



the balmain association



WE URGENTLY REQUIRE PETITIONERS AND/OR LEAFLET DISTRIBUTORS TO CANVAS BALMAIN AND ROZELLE REGARDING THE LEICHHARDT PLANNING SCHEME.

ALONG WITH OUR SISTER RESIDENT ASSOCIATIONS IN ANNANDALE, GLEBE AND LEICHHARDT, THE BALMAIN ASSOCIATION WILL BE PETITIONING, AND HANDING OUT LEAFLETS TO, ALL RESIDENTS OF THE MUNICIPALITY.

ALONG WITH THE LEICHHARDT PLANNING FORUM, WE WILL BE SPONSORING A PUBLIC MEETING IN JUNE, TO CONSIDER OBJECTIONS TO THE PLANNING SCHEME (DETAILS NEXT NEWSLETTER). THE MINISTER FOR PLANNING AND ENVIRONMENT, MR. PAUL LANDA, HAS BEEN INVITED TO SPEAK; IT IS HOPED THAT THE PETITIONS CAN BE PRESENTED TO MR. LANDA AT THE MEETING.

THE INTRODUCTION OF THE NEW TOWN PLAN IS PERHAPS THE SINGLE MOST IMPORTANT EVENT IN LOCAL GOVERNMENT TO HAPPEN IN THIS AREA FOR AT LEAST 25 YEARS, AND IT WILL AFFECT THE LIVES OF EVERYBODY IN THE AREA.

IT IS IMPORTANT TO ACT NOW, THIS IS NO TIME FOR APATHY; IF YOU CAN SPARE JUST A FEW HOURS OF YOUR TIME, FOR THE FUTURE OF YOUR MUNICIPALITY, THEN

WE NEED YOU NOW !!

IF YOU CAN HELP WITH PETITIONING AND/OR LEAFLET DISTRIBUTION CONTACT EITHER

PETER PEARSON*
(824723 home; 8272133 bus.) OR

PHILIP BRAY
(823982 home)

NOTICE OF SPECIAL GENERAL MEETING

At 8.00 p.m. on Wednesday the 8th of August, 1979, at the Balmain Town Hall.

Notice is hereby given of the calling of a special General Meeting to consider and determine the Motion:-

"That Clause 7A of the Constitution be altered to read as follows - "All persons or organisations who endorse the aims of the Association shall be eligible for membership of the Association on payment of an annual membership fee, which fee shall be as determined from time to time by special General Meeting called for that purpose. Annual membership shall fall due on the first day of July of each calendar year".

Thinking that the Minister for Planning and Environment might wish to take the opportunity of discussing (and explaining ?) aspects of the proposed Leichhardt Planning Scheme, and also the proposed Environmental Planning and Assessment Bill and the Land and Environment Court Bill, we invited the Minister to speak at the meeting in August.

No doubt by then, most interested parties will have had an opportunity to peruse all of those matters and the Minister may well be looking for an appropriate forum in which to answer some of the objections which are surely going to be raised.

However, we have been informed by the Minister's office that he will be "inter state" at that time and that he apologises for not being able to take up our invitation.

THE NOISE CONTROL ACT

Many residents are frustrated by the interference of noise in the general, peaceful, enjoyment of their time..

The Noise Control Act of 1975 provides a remedy for this; any person can make a complaint to a Magistrate of a noise which he or she regards as

offensive, and the Magistrate may then Summons the responsible person. If the Magistrate is satisfied the noise is a nuisance he can either order its abatement or prohibit its reoccurrence.

The procedure is very simple and inexpensive as a Chamber Magistrate assists in completing the Summons on behalf of the complainant.

CLARE STREET

The residents of Clare Street, Rozelle, have been given a reprieve; Leichhardt Council has knocked back the development application (demolition of existing house and replacement thereof by three 3-bedroom, 3-floor, double garage town houses) and has asked the developer to submit new plans.

It seems that the proposed development was prepared on the basis of a population density of 250 people per hectare, whereas Clare Street has been zoned for a population density of 225 people per hectare under the new Town Planning Scheme and Interim Development Order; the existing density is about 150.

POPULATION DENSITIES

In deciding what can be built on a particular site, a council uses various yardsticks by which it allows or disallows a building.

Three of the main yardsticks are: the number of people on the block (expressed in persons per hectare; one hectare equals about 2½ acres), the number of dwellings that can be squeezed on to block and the ratio of floor space to the area of the site.

By use of its zoning and building regulation powers, a council can virtually direct the kinds of buildings that can or will rise in any one area. Nevertheless, it is always open to a developer to juggle the factors as laid down in the policy of the Council, expressed in its town plan so as to build what he or she wishes.

ANL CONTAINER TERMINAL, MORT BAY

ANL intends to vacate the container terminal site in Mort Bay towards the end of this year, and as yet it is believed that no future usage of the site has been determined.

However, according to the exhibited Leichhardt Planning Scheme, the site is to be zoned 4 (c), "waterfront industrial"; this proposed zoning now has effect under the I.D.O.

The Balmain Association has made representations to the Minister for Planning and Environment, Mr. Paul Landa, suggesting that the future potential of a site of this magnitude is deserving of a detailed study, and that until such a study is completed, the provision for waterfront industrial zoning should be withdrawn, and that there be a moratorium on any further development of the site.

The life of the Mort Bay site as a container terminal has been short lived; prior to the ANL development about 10 years ago, much of the site was cleared, vacant land - after the closure of Mort's drydock.

Future use of the container terminal site by industry of any type would almost certainly mean a continuation of heavy traffic in the area - a factor for which the present container terminal site is notorious.

Various alternative suggestions for future usage of the site have been made including:-

- (i) Acquisition of the site by the Government for open space and public recreation purposes;
- (ii) Development as a marina for small boats, together with some open space. However, the residents in the area have some reservations about the week-end road traffic such an amenity in the area would create; and
- (iii) Residential development of low-cost housing, with provision for public access to the waterfront.

Leichhardt Council is known to favour development of the site, by the New South Wales Housing Commission, with a mixture of aged persons' units and family dwellings. However, the Association has major reservations about the proposal in view of the Housing Commission's previous record for vandalising inner city suburbs, erecting abominable structures

DECEIVE:-- To take in, Defraud, Cheat, Do, Double-Cross, Jilt, Swindle, Victimize, Abuse, Mystify, Hoodwink, Bluff, circumvent, outmanoeuvre, decoy, lure, delude, inveigle, trick, trap, trip, dupe, hoax, bamboozle, hum-bug, stuff-up, sell, false pretences.

Although these synonyms appear the same, in relation to the proposed Scheme and IDO they all have an individually appropriate meaning.

In what is clearly an unprecedented step, the Minister of Planning and Environment gazetted an IDO precisely the same as the Proposed Planning Scheme at the time the Planning Scheme was gazetted for exhibition.

You well might ask what the use is of publishing a Planning Scheme for public comment when the Planning Scheme has already been put into effect, by its gazette as an IDO.

The Planning Scheme does not have to be finally implemented; it can be left on the shelf whilst the Municipality is continued to be administered under IDO No. 27 (in fact the Plan itself) and this can continue for ever if the Minister so wishes it.

The reason given in the Council's information pamphlet for the gazette of IDO No. 27, inter alia, is "to reduce the number of controls operating in the Municipality." The Municipality has lived for many years with a multiplicity of controls and it is reasonable to assume the Municipality could have gone on for a few months more until objections to the Proposed Planning Scheme were heard and determined, and the Scheme was finalised.

The suggestion which came from the Minister that it may take two years for the Plan to be finalised can only reflect the bumbling bureaucracy which has grown up around local government, what with a State Planning Authority and a Planning and Environment Commission, and now a proposed Department of Environment and Planning which will replace the State Pollution Control Commission in relation to Environmental Impact Assessment of Proposed Schemes and changes to zoning or use.

If these bureaucratic machinations sound ludicrous to you just remember that through your rates and taxes, you are paying for it all.

And if you want a copy of the Proposals you will pay another \$5 for a plan which does not show some of the proposed (implemented) aspects of the Scheme and which has some type so small that it is indecipherable to the average eye.

YOUR PLANNING AND ENVIRONMENT SUB-COMMITTEE

This Sub-Committee met recently to informally consider the Scheme in the broad, and to ascertain

those proposals it contains that require most attention, and if need be, objection.

In addition to the members who attended we had the benefit of the experience of John Denoncho, Steven Harris and Nick Origlass.

If members do go to the effort of obtaining a copy of the Plan and the yellow booklet accompanying it containing the actual ordinance controlling the proposed Scheme, they may be forgiven if they are bamboozled by the yellow booklet - it requires detailed study by a Town Planner or a person experienced in Local Government Legislation to interpret and apply the provisions stated in it to give any real meaning to the proposals.

The overall objection to the Plan is that it simply does not accord with the aims stated by the Council in its explanatory notes and memoranda. This is important because the aims on their face appear to be laudible. To give members some idea of the effect of the Scheme it is necessary to compare the aims against what, on the face of the plan, appear to be some of the likely effects. Accordingly, we shall list the aims and thereafter, some of the assessed effects of the Scheme.

AIMS OF THE SCHEME:

The aims of the Scheme as certified (and the Interim Development Order gazetted) are generally as follows:-

- (1) to provide for residential densities which adequately reflect the existing situation and growth potential of the area, i.e., provide for densities which will not overtax the provision of facilities such as schools, health and welfare facilities, roads and open space;
- (2) to ensure that densities for commercial development are commensurate with the needs of the community and are not excessive in terms of the capacity of the existing road network;
- (3) to provide measures to implement foreshore preservation and scenic protection, (including the establishment of a foreshore building line);
- (4) to ensure that industrial density is appropriate;
- (5) to provide waterfront industrial lands;
- (6) to protect the efficiency of the existing and proposed main and country road system.

WHAT THE PLAN MAY DO - ANTICIPATED EFFECTS

1. The first criticism to be made of the published plan is that there are cosmetic inconsistencies on the face of it - there are numerous examples of current use not being properly reflected by the colour use on the published Plan - examples abound

e.g., the zoning of the additional land in Weston Street, abutting the Peacock Point Park as residential when funds have already been voted for its acquisition as park land.

2. Historic buildings and conservation areas - it appears the Council has adopted, without consideration, the list of sites nominated by the Heritage Council as having significance in the area, and continued the previous suggested preservation of Evans Street. Clearly, if the overall character of the whole area is to be preserved, the restriction of the demolition of a lot more buildings than those listed, is required.

3. Residential zones and densities.

Not only is it extremely difficult to understand from the ordinance the effect of the proposed densities, but the published map makes it difficult to trace the boundaries of the six separate suggested residential zones. These zones allow densities of up to 250 persons per hectare, and in some areas this will be simply disastrous.

It appears that approximately 75% of Rozelle ward is zoned for 250 persons per hectare, and 60% of Balmain ward is zoned for 225 persons per hectare.

To exemplify the effect of this - the area known as "the valley" bound by Reynolds Mansfield and Victoria Roads is zoned for a density of 250 persons per hectare. The area is already densely populated, hemmed in on all sides (apart from a small vista on to Punch Park) by residential development and particularly obnoxious industrial development, and has on last figures a current density of approximately 180 persons per hectare. Yet the Council sees fit to zone this area at 250 persons per hectare.

One further glaring example is the bulk of the southern side of the east Balmain peninsula - whilst a commercial study (yes, by developers!) in 1972 recommended a density of 100 persons per hectare, the Plan provides for 175 persons per hectare - the inadequacy of the present road system speaks for itself.

Generally, the types of developments provided for in the increased densities, will allow for development, totally alien to the present character of many areas. It has potential to totally transform the appearance of areas, to increase traffic, reduce privacy, and clearly result in a reduced amenity for residents.

4. Three-Storey Walk up Slums

Subject to height restrictions, which obtain in certain areas, the Plan allows four-storey, (three residential plus one parking) flat development. Not only are these types of development obnoxious aesthetically, but they have been consistently opposed by residents, with good reason.

This type of development leads to enclaves commonly referred to as "three-storey walk up slums" (without reflection upon anybody who has the privilege

of living in any such development). They are clearly inharmonious with the area and often provide a streetscape of cars and a concrete garden to the passer-by.

If Council is in any way responsive to the wishes of local residents, and not prospective developers, they would simply not allow this type of development. The only inference that can be drawn from aldermen supporting this type of proposal is that they are personally likely to gain from the implementation of the Plan.

5. Road Widening

The Plan does not show all the proposed roads to be widened, but in minute print in some places, you will find the initials "PNA" which indicates a proposed widening.

Generally, the ordinance omits the requirement of considering "whether the capacity of existing streets" is adequate.

This will allow Council further latitude when approving developments, and residents will remember that one of the basis for which the Local Government Appeals Tribunal rejected the proposed increase of site density on the Weston Street site was precisely that the existing streets were incapable of carrying additional traffic - this basis is now removed.

The Plan makes no provision for the lifting of road widening proposals, which many residents will know from experience adversely affect any application for loan monies when purchasing a house - proposed road widening, once announced by Council, seem to remain indefinitely irrespective of their practicality or potential use.

Some local roads are to be joined and others widened, all without any consultation or agreement with the residents involved.

6. "Waterfront/Industrial Zone" - This has been broadened to include the "loading and discharging of cargo, fuel or vessels ... and ... timber handling and logging". Historically, this activity never existed in Mort Bay which had been a ship building and repair area. The danger is proliferation (and continuation) of container storage.

The zoning also provides for light industry and business associated with marine endeavours, but which rightly have no claim to waterfront land.

7. Balmain Peninsula - all of which is zoned in excess of 175 persons per hectare, but is also endowed with boat building, boat sheds, boat storage, sail making and ship chandlery.

The amenity of residents of the peninsula is going to be severely down-graded by an inevitable dramatic increase in road traffic in the area.

8. Height Limits - in residential areas of up to 175 persons per hectare, a limit of 7.2 metres plus a roof of 3.5 metres is fixed - but if the area in question comes within the foreshore protection area, the height

may be exceeded by agreement of the PEC.

9. Maritime Services Board - the Board, along with any other developments by the Crown, are totally exempt from the provision of the ordinance.

There is no valid reason why any Crown Instrumentality should not have to comply with a Planning Scheme for the area.

The Maritime Services Board is the single largest Crown user of land in the area and there is every reason why local residents should be able to know with certainty that proposed use by the Board will comply with the finalised Scheme.

It also appears from the published map, that the Board has retained what could otherwise be open space on the east of Stephen Street, and the Donnelly Street land through to Booth Street.

10. "Country Roads". A new road approximately 100 metres wide runs through the eastern side of Annandale and comes to a full stop at the Lilyfield Railway Marshalling Yards. The ordinance allows the PEC to control "country roads" and road widening in the area. If local residents are going to control their area, then the Council should not be giving away this power to the PEC.

11. Change in Definitions - various classifications, e.g. child care centres, professional consulting rooms, and homes for the aged, appear to be inappropriately classified.

Overall, what continues to jar and amaze is that whilst increases in density are anathema to residents, Council and the PEC continue to press for it.

What is worse, for these increased densities, there is no trade-off of open space for it; the opportunities for zoning fresh areas as open space are left begging, whilst the Council merely rezones as industrial areas which, whilst historically, may have some significance when looking into the future, can only be seen as inappropriate remnants of an originally unplanned area.

Balmain is already well below the recommended ratios of open space to developed land and to population densities. This deprivation is not only not to be cured but will be worse under the Scheme.

Apart from all the matters raised above, Council and the PEC should take the bit between their teeth and zone the inharmonious, noxious and objectionable industrial zonings out of existence. Now is the opportunity to make provision for the eradication, over time, of industries which, although historically have shared the inter-metropolitan areas with residents, have now clearly worn out their welcome.

However, before getting irate enough to formulate individual objections, members should know that the objections they lodge with Council, or if they wish to go to the extent of lodging with the Planning and Environment Commission as well, that those objections

will be assessed and "reported upon" by the very officers of those instrumentalities who have been responsible for the drawing up of the plan in the first place.

However, the only way in which the far-reaching deleterious effects of the proposed Plan can be altered is by individual members objecting after they have assessed what the Plan means to them and their locality. To assist in that, a Special General Meeting of the Association has been called for Wednesday, 30th May at the Balmain Town Hall at 8.00 p.m.

A Wind Playing Ensemble at Balmain

The Westwind Ensemble is a wind group of young Sydney musicians all of whom have just commenced their professional careers. The group is a "Harmonie" modelled on the court bands which flourished in Europe up until the 1850's. It numbers pairs on flutes, oboes, clarinets, bassoons, and horns. Each court has its Harmonie which provided music both entertaining and serious, ranging from music for dining to Mozart's sublime serenades. Some 2000 compositions have recently been catalogued and it is the Westwind's aim to put as much of this splendid repertoire on show.

Director, Murray Khouri, spent fifteen years in England where he played in the London Philharmonic and Royal Philharmonic orchestras. Whilst in England, he was active as a clarinet soloist and chamber music player, working for BBC Sound and Television and appearing in Europe, the USA and South-East Asia. After four years as lecturer in clarinet at the Canberra School of Music, he is now an enthusiastic resident of Balmain. He is a member of the Music Board of the Australia Council, and has made several recordings for RCA and Cherry Pie. Murray Khouri is married, his wife Sue, previously professor of music at the Royal Academy (London) and is now music teacher at Sydney Grammar. They have two children: Suzanna, 13, who plays the cello, and Paul, 12 who plays the violin.

The WESTWIND ENSEMBLE rehearses regularly at the Campbell St. Presbyterian Church, Balmain. Its first public concert will be held at the same church building on Sunday, 27 May at 4 p.m.

The proposed programme includes: J C Bach's Symphony No.4 for wind instruments.

C.P.E Bach: Six Sonatas for 2 flutes, 2 clarinets, 2 horns and 2 bassoons.

L. Beethoven: Rondino.

C. Gounod: Petite Symphonie

Donizetti: Sinfonia

For further information: 82-1170 or 82-4960.

BALMAIN THEATRE GROUP - NEXT PRODUCTION

"CORALIE LANSDOWNE SAYS NO"

by well known Australian Playwright

ALEX BUZO

Balmain Theatre Group is again producing a Buzo play. Their previous success was "The Roy Murphy Show" which was performed during a season of one act plays last year.

This play is a comedy drama which is a challenge both to the Director and the leading actress because of the emotional shifts and the fact that Coralie for all her bitchiness is a very vulnerable woman, who as she approaches thirty, is afraid of the rootlessness of her situation and yet is unwilling to settle for a life in the suburbs.

Shirley Sheppard who has already a number of plays to her credit with the Group...the last production being "A view from the Bridge" by Arthur Miller, has gathered a strong cast for this production...Barbara Phillipps, Scott Lowe, Tony Cooper, Peter Psaltis, Julie Koval-evsky, Janet Waterhouse and Barry Scanes.

If you want to see a very witty contemporary play come to "Coralie"!

OPENING NIGHT Friday 1st June 8 p.m.
Campbell St. Hall, Balmain. 4 weekend season
playing Fridays and Saturdays.
Adults \$3.25; Students/Pensioners/Children
\$1.50. First Night Party \$2.00. BOOK NOW at
Brays, 268 Darling St., B. PHONE 825613
(10 - 6)

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CLASSICAL BALLET TUITION

A highly qualified and much experienced ballet teacher, Miss Leveda Carter, R A D. after some intensive tours in London, Paris and New York, will commence tuitions at the Campbell St. Presbyterian Hall, Balmain from Saturday, 26 May from 9-11 a.m. Presbyterian Hall, Balmain from Saturday and children from 5 years on eligible to attend. \$2 per lesson. Tel: 82-1170 or 799-5369.

NOTICE OF SPECIAL GENERAL MEETING

Notice is hereby given of a special general meeting to consider the Leichhardt planning scheme and IDO 27 to be held at the Balmain Town Hall on Wednesday, 30 May at 8.00 p.m. For further details see elsewhere in this issue.

WE NEED A NEW SECRETARY

The Balmain Association needs a new Hon. Secretary. If you are willing to take on the job, please contact Peter McEwen on 827 1461

SUNDAY 27TH MAY 2.00 - 5.30PM

179 DARLING STREET, BALMAIN.

OPEN DAY AT THE WATCH HOUSE

ENQUIRIES 82-4946.

VISIT THE WATCH HOUSE AND TOUR SOME OF THE BEST PARTS OF BEAUTIFUL BALMAIN WITH A "DO-IT-YOURSELF" BALMAIN TOUR GUIDE. THESE EASY TO FOLLOW INSTRUCTIONS AND MAP WILL TAKE YOU TO THOSE BITS OF BALMAIN YOU'VE ALWAYS KNOWN EXISTED BUT NEVER HAD THE CHANCE TO SEE.

YOUR "DO-IT-YOURSELF" TOUR BRINGS YOU BACK TO THE WATCH HOUSE FOR AFTERNOON TEA AND LATER, WINE AND CHEESE.

FOR THE LESS ENERGETIC WILL BE DISPLAYS OF HISTORIC BALMAIN AND CONTEMPORARY TOWN PLANNING WITHIN THE AREA. BOOKS, LEAFLETS, CARDS AND BADGES WILL BE AVAILABLE AT THE WATCH HOUSE.

THERE WILL BE MUSIC TO LISTEN TO WHILE YOU LOOK AROUND THIS UNIQUE EXAMPLE OF AN EARLY SAND-STONE POLICE STATION, RESIDENCE AND LOCK UP WITH ORIGINAL CELLS AT THE REAR.

AFTERNOON TEA WILL BE FROM 2.00PM TO 4.00PM
WINE AND CHEESE FROM 4.00PM TO 5.30PM.

COME AND TOUR BALMAIN, TALK ABOUT IT, OR JUST BE IN IT.

YOU WILL BE WELCOME AT THE WATCH HOUSE
SUNDAY, MAY 27TH 2.00PM - 5.30PM.

completely out of harmony with their surrounds - take, if you will, the Commission's creations (ghettos) in Camperdown, Glebe and Redfern, and its latest architectural massacre at the Rocks.

As for the idea of providing low-cost housing with magnificent harbour views, its just not feasible. Who would have to pay for the development? Could modest income earners and pensioners afford to pay the rents that would be set on the development costs for the site?

Further, in view of the residents' strong objections to residential development in Duke Street, Hosking Street and Weston Street (other foreshore sites proposed for residential development) should the criteria for Mort Bay be any different?

All of this leads us to believe that the future usage and development of the Mort Bay site should be a matter for detailed consideration, and that we should not simply accept the thesis that anything but waterfront industrial usage would be acceptable.

WELCOME TO THE COLGATE-PALMOLIVE COMPUTER

Through the efforts of Toni Mayo and Carol Oliver, and their beaux and with donations of generous computer time from Colgate-Palmolive Pty.Limited, the Association's membership list is now on computer.

This will greatly assist in keeping accounts up to date and in maintaining records for distribution of the News Letter.

However, to further facilitate the Treasurer's function, management has agreed that it is desirable for the membership fees to fall due on one date each year; adjustments will be made on a quaterly basis (in member's favour) for renewals or fresh subscriptions falling outside that time. However, to effect this a change to the constitution will be necessary and elsewhere in this News Letter a notice is given regarding that proposed change.

BALMAIN COAL LOADER

This is the text of a letter from the Premier to the Balmain Association on the upgrading of the coalloader.



77/1266/2

10 MAY 1979

Premier of New South Wales

Dear Mr. Brady,

I refer to your letter of the 24th January concerning the upgrading of the Balmain coal loader.

My colleague, the Deputy Premier and Minister for Public Works and Ports, with whom I have been in touch in respect of the specific matters you raised concerning the upgrading of the loader has furnished me with advice in the following terms:-

"Question:

1. Are the demolition of Balmain No.2 Wharf and the dredging near Peacock Point being carried out at public expense, instead of at the expense of the coal owners?

Answer:

The demolition of No. 2 Balmain and the dredging at Peacock Point are being funded by the Maritime Services Board.

Question:

2. What purpose, other than to serve the coal loader, has the demolition of No. 2 Wharf?

Answer:

The demolition of No. 2 Berth, Balmain and dredging operations being carried out in areas near Peacock Point, are port improvement works of long standing and date from planning commenced in 1965. At that time the construction of the White Bay Container Terminal envisaged the eventual demolition of the nearby No. 2 Berth, Balmain and the extension of No. 1 Berth, Balmain so as to link with No. 3 Berth, White Bay and effect a continuous line of foreshore berths. Requirements at that time did not include the upgrading of coal loader facilities at Balmain.

The demolition of No. 2 Berth will also facilitate ship movements in this area of the port. The removal of this berth is therefore a necessary adjunct to the full realisation of wharfage potential, involving No. 3 Berth, White Bay, the proposed extension of No. 1 Berth, Balmain and improved shipping movements to and from Nos. 7 and 8 Berths, Glebe Island.

Question:

3. Why has the demolition of No. 2 Wharf been "hived off" from the upgrading project and become a "separate project"?

Answer:

See answer to 2 above.

Question:

4. Why has demolition, dredging and excavation ancillary to the proposed upgrading already been proceeding, thus pre-empting scrutiny by the S.F.C.C., and P.E.C. and the public?

Answer:

Certain works proceeding, whilst being of benefit to the aim of upgrading the coal loader, have the prime purposes as outlined in the answer to Question 2 above. The Maritime Services Board has also commenced certain preliminary works associated with the upgrading of the coal loader to ensure speedy completion of the upgrading works. These include foundation works and works below ground level which are considered to have little environmental impact. Should it be shown however that some environmental controls are necessary associated with these works, the Board has informed me that these can be easily incorporated.

Question:

5. Has the Government decided to proceed with the upgrading irrespective of the results of any objections which may be lodged, or any findings of the S.F.C.C. inquiry?

Answer:

The Government's decision to upgrade the Balmain Coal Loader facility was taken in the light of the recommendations made by Mr. S.H. Simblist, Q.C., following his enquiry into the Botany Bay port development.

In keeping with that decision, the Board conducted an environmental impact study which examined such matters as dust suppression, noise control, visual impact, etc., and prepared an Environmental Impact Statement, which was on public display from 27 November, 1978 until 12 January 1979. Comments on the Statement by the public are at present being reviewed by the State Pollution Control Commission. The Board and the Commission are ensuring that all practical measures are being taken to protect local residents and minimise the environmental impact of the upgraded loader. The controls to be imposed will result in the environmental impact of the upgraded facility being less than before the works were carried out; even though the capacity of the loader is being increased a reduction in dust levels in the vicinity of the loader is expected.

Question:

6. How would the cost of the remainder of the upgrading be funded, and what is the cost/benefit breakdown from the point of view of the public purse?

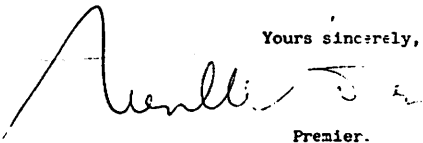
Answer:

The Board states that the funding of port development works is not carried out at public expense. Where the Board's revenue is insufficient to fund such works, funds are borrowed both from the State General Loan Funds and from the private sector, and are subject to repayment and interest charges by the Board. The Board's income from charges and levies on users of port facilities provides the means of servicing and repaying such loans.

The upgrading of the Balmain Coal Loader facility was included among projects approved for New South Wales at a recent meeting of the Loan Council which authorised special additions to the usual annual "Semi-Government" borrowing programmes and overseas borrowings by Authorities. The loans arranged by the Board under this authority will be serviced and repaid from increases in the fixed or capital component of the charges imposed by the Board on coal shipped through the Balmain Coal Loader."

In closing I would stress that in undertaking the upgrading of the loader it is the Government's aim to improve the existing environmental safeguards at the facility and that it is our earnest desire to ensure that any effect on the quality of life of local residents from the operation of the loader is kept to a minimum.

Yours sincerely,



Premier.

WATCH THESE DATES

- June 7 Evening of Poetry and Music with the theme "Journeys". Come and listen to poetry and music. Bring your own poetry to read if you would like to. Watchhouse, 179 Darling Street, Balmain, 8.00pm.
- July 27 Wine and Cheese evening. Get together with Glebe and Annandale Association Management Committees and members. Watchhouse, Balmain, 8.00 to 10.30 p.m.
- August Restaurant night. Dates to be decided.
- September Children's day in support of
16 International year of the Child Barbeque, new games, other entertainment for kids. Balmain High School. Time to be fixed.
- October "Balmain Afloat"-ferry night
20

ANNANDALE HOUSE INSPECTION

An Annandale house inspection is to be held on the afternoon of Sunday, 3rd June and is being organised by the Junior Group of the National Trust in conjunction with the Annandale Association. There will be five houses, all different and interesting and including "Edwinville", a two-storey brick house in Trafalgar Street with a carved decorated sandstone facade. Also open will be the beautiful Hunter Baillie Memorial Presbyterian Church and the inspection will conclude with a wine and cheese tasting.

Tickets are available from B. Mason, 289 Annandale Street, Annandale, (ph. 660.3468). They will cost \$5.00 to non-members of the National Trust and \$4.50 to members.

ART EXHIBITION: QUEEN'S BIRTHDAY WEEKEND

An art exhibition will be held in the Annandale Hunter Baillie Church Hall, cnr, of Johnston & Collins Sts. on the Queen's Birthday Weekend in June. The exhibition is being sponsored jointly by the congregation and the Annandale Association.

The exhibition will include paintings, ceramics, craftwork and sculptures. Artists interested in contributing should contact Terry McDonald at home on 827-2226 or work on 29-5518.

OPENING TIMES

14 June: 5p.m. to 9 p.m. 16 June: 10 a.m. to 9 p.m.
15 June: 5 p.m. to 9 p.m. 18 June: 10 a.m. to 9 p.m.

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).	