



the balmain association

THE TOWN PLAN

The Association's campaign to leaflet and/or petition all the residences of the area was done in time to allow residents about a week to get their objections in.

Drafting, printing and distribution were organised by Philip Bray and David Porter, with a cast of hundreds assisting; Philip covered a large central section of Balmain/Rozelle with petitioners.

Distribution was aided by joining forces with The ANL - Mort Bay Group and The Foreshores Committee.

The Association "kit" of leaflets were tailored to the different zonings proposed under the Plan for our area, and contained envelopes addressed to the Council to assist objectors.

The Submission to Council on behalf of the Association was collated (and written in the main) by Bill Haesler, with particular assistance for separate Town Planning Case Study and Historical sections coming from Toni Mayo, Rita Wise, John Engle and Peter Pearson. It was a mammoth job, professional in approach and encompassing in depth the problems the Plan/I.D.O. foretells and The Association's attitude to them.

We do not intend to print the submission for general distribution or sale; it is some seventy pages with many explanatory coloured maps, which would make the cost of reproduction prohibitive.

However, there are some additional copies; one has been sent to Mr. Landa and another to his department, The P.E.C. If members are interested, copies are available to peruse or for loan.

At the time of going to print, we do not have final figures available for the cost of The Association's above-outlined campaign against the exhibited Planning Scheme, but it is expected that the final cost will be in excess of \$1,200.00

That Mr. Landa seems to have realised the deficiencies of The Plan/I.D.O.

should not lull us into any complacency. The I.D.O. is still in force and amendment of The Plan is a long way off.

What is needed is for residents objections to be now sent to the Minister, Mr. Landa. These objections can be by way of letter and can merely repeat what an individual objector has said to Council; hopefully any members who do write to the Minister will canvas some of the objections which pertain to the whole Plan/I.D.O. in addition to personal local issues.

The address for the Minister is as follows:-

The Hon. D.P. Landa, LL.B, M.L.C.,
Minister for Planning and
Environment,
139 Macquarie Street,
SYDNEY N.S.W. 2000

PETER MCEWEN

ROZELLE VALLEY STUDY

The following is a summary of a study of the Rozelle Valley area undertaken by The Balmain Association and which formed a part of the Association's detailed objections to the Leichhardt Planning Scheme. The study included a detailed analysis of existing land use in the area, and made recommendations for the area based on accepted town planning principles.

The area under study is that defined in the 1976 Census as Collectors District No. 3604-3.

The area is bounded by Evans, Brent, Mackenzie, Mullens and Robert Streets and Victoria Road.

Note: That part of Evans Street Conservation Area within the study area has not been included in the Street survey of existing land use.

Objective:

This study is an attempt to appraise some of the effects of the 1979 Leichhardt Town Plan on a small but

important area of the Balmain - Rozelle peninsula. The introduction of the 1979 Town Plan by I.D.O. has had widespread ramifications for residents of the Leichhardt Municipality particularly in terms of the residential densities allowed by the scheme, which in some cases represent population increases in the order of 100% over the population at the last 1976 Census.

Recommendations:

1. That the block bounded by Mansfield, Mullens, Parsons and Crescent Streets be rezoned residential to preserve the existing housing stock, to prevent widespread dislocation of residents, and to allow acceptable population densities to be achieved without disruption of the existing residential environment.
2. That landscaped buffer zones 3 metres wide planted with established trees to a height of 3 metres be required of any industrial development facing a residential area.
3. That Stimson Reserve be zoned open space and that further public open space be provided.

The Study Area:

This case study focusses on the area known as the "Rozelle Valley" known in the past as "Happy Valley". The particular area selected is bounded by Brent Street, MacKenzie Street, Mansfield Street, Mullens Street, Robert Street, Victoria Road and Evans Street. This area is important not only for its historic value but because it contains a mix of land use zonings - Residential 2c, Industrial 4(a) and 4(b) - and because it is bound by major access routes on three sides: By Mullens and Robert Streets on the south east and, by the arterial road (a future metropolitan distributor) Victoria Road on the South West and by Evans Street on the North West. The specific area selected coincides with collector's district 3604-3 from the 1976 Census for which accurate population figures are available and comprises part of a Residential area zoned 2(c) allowing a population density of 250 persons/hectare - an increase for this area of 78%.

The total area of the study area is 6.55 ha, of which 3.83 ha is zoned industrial and 2.72 ha is zoned residential. At the 1976 Census 495 persons lived in the area.

Current Land Use Pattern

Currently the Valley can be divided into three areas in terms of land use; the northern residential area, two industrial areas, one bounded by Victoria Road, Crescent Street, Loughlin Street, the other by Parsons Street, Mullens Street, Robert Street and Victoria Road, and the residential/industrial mix area of Mansfield Street, Mullens Street and Parsons Street and Crescent Street. In addition there is a strip of industrial land, generally only one block deep fronting Victoria Road.

(a) Residential

The residential area to the north consists of approximately 150 houses, mostly single storey, built around the turn of the century. Some, namely those on Evans Street, have wisely been zoned for protection in the Evans Street Conservation Area, and have particular significance; but most are in quite sound condition and have already been renovated or are being renovated. Most of the available blocks of land have already been developed with family homes. One of the most recent developments, on the corner of Starling Street and Brent Street, has involved the re-subdivision of three sites which originally faced the narrow Starling Street into three sites facing the wider Brent Street, on which three 2 storey town houses have been built - in modern style but generally in unity in form, height and scale with the surrounding residential area, and indicating an awareness of the traffic problems of redevelopments in narrow streets.

There are very few vacant sites available or suitable for redevelopment in this area, especially considering the traffic problems which redevelopment will cause in increased usage of the narrow streets, e.g. Hartley Street, 9m approximately, and Joseph Street, 7m approximately. The maximum urban infill that would fit in with rather than disrupt the character of this area would be about 15 dwelling units over the whole residential area.

One of the problems of the area now, apart from those associated with industrial uses such as car works etc., is the lack of open space. The only public open space currently existing is Stimson Reserve on the corner of Brent and Mackenzie Streets, a small but well landscaped park area that contains both passive outdoor recreation space in the form of seats and gardens and active open space for children. While most

COMING EVENTS

(from the Social Committee)

FRIDAY 27th JULY - Wine & Cheese Night

Balmain Association is inviting Inner City Groups: Glebe, Annandale, Leichhardt, Rozelle, White Bay, Mort Bay and other Action Groups for a post-mortem town plan cheese and wine party.

8.0 p.m. onwards in the Watch House

All Balmain Association Members & friends.

COME AND LAY THE TOWN PLAN

Tickets: \$1.50 at the door.

Enquiries: 82.4946.

SATURDAY 4th AUGUST: Restaurant Night

The first of a series of special nights for Association members and friends to try out the many new and interesting local eating places. Come and sample good food and good company.

Final details and bookings - 82.4946

DON'T FORGET

16th SEPTEMBER: Barbeque and Games Day at Balmain High School for Balmain Association International Year of the Child Day

Further Details to come

20th OCTOBER: Balmain Afloat, Ferry Night.

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).	

GRANT BY GOVERNMENT TO ASSIST MORT BAY RESIDENTS

The Department of Youth and Community Services has made a grant of \$1,300 to the Balmain Association. This is to enable the Association to collate and organise research information on the attitude of residents of Mort Bay to the proposed Leichhardt Town Plan and to assist with the preparation of an alternate plan .

ANNUAL GENERAL MEETING

Balmain Town Hall

Wednesday, August 8 at 8pm.

ELECTION OF MANAGEMENT

All members are requested to come and vote.

SPECIAL GENERAL MEETING AT 7 30 TO CONSIDER AMENDMENT TO ASSOCIATION'S CONSTITUTION: SEE LAST ISSUE OF NEWSLETTER FOR DETAILS

abuts or is adjacent to a residential area. A visual buffer zone should be established to screen the industrial uses from the residential areas nearby. This visual barrier could be achieved by imposing landscaping requirements which specify length, width, type of materials and heights of trees, for example a 3m continuous landscaped strip, with established trees to a minimum height of 3m on any industrial development proposed which faces a residential environment.

Encroachment

The Victoria Road Industrial 4(b) area should be strictly delineated to prevent any encroachment into the adjacent residential area - such as the use by a service station of nearby vacant lots for parking, car detailing or goods storage - and that the industrial buffer zone be carefully applied in this area.

THE GARDEN - "FUCHSIAS"

ORIGINS: grow in only two areas, as natives, from Mexico to Tierra del Fuego, (100 species) and in New Zealand (6 species) were introduced to Europe about 1700 A.D. First one was found by a missionary near San Domingo and named for Leonhard Fuchs. It is on record that a species went to Kew Gardens in 1788.

Both English and French did much hybridising, with the first double flowers being produced 1850.

The early settlers in Australia had fuchsias. The oldest surviving plants are at Beechworth in Victoria, dating back a hundred years, and are 20 feet tall and 6 feet thick. Gundagai in N.S.W. has plants of similar age and size.

POSITION: Two essential requirements are moisture and a fair amount of shade. Single types are more sun-resistant generally. If more shade is required, consider using Sarlon shade cloth of heavy grade (70%) suspended on stakes or some such arrangement.

POTS OR BASKETS: If using these, a loose well-drained soil is essential. Try a mixture of one third good loam, one-third coarse river sand and one third of dampened peats moss, with some pieces of charcoal at the bottom. Will need watering daily in summer, and even, once weekly in winter, if dry weather.

PROPAGATION: easy from tip cuttings (3 to 5 inches long) in cooler times of the year. Do not try in hot weather to propagate, ideal temperature is about 60 degrees F. Remember they can grow at 10,000 feet in Peru!

PRUNING: July is considered best in areas where no frost. Can start a bit earlier, as

it is advisable to prune by degrees. About half the plant first, as sometimes seem to suffer shock and die. Altogether, remove about a third. Most of the leaves normally yellow and drop, in winter, so do not rush and pull out, thinking they are dying. It is about 8 weeks after cutting that first flowers are produced.

PESTS: Aphids and red spider mostly. Try different sprays - cabaryl, malathion and rogor, as the insects build up immunity occasionally get rust fungus - Use benlate or zineb for this.

FERTILIZERS: Maxicrop seaweed fertiliser appears ideal. Other soluble types such as aquasol, Thrive or Zest used on damp soil, are satisfactory. Mulch with cow manure and leaf mould.

GENERAL CARE: Remove dead flowers and seed pods to lengthen flowering. If branches become over-long, may have to be cut back from time to time, to prevent breakage from weight.

When obtaining plants from nurseries, do not carry home in hot boots of cars for long time as they have come from a cool shade house and may suffer a bad set-back, or even die.

RECIPE: (if you have a lot of fuchsia plants!)

FUCHSIA DESSERT SAUCE

Combine: 4 cups thinly sliced ripe fuchsia fruits
(scant) ½ cup sugar
1 tablespoon lemon juice
1 teaspoon arrowroot
½ teaspoon each of allspice and cinnamon.

Cover and cook very gently until fruit is soft. Mash and use either warm or cold, over ice cream or puddings or baked custard.

(Don't ask me what it tastes like! I have never had that much fruit ripe at once!)

J, Murray
Balmain Garden Club.

RIP OFFS

There are a few shops in the Balmain-Rozelle area charging exorbitant prices for their goods. Recent examples: crockery priced at over 100% above the price in city shops, childrens' clothes/shoes overpriced.

If there are sufficient instances of this occurring we may publish the details. A note with details may be sent to our Box at The Balmain Post Office - No. 57.

PETER McEWEN

valuable this is insufficient even now for the population of the area. It apparently is also at risk as it is not zoned or reserved as open space on the 1979 Town Plan.

(b) Industrial

The western (Victoria Road) strip of the study contains mostly industrial enterprises such as service stations tyre services and ball bearing factories which, while serviced from Victoria Road create noise and daytime parking problems and quite severe and depressing visual outlooks for residents. The major problem to date has been that these sites have not been contained on the single Victoria Road facing blocks but have tended to encroach onto the residential areas, in that they have used available vacant land for storage, parking and other ancillary operations. Their negative effects during daytime have tended to overcome any of the benefits they may have had for blocking the nuisances of noise and safety from Victoria Road.

The major industrial area currently existing is bounded by Loughlin, Parsons, Mullens, and Robert Streets and Victoria Road, and it can be divided into two blocks, the triangular Loughlin Street - Crescent Street - Victoria Road block, and the Parsons - Crescent - Mullens - Robert Street block, each of which tend to be used differently.

There are approximately six inhabited dwellings in the triangular block which all seem sound and are in varying degrees of repair. The majority of the area is taken up by industrial activities - predominantly a silver recovery works and an industrial cleaning equipment factory. Many of the sites are vacant, e.g. only two buildings actually front the southern side of Loughlin Street, a dwelling house in poor repair and the office of the silver recovery works, while it is abutted by the rear of a corrugated iron shed on the Brent Street corner which stretches the length of the block from Crescent Street. The remaining blocks are vacant or used for open storage and are not built on and could easily be incorporated into a landscaped buffer zone.

Most of the buildings in this triangular shaped block, with the exception of the occupied dwellings, are of poor quality and would be difficult to rehabilitate. The block also contains a tiny but attractive park on the Victoria Road and Crescent Street corner, on Public Transport Commission land and zoned on the Town Plan as industrial.

The rectangular block bounded by Parsons Street, Crescent Street, Mullens Street and Robert Street is also primarily industrial in usage. There is one block of six single storey terraces in Robert Street in good condition, one of which has been renovated and others of which are receiving attention, and six other occupied dwelling houses in Parsons Street, mostly on large blocks of land. Two of these houses, nos. 10 and 12, are Federation Colonial-style houses which, while not exclusive in themselves, are quite interesting as they are rarely found in predominantly 19th Century Balmain.

The remainder of this block is currently used for various industrial purposes, e.g. second hand furniture sales and repairs, car repairs, oxy welding etc., along Robert Street but is dominated in terms of sale area by Manettas cold stores and frozen food operations which cover-in two buildings one at either end of Parsons Street - about half the total area of the block.

(c) Industrial/Residential Mix

This block is bounded by Mansfield Street, Mullens Street, Parsons Street and Crescent Street; approximately two thirds is currently used for residential purposes and the other third being used by H.H. Cush and Co. as a timber milling and storage area. All of the houses in the block are occupied and are good quality, mostly single storey residential dwelling houses. A number of these are intrinsically valuable. Particular note should be made of the Lonsdale Estate houses which make up a particularly attractive group in this area and which should be fully researched and studied before any changes are made which could in any way threaten them. All, however, provide housing and also contribute quite considerably to the C19th character of this area and to the townscape of the Balmain peninsula in general. In addition the Mullens street houses provide the only human scale reference points for the initial blocks of the major service street to Balmain. This area is otherwise totally overshadowed by the grossly out of scale, and now redundant, Martin Bright Steel factory.

Zoning Under the 1979 Town Plan

The town plan also roughly divides the Valley area into residential and industrial. It allows for a strip of Industrial 4(b) along Victoria Road which generally follows the property boundaries of sites currently being used for these purposes, rather than any clear delineation of an industrial zone

for this area. The plan also zones as industrial 4(b) the Loughlin Street, Crescent Street, Victoria Road block and the currently mixed-use block bounded by Mansfield Street, Mullens Streets, Parsons Street and Crescent Street. The Parsons Street, Mullens Street, Robert Street and Crescent Street block is zoned Industrial 4(a). The remainder of the study area has been zoned Residential 2(c) permitting densities of up to 250 persons per hectare.

The major implications arising from the new zonings are the probable loss of good quality housing in Robert Street, and in Parsons Street, Crescent Street, Mansfield Street and Mullens Street, i.e. in those areas zoned Industrial 4(b) where private dwellings are prohibited uses.

The dominating effect that (1) development with a maximum floor space ratio in industrial zoning would have on the townscape of a primarily single storey area in the bottom of a valley; and (2) the possible 78% increase in residential densities from 140 persons/hectare at the 1976 Census to the 250 persons/hectare permitted, would be achieved by, widespread dislocation of existing residents, site amalgamation and the development of high rise residential dwelling units (say three storey with parking under) out of character with the existing nature of the area. Moreover the plan does not show any additional open space in this area to adequately serve either the existing or the proposed population. The plan has even failed to show and preserve the small parks already there.

Exclusive of the loss of housing, to which this Association is strongly opposed, the obvious problems arising from the Industrial zonings are those relating to its impact on the neighboring residential area. These are visually, terms of size, scale and materials used and its nuisance and safety impact. Also, there are the problems of noise and traffic such land use activities generate in the very narrow streets of the area.

Residential Density

The population at the 1976 Census for this case study site was 495 persons: 380 in the blocks zoned Residential and 115 in the blocks zoned Industrial. The Residential area has an area of 2.7 hectares and a density of 140 persons/hectare. Under the Town Plan, with densities of 250 persons/hectare the population of the area could increase to 680 - an increase of 300

persons. Using the existing ratio of persons/dwelling of 2.3 this increase of 300 people would represent an increase of approximately 130 dwellings. As already indicated there are very few vacant residential sites in the area, and urban infill sympathetic to the nature of this area would yield only 20 - 30 dwelling units. The balance of potential dwellings, say 100, would probably have to be in high rise dwelling structures unacceptable in this area in terms of landscape, visual harmony and privacy, or by over-development of the already very small and generally densely covered sites. In this area more intense site coverage would be very difficult.

Loss of Housing

In addition the plan presumes the loss of currently valuable housing in Industrial zoned land.

Alternative Proposals

Most of the problems arising from the 1979 Town Plan can be overcome by some minor, but carefully applied planning and zoning changes.

The Proposal

By re-zoning the Mansfield Street, Mullens Street, Parsons Street and Crescent Street block for residential purposes, even say, residential 2(c), the current housing stock of 40 valuable houses could be preserved and there would be no widespread residential dislocation. Further, it would make available for housing development a very large site, the H.H. Cush & Co. timber yard, which is apparently soon to be vacated. With adequate building provisions relating to the right style, materials etc., residential development on this site could be sympathetic to the surrounding residential environment. Single and double storey row and cluster housing, could achieve, for example, the overall proposed density of the area by providing an additional 50 dwellings. If, for some reason, the whole block could not be re-zoned residential, a lesser alternative would be to spot zone the perimeters of the block - which currently contain residential dwellings - as residential, and create a buffer zone between the industrial site and the residential areas by landscaping the lanes which currently separate them.

Buffer Zones

To overcome the problems of noise and traffic generated by industrial areas which neighbour residential areas, it is suggested that stringent set-back and landscaping requirements are made on any industrial development which faces,