



NEWS SHEET

106

PO BOX 57 BALMAIN 2041

the balmain association

FOUNDED 1965

Louisaville still stands!

The Minister for Planning and Environment (Mr. E. Bedford) has been asked to sanction the demolition of historic Louisaville to make way for a lucrative development.

A local real estate agent has inferred that the owner of the house is suffering hardship by being prevented from selling the property to the highest bidder. The reserve price is half a million dollars.

Claims of hardship are a little difficult to take seriously in the light of recent offers of \$450,000 including one bona fide offer to restore the house as well.

A brief look at Louisaville's history will throw some light on its value to our heritage.

One of the first persons to acquire an interest in the Balmain Estate was the Comptroller of Colonial Customs, George Cooper. On 7 January 1839 he purchased 15 acres from John Borthwick Gilchrist for £700.

This land fronted the quiet deep waters of Waterview Bay which is now known as Mort Bay. The 15 acres were procured by a mortgage to Mathew Henry Marsh and later, when Cooper fell into financial difficulties, Marsh became the new owner.

He immediately subdivided the land into small allotments which were sold as a speculative venture in 1842.

Joseph Herring and Lessley Alexander Moody, both Melbourne merchants, bought lots 30 to 34 from Marsh in 1843 for £80.0.0. The low price is consistent with the depressed land values of the time.

A weatherboard cottage called Tara with stable and garden was built across the boundary of lots 30 and 31 in 1844. Tara was valued in that year at £40.0.0. p.a.

William Carss of Sydney (occupation unknown) bought lots 30 to 32 in 1849 for £500.0.0. Despite the improved economic conditions of the late 1840s such an increase in sale-price points to significant building additions on the land.

Carss sold to Zachary Ingold (occupation unknown) in 1855 and the conveyance included a house called Inglefield House for a sale-price of £1200.0.0. The great price increase is a further indication of extensive building activity. It is likely therefore that the present stone house was built to replace the timber cottage, Tara, during Carss' ownership between 1849 and 1855.

Ingold sold to James Yeend, a Sydney inn-keeper, in 1857 for £1500.0.0. During the early 1860s, Yeend sold a 20 feet strip of this land to allow for the construction of Wells Street.

James Yeend became a prominent Balmain citizen and was an alderman on the Balmain Municipal Council. Yeend Street, Yeend's Wharf and Yeend's Terrace in Wells Street are named after him.



NEXT MEETING: MONDAY 2 FEBRUARY, 1981

7.30 P.M. - WATCH HOUSE

Yeend retained the name Inglefield House and after his death in 1864 his widow stayed on until 1880. In that year William Harris Ariell bought the three lots for £1400.0.0.

Ariell named the house Louisaville after his wife Louisa. He died in 1882 but the house was enlarged between 1887 and 1896. A mock-Gothic entrance porch, the western additions and the detached weatherboard structure on the N.W. boundary were added during this time. Mrs. Louisa Ariell lived on there until her death in 1931 when her daughter, Louisa, inherited the property. She sold it in 1940 to Charlotte and William Holloway for £400.0.0. The present owners are related to that couple.

The above title-chain reveals few owners over the 148 years from the time of subdivision in 1842 until the present day.

A multitude of land sales arising from constant subdivision into smaller lots have taken place all around Louisaville but it has kept its own spacious garden.

The Heritage Council recognized the historic value of Louisaville by issuing a Preservation Order in March 1980. Mr. Bedford in now being asked, on the grounds of owner hardship, to rescind that Preservation Order.

Meanwhile Louisaville still stands!

LETTER TO THE EDITOR

FORESHORE BUILDING LINE UNDER THREAT

The only feature of the new town plan that would in some way benefit residents - the Foreshore Building Line - is now under threat! The Minister for Planning and Environment, on the advice of his Department, plans to move the building line on the Canefields subdivision. The reason given is that the subdivision was approved prior to IDO 27 coming into effect.

Is the Minister not aware that every block of land in the municipality is a part of a subdivision approved prior to IDO 27? Every waterfront block can now apply for relief from the building line if this precedent is approved!

It is imperative that Association members write to the Minister as a matter of urgency requesting that he does not approve any relocation of the Foreshore Building Line. We must back our progressive Council against any attempt to pre-empt community participation in planning the future of our municipality.

Write to: Hon. E. Bedford,
Minister for Planning and Environment,
Parliament House,
Macquarie Street,
Sydney, N.S.W., 2000.

A. Member
Duke Street, Balmain.

THE BALMAIN ASSOCIATION IS FOR PEOPLE IN BALMAIN BIRCHGROVE ROZELLE

POWER STATIONS

Following the motion passed at our 1980 Annual General Meeting calling for the immediate closure of Pymont and White Bay Power Stations, the Association wrote to the various controlling authorities.

Replies have been received from the Minister for Health (Mr K Stewart) and the Minister for Planning and Environment (Mr E Bedford per Mr R Degen). The letters state that the reduced output from the Snowy River Scheme due to drought and the unexpected growth in the demand for electricity had caused Pymont to operate from 50 to 75 per cent capacity between February and October this year.

Mr Bedford's letter also made the following points:

- 1 White Bay is still on stand-by and the State Pollution Control Commission (SPCC) is not aware of any immediate plans "to put it back on line".
- 2 The SPCC has been carefully monitoring developments at both stations and have held discussions with the Electricity Commission (EC) "regarding the operation of the two Stations".
- 3 Measurements taken over the past few months show that pollutant concentrations from Pymont and White Bay power stacks "although visible are within the statutory standards of the Clean Air Act under normal operating conditions".
- 4 The present stackheights should allow ground level concentrations of gaseous pollutants to be "well within acceptable limits."
- 5 The SPCC is aware of the "sensitive location of the Power Stations and the large quantity of pollutants emitted" and is reviewing:
 - a) plans for the future operation of the Stations
 - b) the need for installing control equipment "to further improve the situation".
- 6 The EC has commenced television monitoring of the stack emissions at both Stations and will "operate them at reduced load when equipment failures cause increased emissions".
- 7 The EC is investigating the installation of "continuous monitoring equipment to enable surveillance of emissions to take place on a 24-hour basis".

CHRISTMAS PICNIC

Our Christmas Picnic was held on a warm sunny day on Nick Masterman's waterfront on Saturday 13 December. Many thanks again Nick!

stop press power station pollution

The drought in the Hunter Valley may lead to Pymont and White Bay power stations being used this winter. This could lead to more pollution of our district.

At the moment both power stations are at the bottom of a list for reserves for power.

Water from the Hunter River is pumped into Lake Liddell for use in a cooling process in the plant and water from a freshwater dam is used in making up evaporation in the boilers.

Both water sources are depleted because of the drought. The longer the drought continues the more likely that Pymont and White Bay power stations would be used.

The Electricity Commission will increase output from Vales Point and other stations and would only use Pymont and White Bay as a last resort.

White Bay has not been used for some years, according to the Commission, but it is still on standby. Two of the four units at Pymont, the other standby station, were used last winter after a breakdown at another station and reduced output from the Snowy Mountains hydro-electricity scheme.

If White Bay and Pymont are to be activated they would be used in the winter when Sydney's smog-laden still air is thick with carcinogenics.

Breathe deeply, everyone, while you can!



WATCH THESE DATES



1981 MEETINGS DIARY *****

To simplify arrangements for Management Meetings, General Meetings and History Meetings one meeting combining all these functions will be held on the first Monday of each month - public holidays excluded.

Monday 2 February
 Monday 2 March
 Monday 6 April
 Monday 4 May
 Monday 1 June
 Monday 6 July
 Monday 3 August (regardless of Bank Holiday)
 Monday 7 September
 Tuesday 6 October (Monday 5 is Six Hour Day Holiday)
 Monday 2 November
 Monday 7 December

Remember, first Monday in each month at the Watch House at 7 30 pm - ALL WELCOME.

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SAND TERMINAL FOR BALMAIN @ @ @ @ @ @ @ @ @ @ @ @ @ @ @ @

We have had no reply to our letter of 30 July to Mr Bedford regarding the possibility of a sand terminal for the Balmain waterfront.

As such a proposal requires 200 heavy truck movements each day the effect on Balmain's environment would be disastrous.

The Association wrote to Leichhardt Council expressing our concern and advising that we were prepared to take an aggressive stance on this issue. It will be the old container truck dispute all over again if the scheme is approved. We await a reply.

JOIN the balmain association

meaning BALMAIN BIRCHGROVE ROZELLE

OUR AIMS ARE TO:

- * improve the living working and recreational amenity of our area
- * maintain all features having natural architectural and/or historical value
- * compile and record the history of the area/keep a permanent collection of items of historical interest
- * seek the co-operation of everyone concerned in the realization of the above

For further information please contact:

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the balmain association

MEMBERSHIP FORM

PO BOX 57 BALMAIN 2041

NAME.....

ADDRESS.....

TELEPHONE..... (HOME)..... (WORK)

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Single	\$ 3.00
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