and in scale with its surroundings.

The four Trouton Street houses are surviving examples of 1870's speculative building in which functional planning, basic construction and efficient land use gave a good financial return for little money.

Peter Reynolds

COAL LOADER OBJECTION LODGED!

BALMAIN COAL-LOADER UPGRADING

The Balmain Association has made the following written submissions to the State Pollution Control Board, objecting to the proposed upgrading of the Balmain Coal Loader.

1. The Balmain Association's objections fall into three categories:-

1.1. The Environmental Impact Statement ("E.I.S.") is deficient in scope, uses statistically biased sampling, omits highly relevant data, has internal contradictions, and is specious in its conclusions.

1.2 The Coal Loader - as it is at present operated by the Maritime Services Board ("M.S.B.") - is a very serious pollution hazard and in breach of its S.P.C.C. Licence (E.I.S.pl0, 2.3. last para).

1.3 Environmental safeguards for the proposed upgrading are inadequate and a worsening of pollution in an already environmentally-stressed area would be inevitable.

2. The Environmental Impact Statement

2.1 Deficiencies in Scope

2.1.1. No Social Impact Study Carried Out

The ("Simblast") Report of the Botany Bay Port and Environment Inquiry (1976, pl0) kept its leading point of criticism of environmental studies for those studies which failed to attempt

" to assess the social impact on the people living in the adjacent areas."

In the Balmain context, many more thousands of people living along rail routes would be affected by the increased throughput of open-top wagons 7 days a week, 24 hours a day.

As the Simblast Report was adopted by the Wran Government some two years ago, the M.S.B. stands condemned for failing to touch on sociological factors.

2.1.2. No Justification of "Economic Benefit" as a Beneficial (Environmental) Impact (E.I.S. p21)

No estimates are given of job creation - coal-mining is a highly-mechanised, capital-intensive industry. The need for increased export of low-grade coal has not been established.

No estimates are given of capital costs to be borne by the taxpayer, of royalties, of freight charges to be received by the P.T.C., nor of profits and the ultimate domicile here or overseas.

As the participants involved are mainly overseas companies exploiting Australia's resources for sale to other overseas companies, the interest of this State and of the national interest is relevant indeed.

2.1.3 Alternatives Not Considered

These are manifold; to name but a few -

*Covered Coal Stack or Concrete Silos
*Covered Rail Wagons
*Dubbo-Sandy Hollow-Newcastle Rail Link.

2.1.4 Selective Locations for Air Pollution Survey

Fig. 13 (E.I.S.) shows that few readings were measured in Rozelle or Lilyfield, and none in Glebe, which has a direct line of sight to the Coal Loader.

2.1.5 Scant Data on Noise

Only five measurements were taken up to a maximum of 60m from the Loader. It will be of scant consolation to residents in nearby streets to know that the M.S.B. - not the S.P.C.C. - intends using public funds to compare "post hoc" readings with current noise levels.

Meeting and the votes shall be counted by the Secretary under the supervision of the scrutineers. The candidates with the highest number of votes shall be declared elected. In the event of two or more persons receiving the same number of votes, those persons who tie shall be the only nominations for a further ballot for this position.

13. QUORUM. At a General Meeting (including an Annual General Meeting or a Special General Meeting) a quorum shall be twenty members or 20% of the current membership, whichever may be the lower figure, and at a meeting of the Management a quorum shall be six members of Management.

14. NOTICE OF MEETINGS. At least twenty one days clear notice shall be given to members of either an Annual General Meeting or a Special General Meeting, specifying the place, the day and the hour of the meeting. Notice of a Special General Meeting shall also include the general nature of the business to be dealt with at the meeting.

15. SPECIAL GENERAL MEETING. A Special General Meeting shall be convened by the Secretary within two months after the receipt of a request in writing signed by at least twelve members. A Special General Meeting may only deal with those matters specified in the request and the resolution(s) for which the Special General Meeting was called shall not be adopted without a 75% majority of those members present at the meeting.

19. DISSOLUTION. The Association shall be dissolved upon the vote of the required majority at a Special General Meeting called for that purpose, or if the membership falls below twelve persons. Upon dissolution, the assets and funds on hand shall after payment of all expenses and liabilities be handed over to The National Trust of Australia (New South Wales) or such charity or charities as a majority of the remaining members shall decide.

DATING YOUR HOUSE

Nos. 1 to 7 TROUTON STREET: A PILOT STUDY

The Association has recently published Balmain: 1800-1882, the Gilchrist settlement - a basic search plan, dating your house. It is in map form showing the historic subdivisions. A guide booklet showing how to use the Plan to search the legal title of your land is now available. The booklet shows a step by step procedure for do-it-yourself title searching and offers advice in arriving at the likely date of the construction of your house.

The Plan and the booklet are available to members for \$6.00.

Using the booklet, the History Group carried out a pilot study on houses in Trouton Street to find their construction date and some information about their occupants.

The four houses, Nos. 1 to 7 Trouton Street, adjoin the corner of Campbell Street and are located on George Cooper's original 23 acres which he bought in January 1839 from J B Gilchrist for £575 "of lawful British money". The 23 acres are situated between Curtis Road, Mort Street, Mort Bay and a line midway between and parallel to Campbell and Waterview Streets. GEORGE COOPER: Cooper, customs agent, arrived in Sydney from Dublin on 12 October 1836 in the Hooghly with an introduction to Rev Samuel Marsden expressing "a desire to be thrown among the religious persons of the Colony". The new Colonial, however, looked to a mercantile career rather than a religious one for he immediately became Sydney's Comptroller of Customs at £660 per annum.

Between 1836 and 1840, Cooper purchased a total of 45 acres on the Waterview (later Mort) Bay foreshore extending from St Mary's church to Mort Street and back to Darling Street and Curtis Road. He also bought the five-acre extremity of Ballast Point.

During his land dealings Cooper successfully applied for a government post in New Zealand. On 19 January 1840, just twelve months after buying the 23 acres, he sailed in the Herald for Auckland where he became Comptroller of Customs and Colonial Treasurer. As such he was "charged with the whole pecuniary transactions of the Government".

Within seventy days, Cooper returned to Sydney and urgently began to sell his Balmain land. He had made this journey without official permission and his stay in Sydney was cut short by Governor Gipp's ordering his return to New Zealand forthwith. Cooper accordingly gathered his family and possessions and sailed for Auckland in the Chalhydra on 4 June 1840.

Despite having New Zealand's "whole pecuniary transactions" at his disposal, Cooper failed to prosper in his new career and was declared bankrupt on 7 June 1842 and dismissed.

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Phone: Peter Reynolds 82 3752

JOHN TERRY HUGHES: During his few months return to Sydney, Cooper subdivided the 23 acres into 5 long strips of land from Curtis Road down to the Bay (numbered Lots 5, 6, 7, 8, and 9). The rough shape of these lots is reflected in the long straight lines of Campbell, Thames, Clayton and Mort Streets.

The four-acre Lot 6 between Campbell Street, Curtis Road, Thames Street and Mort Bay was sold by Cooper to John Terry Hughes, in April 1840 for £200. Hughes, one of Sydney's leading merchants and speculators, added the land to his vast property holdings which extended throughout New South Wales but did not develop it in any way.

In April 1843, the sum total of Hughes property formed security for a £70,000 loan from the Bank of Australia to his firm, trading as Hughes and Hosking. The money was to be repaid at 8% in three years. Hughes, unfortunately, was to share Cooper's fate for, five months after signing the mortgage to the Bank, he was declared bankrupt.

After the demands of Hughes' creditors were met, the Bank acquired his holdings in January 1846 and subsequently sold them at good profit.

Hughes' four-acre lot at Balmain was bought by Henry Osborne of Marshall Mount near Dapto for £300 in February 1851. As Osborne's interests lay in South Coast dairy farming, he made no attempt to subdivide the Balmain land. Four years later, however, land values had appreciated sufficiently to encourage him to sell the property.

William Lane, a former Melbourne merchant, bought the land for £450 in March 1853 and set about subdividing it for resale.

LANE'S SUBDIVISION: Lane's subdivision provided the basis for the present-day allotments and street-pattern. As his subdivision plan has not survived, the exact number of lots and their layout is obscure but it can be deduced from registered descriptions of the land that he offered, as part of his sale, "a reserved road twenty-seven feet wide to the Dry Dock". This cross access road from Campbell Street to Mort Street became present-day Trouton Street.

Lane's subdivision of the four-acre Lot 6 was put up for sale by auctioneer Thomas Mort on 25 August 1854. William Russell, a Sydney solicitor, was the highest bidder at £871.10.0 for Lots 19 to 23. These lots (though later resubdivided and renumbered) are now situated between Trouton Street, Campbell Street, Mort Bay and a line midway between and parallel to Thames and Campbell Streets. Lot 19 of these lots was, by description, located at the corner of Campbell and Trouton Streets.

As Lane had paid only £450 for the four acres, his profit in selling a little more than one quarter of it to Russell for almost twice that sum within two years demonstrates his business acumen.

RUSSELL'S SUBDIVISION: Russell, in turn, re-subdivided lots 19 to 23 as lots 1 to 12 and laid out the "U" shaped Campbell Lane in the mid-1860's. Lots 1 and 2 with frontages of 61'-6" to Trouton Street and 100'-0" to Campbell Street later became the site of 1 to 7 Trouton Street and 56 to 58 Campbell Street.

WATKINSON'S DEVELOPMENT: James Watkinson, baker, Darling Street, and Thomas John Brown, brass-founder and plumber, Bathurst Street, Sydney, purchased lots 1 and 2 from Russell in October 1866 for £146. The partners placed their new investment in the name of Watkinson's wife, Margaret, who was to be permitted to develop the land "as she saw fit".

She decided to build upon the land and provide rented accommodation for the rapidly growing working-class of Balmain. In 1871, Balmain's population reached 6,272, almost double that of ten years before. This sharp increase in numbers was brought about by expanding industries, such as Mort's Dock.

To finance her speculation, Mrs Watkinson borrowed £350 from the Equitable Permanent Benefit Building Land and Savings Institute in August 1875, and a further £350 in 1877. As this money was repaid in full in April 1880, the business was evidently successful.

Mrs Watkinson had "certain houses and buildings" erected upon the land and these were probably built by Frederick Charles Farmer, a builder and contractor of Bald Rock, Balmain. Farmer was a trustee of her estate and this close relationship makes him the logical choice as builder of the houses.

It is further reasonable to assume that the houses 1 to 7 Trouton Street and 56 and 58 Campbell Street were built during the period of the mortgages, viz., 1875 to 1880.

It is also very likely that No. 1 Trouton Street was built as a corner shop because later occupants were Louis Bernasconi, "Chair and Coachmaker" (1878), Samuel H Harris, "Grocer" (1885), Mrs J Crawford "Grocer" (1888) and Mrs Carle "Storekeeper" (1889). The occupants of Nos. 3 to 7 indicate the social class that the houses were built for and range from boilermakers to engineers.

SUBSEQUENT OWNERSHIPS: An exception to these occupants was Frank Russell who lived at No. 1 Trouton Street from 1897 onward. Russell, a surveyor, purchased the land with its six houses for £850 from Mrs Watkinson's estate on 12 October 1895. In November 1896 the premises were placed under the provisions of the Real Property Act (Torrens Title).

Frank Russell was the first owner to occupy any of the houses and remained the registered proprietor until 1921 when the six buildings were sold under the terms of his will. Russell in fact appears to have been the only owner to have lived in any of the houses until very recent times.

After Russell's death the property passed through various hands without subdivision until 1961 when the Trouton Street houses (denoted new Lot 2) were subdivided separately from those in Campbell Street (new Lot 1).

The investment nature of the four Trouton Street houses ended in the period 1973 to 1975 when they were separately subdivided and sold to individual home-owners as Lots 21 to 24 (No. 1 Trouton Street being Lot 24).

2.2 Biassed Sampling

2.2.1 Rail Traffic Density

Rail Corridor (E.I.S. p15-39) states that "the number of coal train movements between Blacktown and St Marys represents only 8% of total traffic movements in that section".

The major section of the haul from the western coal-fields to Sydney is the Lithgow to Valley Heights portion, where the density of passenger and (non-coal) goods vehicles is much lower than between St Marys and Blacktown.

2.2.2 Air Pollution Readings

Although (E.I.S. p16) it is stated that "the level of coal dust in the air in residential areas is likely to be highest in the November-December-January period", we find (E.I.S. p25 para 2) that the Air Pollution Survey continued "over a period of 6 weeks in September-October 1977".

2.2.3 Water Quality Analysis

Water quality was tested in October 1977 (E.I.S. p27 para 1), although on page 16 it is stated that "the potential for water pollution...is greatest in the period March to June compared with other months of the year."

2.3 Omission of Highly Relevant Data

2.3.1 World Health Organisation Standards for Air Pollution

Raw data for Particulate (Dust) Concentrations are given in Appendix B (E.I.S. p25) and Fig. 13. The two highest readings in Fig. 13 have been omitted from Appendix B. If these two, 2170 micrograms/m³ and 1860 micrograms/m³, are incorporated with those in Appendix B, we find an overall mean (average) concentration of 327 micrograms per cubic metre; the W.H.O. Standard is 40 micrograms per cubic metre.

The W.H.O. goal (506/72) further recommends that an acceptable fluctuation would be that less than 2% of readings would exceed 120 micrograms/m³ however over 70% of the E.I.S. measurements exceed 120 micrograms/m³.

The World Health Organisation points out that Particulate Concentration figures are meaningless without readings on sulphur oxide concentrations because of chemical interaction: the E.I.S. omits sulphur oxide concentrations.

2.3.2 Noise Level Standards

Similarly, the E.I.S. (3.7, p15) gives noise level readings, but does not mention the S.P.C.C. recommendations (Port Kembla Coal Loader E.I.S.), nor are the readings broken up into "broadband" and "tonal" noise, although from the layman's perspective they appear on the surface to reflect a situation comparable to that of the air pollution relativity set out above.

The Simblast Report (p23 - 7.3.3) pointed out (in respect of Port Botany) "that noise level tests at existing coal loader facilities could have been carried out....this seemed a simple course of action."

Why did not the M.S.B. carry out these test at Balmain?

2.4 Internal Contradictions in the E.I.S.

2.4.1 Air Pollution Data

In paragraph 2, page 25, it is stated that readings were taken "up to a maximum of 1200 metres"; Fig. 13 shows a reading of 97 micrograms/m³ at a distance of about 1320 metres - this figure does not appear in Appendix B - and none in the range 1000m to 1320m.

Fig. 13 shows readings of 2170 and 1860 which are omitted from Appendix B. Two readings of 100 occur in Appendix B, but only one in Fig. 13. Four readings of 170 are shown in Fig. 13, but only 3 shown in Appendix B.

2.4.2 Environmental Standards

Although the data provided concerning the present Coal Loader gives ample evidence of the M.S.B. being in breach of its Clean Air Licence, and of operating a dirty, nosiy, polluting shop, the E.I.S. (p10, 2.5 second last paragraph) blandly states:-

"the new facilities will be designed to an even higher (sic) environmental standard."

2.5 Conclusions Drawn in the E.I.S.

Without having previously brought forward any empiric data, and without having made any estimates (apart from capacity and throughput), the E.I.S. conclusion can best be described as unctuous in its rosy picture of economic benefits, and specious in its expectations of reduced noise and air pollution (E.I.S. p21).

3. The Existing Coal Loader

3.1 The deplorable level of air pollution in the vicinity of the Loader has been discussed in 2.3.1 of this paper.

This situation, and the water and noise pollution levels, are further borne out by 2.4 of the E.I.S., and by the last paragraph of 2.3 where it is blandly stated that the Licence Conditions have not been complied with "due to practical difficulties" (sic).

3.2 The Balmain Association holds the view that the first step which should be taken is for the M.S.B. to put its house in order by taking whatever steps are necessary to reduce air, water and noise pollution levels to W.H.O. and S.P.C.C. standards forthwith.

If this cannot be done, the Loader should be phased out and not enlarged.

4. Proposed Safeguards for the Upgraded Loader

4.1 The environmental safeguards proposed for the Port Botany Coal Loader (S.P.C.C. Botany Bay Coal Loader Inquiry, 28/11/75) included the following more sophisticated measures which the Upgraded Balmain Coal Loader would not have:-

Dust Extraction Systems
Reclaim Units
Totally Enclosed Surge Bins
Rubber Belt Conveyers
Coal Stacked in Totally
Covered Silos

4.2 Nevertheless the Simblist Report concluded (p22 - 7.3.2 that

"there remains a (real) risk that coal dust will escape to the atmosphere and more importantly to the waters of the Bay."

4.3 The Balmain Association sees the E.I.S. as providing no justification for upgrading the coal loader, and no reassurance that the M.S.B. (with its past record of indifference to the environment) would give any undertaking to meet S.P.C.C. and W.H.O. standards.

5. Conclusion

The Balmain Association does not consider that the Environmental Impact Statement demonstrates any pressing need for any enlargement of the Balmain Coal Loader.

On the other hand, the Association believes that the M.S.B. stands self-indicted for its failure to control air, water and noise pollution, and that the E.I.S. Provides solid grounds for phasing out the Coal Loader now, unless the M.S.B. can overcome its "practical difficulties" (sic) in conforming with S.P.C.C. standards.

Brian Brady

President.

MEMBERSHIP FORM.

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

Name

Address

. Telephone

Send to :

The Hon. Secretary, Balmain Association,
P.O. Box 57, Balmain. 2041.

* Subscription rates:

Ordinary Membership	\$3.00
Household membership	5.00
Member body or organization	10.00
Student members (under 15 yrs.)	1.00
Pensioner membership	1.00
(per household).	

STOP PRESS! The following announcement was made in S.M.H. on 20th January, 1979 - -
FORESHORE PARK PLAN.

The State Govt. is acquiring foreshore land at Weston St., Balmain, for recreational purposes, the Premier, Mr. Wran, said yesterday. His announcement came amid opposition in the area to expansion of the Balmain Coal Loader. About $\frac{1}{4}$ of a hectare will be bought for \$200,000 on condition that Leichhardt Council will control, maintain and landscape the area. The site will enable the expansion of the park at Peacock Point.

Thank you Mr. Wran!