



the balmain association

ASSOCIATION BOUNCES BACK

Association "Alive and Doing Well"

If the Association had become indolent and inert, it has certainly changed its ways in what some would call a dramatic turn around.

The Special General Meeting was well supported by the members and reflected a healthy concern for the continuing well-being of the Association.

This concern must not be lost, nor remain dormant when real issues are presented, either to individual members or to the Committee of Management. Issues require activity not only on the part of Management but by individual members supporting what Management does or voicing their own opinion.

The first meeting of the new Committee of Management on 7th March elected convenors of various sub-committees to pursue the aims of the Association; those sub-committees and their convenors are:-

1. Planning, Environment & Council Invigilation - Philip Bray. (ph. 82 3982)
2. Social Activities - Dianna Hale.
3. Historical & Book Sales - Rita Wise. (ph. 82 1702)
4. Newsletter Editorial - Philippa Hughes. (ph. 82 5111)
5. Newsletter Distribution - Carol Oliver. (ph. 82 2812)

John Engle (ph. at work 269 6403) was appointed Warden of the Watch House which position carries responsibility for the maintenance of the Watch House.

Our new secretary, Margaret Knight (ph. 82 3757), is responsible for letting the Watch House.

Your Committee also resolved that when an outside group used the Watch House a member of Management should be present, and that a small donation would be sought from these users; whilst the Association should encourage use of the

Watch House by local groups, it occupies the Watch House under a lease from the National Trust and its obligations to the Trust are paramount.

The immediate concern of the Association is the new Leichhardt Town Plan which is now available for inspection at Leichhardt Council's administrative offices. The draft Leichhardt Planning Scheme has now been certified by Mr. Landa under Section 342 F (2) of the Local Government Act, 1919, to enable the Council to place the Scheme officially on exhibition for public information. Mr Landa has also introduced an Interim Development Order (No. 27) in respect of all lands within the Leichhardt Municipality to control development in accordance with the provisions of the draft Leichhardt Planning Scheme in the interim period (i.e., between certification, exhibition and prescription of the scheme).

When the new Town Plan goes on official exhibition (within the next few weeks), interested persons and Associations have three months to inspect and lodge objections to it. It is hoped that your Management Committee's attitude to the plan can be formulated and published in the Newsletter in sufficient time to allow members the opportunity of discussing it (if necessary a Special General Meeting will be called), and putting their own submissions to the Minister.

The plan could have serious deleterious effects on many streets and areas, affecting not only property values but more importantly the quality of life, and for this reason members are urged to look and see how the plan could affect them.

The convenors of the various sub-committees will be holding meetings during this month to plan activities for the balance of the year, and whilst they already have the names of persons interested, Association members should telephone the convenor of any of the sub-committees on which they would like to assist.

PETER MCEWEN

SPECIAL MEETING

Over eighty people packed the meeting room at Balmain Town Hall on 21st February to defeat a motion to wind up the Association.

McEWEN HEADS NEW TEAM

A new Management Committee was elected headed by activist lawyer Peter McEwen. New Vice-President is Peter Pearson, the former Hon. Secretary. New on Management is Margaret Knight as Hon. Secretary, with Toni Mayo as Treasurer. Past President, Brian Brady, although heavily committed this year to University studies and to both A.R.G.O. and C.L.O.G., will act as a media contact for the Association.

POSITIVE FUTURE ASSURED

The meeting enthusiastically supported the view that the Association was a credible and active force among local people and promised support to the new Management Committee in fulfilling the aims of the Association.

NEW COMMITTEE

At the Special General Meeting held at Balmain Town Hall on Wednesday, 21 February 1979, the following members were elected to the new Management Committee.

PRESIDENT: Peter McEwen
33 Nicholson St., E. Balmain
Home: 827.1461-Work: 232.0315

VICE-PRESIDENT: Peter Pearson
14 Moore St., Rozelle
Home: 82.4723-Work: 827.2133

HON. SECRETARY: Margaret Knight
68 Glassop St., Balmain
Home: 82.3757

HON. TREASURER: Toni Mayo
20 Pearson St., E. Balmain
Home: 827.1701

MANAGEMENT COMMITTEE: Philip Bray
15 Hanover St., Rozelle
Home: 82.3982

John Engle
16 Simmons St., E. Balmain
Work: 269.6403

Diana Hale
7 Thames St., Balmain
Home: 82.4946

Philippa Hughes
103 Evans St., Rozelle
Home: 82.5111

Carol Oliver
10 Waterview St., Balmain
Home: 82.2812

Scot Wheelhouse
25 Duke St., E. Balmain
Home: 827.3110

Rita Wise
4 Turner St., Balmain
Home: 82.1702

ROZELLE RAVAGED

The rape of Rozelle, by the developers, with the full blessing of Leichhardt Council, has begun, and is indicative of what we can expect for other parts of the Balmain-Rozelle area, and indeed other parts of the Municipality.

Leichhardt Council, hungry for more income from rates, has approved flat and town house developments in Rozelle, which will increase population densities to the proposed levels under the New Town Planning Scheme (which is yet to be exhibited); under the new Plan some population densities will be dramatically increased e.g. from the existing density of about 150 up to 250 persons per hectare.

HORNSEY STREET

On 6th February, 1979, Leichhardt Council approved the demolition of a building containing two flats in Hornsey Street in order that 6 new flats could be built.

PINE STREET

The same day Council also approved an 8 town house development (2-storeys with parking underneath) in Pine Street, on an L-shaped block comprising only three medium sized blocks of land. Approval for the development was given despite the fact that the Council's Engineers had reported unfavourably on the proposed development because Pine Street is a narrow thoroughfare already experiencing minor traffic congestion. The Engineers reported that this problem would be intensified with vehicles entering and leaving the site causing hazards to both traffic and pedestrians.

CLARE STREET

Now a further proposed redevelopment has been advertised. A developer (who lives in Double Bay) has proposed to

demolish a house at 9a Clare Street and to build three 3-storey town houses (with parking underneath) on the one block; we understand that the foundations for each town house are to be built strong enough to permit a fourth storey to be added at a later stage, should that be allowed.

Naturally enough, the residents of Clare Street are up in arms at this proposed blatant gross overdevelopment of the site, which will completely transform the streetscape, which predominantly comprises older style single storey dwellings; they will lose their privacy, their sunlight and their cooling breezes, not to mention their street parking.

The residents of Clare Street (led by Mr. and Mrs. Shara in No. 9 - two of the residents most seriously affected) are collecting petitions (over two thousand signatures to date), writing to Council and Government authorities, and seeking interviews with the powers that be. However, so far their pleas have fallen on deaf ears.

The Balmain Association fully supports the residents of Clare Street in their fight against this monstrous development and has made submissions on their behalf.

COUNCIL ATTITUDE

The flat and town house developments in Rozelle are only the beginning; they represent a signal to all developers that Leichhardt Council will be sympathetic to this type of over-development, especially in areas where the allowable population densities are to be increased.

Rozelle is perhaps more vulnerable than Balmain because the property values are lower, the land is not as extensively developed, and because there is a larger proportion of vacant and rented properties in Rozelle than in Balmain. Developers are buying up properties in the area and are not spending a cent on maintenance, allowing the houses to fall into disrepair; number 9a Clare Street, Rozelle, is a prime example of this. The developers do not intend spending any money on houses that they intend to demolish to make way for flats and town houses.

BIG RATE INCREASE?

The increase in population densities to be allowed under the New Town Planning Scheme means that properties in areas with higher densities can be further developed to cater for the increased population allowed by the provision for higher densities.

Consider your own property; could your house be demolished to make way for 2 or 3 or more town houses? Look at the available properties in your street; are there any properties just ripe for a similar such development? If the answer is YES then your rates might increase dramatically within the next few years. The next time the Valuer-General determines the value of your property he might consider that your "large" block of land is suitable for 2 or 3 town houses, and should be valued and RATED at an appropriately higher value; will \$800 - \$1,000 be the norm for rates in your street?

By now you will have received your latest rate notice from Leichhardt Council, with an accompanying 'Message from the Mayor'; you will no doubt be comforted to read of "your Council's concern to see that rate increases are kept within reasonable limits", but should you consider with optimism or pessimism the statement "that your Council will direct its efforts to ensure that 1979 will be a further year of continued progress in the Municipality"?

REPORT

WATCH HOUSE WARDEN'S REPORT

At the first new Management Meeting funds were allocated for new guttering on the main Watch House building. The guttering will be of special design to conform to National Trust specifications.

A volunteer has offered to mow the grass on the adjoining block, however, help is needed on weeding and edging. Saturday, 7th April at 1.00 p.m. is the big chance for everyone to roll up to a working bee at the Watchhouse grounds. Be there OR ELSE!

NEXT MANAGEMENT COMMITTEE MEETING: APRIL 11 AT WATCH HOUSE

STARTING TIME: 8.00 P.M.

THE TIME IS NOT YET RIPE

Balmain Theatre Group invites residents and friends in the Leichhardt Municipality to attend their next local Theatre Group Production.

Place: The Campbell Street Hall (next to Presbyterian Church) Balmain.

Time: 8.00 p.m.

Admission: Adults - \$3.25, pensioners and children - \$1.50.

Bookings at Brays Bookshop,
phone: 82 5613

Dates: March 16th, 17th, 22nd, 23rd, 24th, 29th, 30th, 31st.

Are you fed up with government? unemployed? intelligent? inclined to laughter? or just like the theatre? Yes to any of these questions means you're predisposed to like the Balmain Theatre Group's latest effort "The Time is Not Yet Ripe". This remarkably relevant political comedy was written in 1912 by Australia's first playwright Louis Esson, and it's as fresh and witty today as it was then.

Balmain Theatre Group has departed from the safety of the West End comedy to do a stunning Aussie play. Isn't the time ripe for YOU to come along?

WELL PLAYED SIR!

Gala Cricket Day

The Balmain Association Cricket Club has concluded a successful second season by winning the local "C" grade competition.

To wind up the present season, the club will hold a Grand Match at Five Dock Park on Sunday, April 1 (10.30 - 5.30). This will be a relaxed, limited overs match and all comers will get a game.

The club wants to field two teams next season so now's your chance to come along and show us your skills.

Bring along the kids and a picnic lunch and meet the Cricket Club on 1st April.

1/2 1000 ACRES

Special Offer

For a limited period of three months only, "Half a Thousand Acres" is being offered for sale to members of the Association at a reduced price of \$7.50. The book normally sells for \$9.95. Please send order to the Hon. Secretary of the Association.

Leichhardt Historical Journal

NO.8, 1979

is now being printed and will be available in April. Enquiries to Peter Reynolds 82 3752

DATING YOUR HOUSE

The Association has recently published a Map and Guide booklet, showing how to search the legal title and origins of your land. 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.

Since the publication of the booklet several weeks ago, the Map and Guide booklet have proved to be very popular, and it is suggested that interested persons place their orders without delay.

The Map and Guide booklet are available to members for the very reasonable price of \$ 6.00. Place your order with the Hon. Secretary, or phone Peter Reynolds on 82 3752.

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).	