

the balmain
association
incorporated
news sheet

The Peninsula OBSERVER

Vol 36 No4 Issue 272

Founded November 1965

August 2001

Callan Park Sell Off

The Department of Health has stated that the facilities at Rozelle Hospital are to be moved to Concord Hospital and the relocation will cost \$40 million. The Department is proposing to sell part of Callan Park to finance the move. Selling 12 ha (20% of the site) to a developer would almost certainly raise \$40 million and would probably raise considerably more: \$150 million would not be unreasonable.

Any prospective buyer/developer would look at the cost of developing the 12 ha and at the price the development would return. There are some known fixed costs such as the land and there are some less predictable costs such as interest on borrowings (holding costs). A developer will use the best estimate of development costs to give a return of at least 25% on expenditure. Usually the profit margin is between 30 and 50%.

There are several approaches to estimating the profits involved. The simple way is to use the developer's rule of thumb: 1/3 of the money is in the site, 1/3 is associated with design and construction and 1/3 with profit. The land value component per unit is \$300,000 to \$400,000 with 40 to 50 units per ha giving \$150 million for the site and \$150 million profit.

If we assume that the developer will be aiming for a high profit margin we can look at the minimum and maximum returns based on the selling price of units in the area. On the waterfront around the Balmain peninsula units are fetching about \$10,000 per m². On 12 ha with a floor space ratio (FSR) of 0.5,

and assuming the FSR is not exceeded (unusual), the income would be \$600 million. At the upper end of the profit margin (50%) this would give the developer a return of \$200 million. If we use a more conservative selling price figure of \$8,000 per m² and a low profit margin (30%), the income from sales would be \$480 million and the profit a meager \$110 million. The higher end of the market is far more lucrative and so \$200 million is more likely to be the developer's profit but let us say it is somewhere between \$150 million.

Another way of estimating the costs and profits is to look at the development costs. The 12 ha will sell for about \$150 million. Very approximately there would be costs of demolition and services (roads, sewerage, etc) of about \$10 million. The cost of building is about \$2000 per m² so the building cost is \$120 million. Holding costs are of the order of 10% of the outlay, which means that we can't put an exact amount on this cost but it will be around \$30 million. There are costs of design, consultants and marketing that may be around the \$30 million mark. Donations to political parties, entertainment, etc are relatively small and can be ignored. Land and Environment Court costs and legal fees may be significant, say \$10 million, but as the State Government is the vendor and consent authority there wouldn't be a problem. The developer has the upkeep of his office, staff, "floating tupperware", etc that probably adds another \$20 million or so.

There are several alternatives to selling 12 ha to raise \$40 million. One is to

subdivide and sell a smaller portion of land. Landcom was set up by the Government to do just this. \$40 million could be raised in this way with 3 or 4 ha given the land prices on the Balmain Peninsula. The population density would be reduced.

A second alternative is for a government agency to undertake the development on an even smaller portion of land. Governments are not good at this but joint developments have been more successful and a 2.5 ha subdivision would raise the \$40 million.

There is another alternative. Many senior citizens living in the Balmain/Rozelle area would like to stay in the area but it is becoming more difficult to maintain their valuable homes. Unfortunately there are no retirement villages in the locality. A community facility of this type at Callan Park with about 120 units would take less than 2 ha and would return the Health Dept the \$40 million that they require if people are prepared to pay \$500 000 for a unit.

One has to wonder about the morality of a situation that results in publicly owned land being sold for private profit. For this reason alone these options need to be carefully explored and costed. If land is to be sold the Health Dept and the community should be the winners not the developers as would be the case with proposed arrangement.

Fergus Fricke

Master Plan?

After two abortive public meetings noted for the strident objection to the policy of the Dept of Health, the new consultants, Brian Elton Associates, invited fifty local representatives (including members of the Friends of Callan Park) to a meeting to be conducted as a Workshop seminar on Thursday 26 July to develop a set of principles to guide

the development of the draft master plan.

However other residents demanded to be heard and Clr Hall Greenland negotiated with the consultants to allow the public to attend as observers. Further discussions met with no agreement and eventually the impasse resulted in the consultants cancelling the Workshop session.

**The Annual
General Meeting
of the Balmain
Association Inc
will be held on
Wednesday 5th
September 2001
at 7.30pm in the
Watch House
179 Darling St**

Balmain Personality

Pliney William Wise

Bill, grandson of an American Civil War Veteran, was born on 1st June 1916 at 65 Short Street, Balmain. He was the second child of Annie and Pliney and was the eldest boy in a family of twelve children. His five brothers being George, Dave, Ron, Ray, John and his six sisters Maisie, Hazel, Marjorie, Lily, Betty and Dawn.

Also in Bill's class at Rozelle Public School, was Issy Wyner, who went on to be an Alderman and Mayor of Leichhardt Council. Issy and Bill remained friends all their lives in Balmain. Leaving school at the age of 14 years, Bill worked in a timber yard to earn some money to assist his family.

Bill's father, Pliney, the second, was born in 1887 at Oxford Street, Rozelle and was a linesman who had the privilege to be the first person to turn on the electric lighting in Balmain in 1906 and served in WW1. After his father's death in 1937, Bill at age 21 years and sister Maisie and the eldest children, helped their mother Annie to raise the family.

Sporting interests in his early life were Rugby League and boxing and during WW11, where he served as a flight mechanic in the RAAF, Bill's love of boxing culminated in him becoming Services Welter-weight Boxing Champion in 1943. After the war, Bill had a various jobs on the waterfront around Balmain at Mort's Dock, Cockatoo Island, Howard Smiths and Storey & Kerrs.

When the Balmain Leagues Club first commenced in Nelson Street, Rozelle, Bill, a gifted singer, became the compere for the clubs entertainment and continued with that position when the club moved to the present building in Victoria Road, Rozelle. Some of the no-

table entertainers Bill worked with were the BeeGees, Little Pattie, the Delltones and others who became leaders in their field. He also made many contributions to young people in sport, coaching junior rugby league teams for Codocks, leading them to many premiership wins.

Bill passed away on 31st January 2001 and his funeral service was at St John's Church, Balmain. He was loved father of Billy, Gayle and Kelly and a devoted husband of 50 years to Edna. Other family members, relatives and many, many friends attended the service. His wartime friend Clyde Ensor said of Bill 'he was a real larrikin with a great sense of humour'.

Last year the Balmain Association received a flyer about the publication Civil War Veterans in Australia. My attention was drawn to where some of the Civil War Veteran's were buried and one being Pliney William Wise who was born at Rhode Island, America and was buried in the Field of Mars, Ryde, in 1904. It was not until Bill's obituary alerted me to the coincidence of the name Pliney that began this research. This unusual name comes from Roman times 27-69 AD, with Pliney the elder and 62-130 AD Pliney the younger.

The American Pliney Wise was born c1847 who put up his age to enlist, being only 14 years at the time. He served as an ordinary seaman and cook from 1862 on the *Wissahickson* and was with the ship at the Gulf Blockading Squadron. He also served on other ships before his discharge.

The date of his arrival in Sydney has not been determined but Pliney married Sarah E Francis in 1874 in Sydney, unfortunately Sarah died three years later. Pliney's second marriage was to Euphemia Abbott, a widow, on 13 August 1878 at the Pitt Street Congregational

Church, his occupation given as 'cook'. Five children were born, three in Sydney, David Arkley 1879, Elizabeth 1881, Emma 1884 and Pliney W (the 2nd) 1887 and George 1889 at Oxford Street, Rozelle. In 1882 Pliney Wise (1st) had dinning-rooms at 27 Wharf Street, now Day Street, Sydney. When applying for an invalid pension in 1903 he gave the following personal description: height 5'4", weight 7stone 10lbs, colour of eyes, hair, complexion, dark, permanent marks, one little finger of the right hand, scar on right arm. Unfortunately he died at Oxford Street on 2 April 1904, aged 56 years, before receiving his first pension payment but his wife Euphemia received the Widow's Pension until her death at 8 Short Street, Balmain, on 6 February 1926. All three Pliney William Wise were war veterans and all are buried at Field of Mars Cemetery, Ryde.

The Veterans Administration in Washington DC will soon erect a headstone on the American Civil War Veteran's grave.

Another 21 Navy and 82 Army Veterans are buried throughout Australia.

Sources: Wise Family Eulogy. Civil War Veterans in Australia Roy W Parker.

Research: Bonnie Davidson

Deloitte Family Reunion

The descendents of William Salmon Deloitte and Bessy Maria nee Marlay are invited to Birchgrove Park, Deloitte Avenue, Birchgrove at 11am on Sunday 12 August 2001.

The name Deloitte has had a long association with the Balmain area.

An early tenant of Birch Grove House site 67 Louisa Road, (demolished 1967) from 1850 to 1856 was retired Captain William S Deloitte. The family was well established in Snail's Bay with a number of houses along Wharf Road.

One of the Captain's seven sons was Quarton Levett Deloitt who lived at *Wyoming*, 29 Wharf Road from c1880 to 1927. Quarton was a well-known businessman, being Secretary of CSR for 50 years. He was called the 'Father of Rowing' and he was patron of the Sydney Rowing Club for 56 consecutive years and also a Trustee of Birchgrove Park.

Another association was with 31 & 33 Wharf Road where a musical comedy personality lived, Lavina Deloitte Vernon
Contact: 02 9498 4205

Parking Eased

Leichhardt Council officers have received a sheaf of correspondence concerning the introduction of parking meters. They are split 50/50 for and against and comprise letters from residents as well as business people.

It is obvious that the meters have resulted in a better turnover of spaces to the benefit of short time parking. This is the prime object of the scheme. We can now confidently expect to find a spot for that quick dash into a store even on a Friday.

Where have the long time parkers gone? Have they left their cars at home and hopped on a bus?

Harbour Trust

The Sydney Harbour Federation Trust Bill, that passed through Federal Parliament after amendments from Opposition senators, is due to be proclaimed. The most outstanding feature of the legislation is that it ensures 99% of the lands will remain in public ownership.

The only exception is that of 19 houses in Markham Close, Mosman, that can only be sold if they are shown to have no significant environmental heritage values.

Visit the website that provides information on the planning process, the six lands, community consultative committees, publications and upcoming events.

**Back to Balmain Day
Sunday 28th October**

Christopher Arthur Jesse Dunk

Christopher Arthur Jesse Dunk was born on 10th December 1870 in the Moorebank/Liverpool area of NSW and was a child of parents, father Jesse and mother Harriet nee Britt. Both parents were from the Camden area.

Christopher met an Irish lass by the name of Hanoria Myles, who at the age of seventeen years, had arrived in Sydney in about 1885, from the city of Limerick, County Clare, Ireland.

Christopher and Hanoria were married on the 25th November 1897 at the Methodist Episcopal Church at 57 Philip Street, Sydney, and were to become permanent residents of the Balmain area. Their first address in the Sands Directory, was under Mrs H Dunks at 2 now 6 Wisbeach Street from 1898 to 1906. The Dunk's were to become parents to eight children, Josie, Benjamin, Gladys, Christopher, Cecil, Frederick, Harold and Hilda.

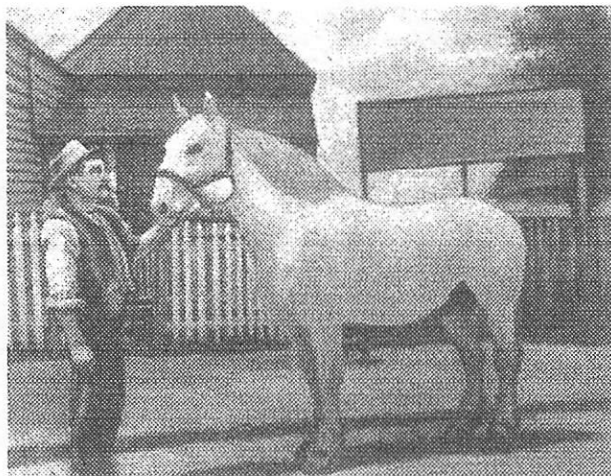
Christopher's livelihood was general carting and with the aid of horses, mules, carts and wagons, which he used

as transport. He was to operate around the Sydney District for his working life. He held a contract at one period of time for cartage of coal from the Balmain Coal Mine, situated at Birchgrove Road on the Parramatta River. He transported the coal from the mine to various wharves and receiving depots.

Christopher Dunks, Contractor and Fuel Merchant, from 1907 to 1910 was located at 5 Pine Street and from 1911 to 1919, 100 Beattie Street.

The Dunk family name evolved in the early 1900s the Dunks, for business reasons as the Dunks Carries in lieu of Dunk Carriers.

On a holiday trip to Taree, Christopher alighting from a train at night fell to the rails on to his stomach, injuring himself. The train had not lined up correctly at the station siding. On his return to Sydney he became ill and shortly after



Christopher Dunk at Beattie Street

died at the age of 49 years on 8th August 1919 and was buried at the Field of Mars Cemetery, Ryde, in the Church of England section A, plot 385.

The business continued for some years under Mrs H. Dunks then C Dunks & Sons until 1930.

Picture and family details from Phill Jeffs, Great Great Grandson of Jesse Dunk.

150 years of the Church on the Hill

One can imagine the flurry and excitement of the last minute work being carried out by the catholic men who worked at 'quarrying, stone dressing, mortar mixing, carpentry and general labour', to complete St Augustine's Catholic Church on Balmain hill in time for the first service on Sunday 13 April 1851.

This must have been a daunting project, as the entire Balmain population at that time was approximately 1400. Archbishop Polding laid the foundation stone for the church on 4 September 1848, on a 'magnificent plot of land beautifully situated on the summit of a hill, commanding a prospect of the surrounding country'. Archbishop Polding also attended the official opening of St Augustine's of Hippo on 5 May 1851.

It is interesting to note that the foundation day was shared with another ceremony held at Darling Point when Edmund Blacket's, St Mark's Church of England's foundation stone was laid.

For the first three years the church was served by the St Mary's Cathedral clergy until 1854 when Father Downing was appointed the first resident priest. Over the 150 years there have been 20 priests appointed 12 to the first church a1854-1902 and 8 to the second.

Until Governor Macquarie arrived in Sydney in 1810, no

catholic priest had received an appointment, as it was thought that the priest might incite the catholic convicts to rebellion

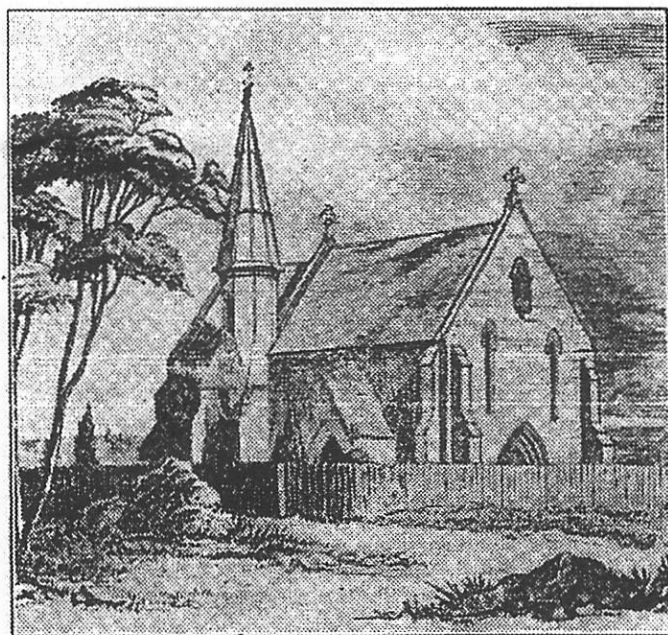
John J Therry was born at Cork, Ireland and was ordained priest in 1815. He sailed from Cork in the *Janus* which, carrying more than 100 convicts, arrived in Sydney in May 1820. For 5 years he was the only priest on the mainland, travelling unceasingly as banker, adviser and arbitrator to his many convict flock. For the next 44 years he was to spend a life of 'incessant labour very often accompanied by painful anxiety'. In 1856, Fr Therry became parish priest in Balmain, his last appointment. He died in St Augustine's first presbytery in Jane Street, on May 1864 and buried at the Devonshire Cemetery. On St Patrick's Day, 17 March 1901, his remains were removed from the cemetery and placed in the crypt of St Mary's Cathedral, Sydney.

Many Sydney suburbs have a street named in his honour. His name is remembered in Terry Street, Balmain.

The original sandstone church building nestles comfortably, next to the red brick, landmark 1906 Federation Gothic style church in Eaton Street Balmain.

Source; On Balmain Hill by Peter Reynolds can be purchased from the Watch House cost \$17.

Kathleen Hamey.



In Your Garden

In the Shade

Most gardens have areas that are shaded or semi-shaded most of the time. That doesn't mean that you cannot grow plants there. Be aware whether the place is moist for long periods or quite dry.

Look for plants with attractive foliage. The two tree begonias, *metallica* and *haageana*, bloom quite well under tall trees. Any soil can be improved by adding plenty of compost or other rotted organic material. Plants growing under trees will compete for moisture and nutrients, so water regularly and feed them with a balanced fertiliser.

Clived lilies not only thrive in shady areas but also flower quite well. A shady, moist area is ideal for tree ferns and a selection



of smaller ferns. *Helleborus orientalis* likes the same conditions and will flower throughout the winter and early spring.

For ground cover, any of these should do well:- *tolmiea menziesii*, *viola hederacea* and *asparagus sprengeri* ajuga, For shady spots that seem to dry out easily try *bargeria cordifolia*, *nandina domestica*, *correas* (most varieties) or *westringia fruticosa*. The delightful long flowering *correas* will encourage nectar eating birds. *Dianella tasmanica* develops into a broad leafy clump. In spring and summer it produces deep blue flowers followed by purple berries. For areas that get morning sun only, consider *hydrangeas*, *rehmannia*, *fuchsias*, *impatiens* and *corylopsis spicata*. The

last is deciduous and is pretty in early spring with lovely yellow flowers.

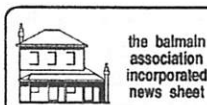
Bonnie Davidson

What's On

Watch House Exhibitions

- Photos & Drawings 4-19 Aug
Marilyn Walters & Son
- Ross Mainwaring 25-26 Aug
Paintings
- Jan Henderson & others 1-2 Sep
Sculpture & paintings
- In the Spirit of Yesteryears
Chis Vella, Roger Janes &
Ann Garbutt 8-9 Sep
- Jean Beutel 14-23 Sept
- Five Artists 29 Sept-7 Oct
- Exciting, Bright, Light
Annette Dorahy 13-14 Oct
- Anne Carney 20-28 Oct
- Nado Milat 3-4 Nov
- Lilyfield Watercolour Group
10-11 Nov

Printed by Snap Print, Balmain. ©Not to be reproduced without authorisation.



The Peninsula
OBSERVER

Registered Publication PP225832/00001

If undelivered return to:

The Balmain Association Inc
PO Box 57
Balmain 2041

Dr Peter Reynolds

9 The Avenue

Balmain East NSW 2041

2000/12

**SURFACE
MAIL**

**Postage
Paid
Australia**

The Balmain Association Inc

Representing Balmain, Birchgrove & Rozelle. Our aims are to:
Improve the living, working and recreational amenities of our area: maintain all features having natural architectural and or historical value of the area and keep a permanent collection of historical interest; seek the cooperation of everyone concerned in the realisation of the above.

The Balmain Association meets on the first Wednesday of each month at 7.30pm in the Watch House 179 Darling Street Balmain. The Watch House is open every Saturday from 12 to 3pm. Our editorial phone/fax is 02 98184954. Email: hamey@netpro.net.au. Our Web site: www.balmainassociation.homestead.com

Interested artists, potters, sculptors, etc who would like to organise an exhibition in the Watch House are urged to contact Steve South on 02 9810 1411 or on email swsouth@rivernet.com.au.

Annual subscriptions:
Household \$20, Concession \$10,
Organisations \$30.