



the balmain
association
incorporated
news sheet

The Peninsula OBSERVER

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Rozelle Hospital

Earlier this year we were invited by the Urban Design Advisory Authority to view the preliminary documents of the Draft Rozelle Hospital Master Plan and one of our major concerns was the legality of the controls and their ability to restrain successful developers from applying for an increase in the scale of development on the Rozelle Hospital site. For the same reason we believe it was also important that no single developer should tender successfully for the whole site. The Draft Plan fails to allay our fears.

The Draft Amendment No 7 provides eight different floor space ratios for the proposed areas, two permitted scales of site coverage – 50% or 60% and two permitted maximum heights of buildings – three or four storeys. There is a contradiction between the building heights and the FSRs that would allow taller buildings than those proposed. It is probable that a developer would prepare an argument for taller buildings to achieve the proposed maximum floor space ratios.

Another concern in the Draft is the proposed buildings in lower Glover Street. These will compromise the integrity of the Broughton Hall Gardens. Their proximity to the Oval will almost certainly result in conflict between sportspeople and future residents as

they would probably press for lopping or removal of trees to maximise their views to Iron Cove.

The economic analysis of the Master Plan by Hill PDA was not included in the public exhibition. As this study no doubt prompted the formulation of the amendment to SEPP 56 the public need to be informed of its contents otherwise the justification for the increase in density of development loses its validity. The funding of the park is a separate matter particularly as there is no overall financial commitment to the conservation of the heritage buildings and landscape in the Master Plan. There seems to be no detailed attention to the restoration of Broughton Hall in the Conservation Management Plan. Broughton Hall was severely damaged by fire and is boarded up. This house is the most important Colonial estate in inner Sydney.

The proposed Manning Street Precinct development impinges on the Moore Gardens, arguably the most beautiful section of Callan Park. Some of the most valuable botanic specimens are in this area. The impact of vehicular access will be excessive. Traffic access is difficult because of the narrowness of Manning Street. The Glover Street and



Broughton Hall and garden 1900

Perry Street intersection will present problems due to the volume of traffic using Perry Street to link the City West Link with Victoria Road. The private development will detract from the appearance of Garry Owen House.

Back to Balmain Day

Cancelled

In the past 13 years the Association has supported the community picnic day, held on the last Sunday in October.

At the August committee meeting of the Back to Balmain Day, with the uncertainty of obtaining third party comprehensive insurance and increased cost if obtained, from the insurance provider, the committee decided reluctantly to cancel the 2002 organised events. There had been no claim over the years. The committee's finance is limited relying on the raffle each year. The Leichhardt Council has always been most supportive by waiving the Park hiring fee, supplying extra rubbish bins and removal but of course there are expenses for postage and donations to the Leichhardt Council Band and the Honeybrook School of Dance for their excellent entertainment.

Of course, Elkington Park can still be the venue for visitor and friends to enjoy their reunions and picnic on 27th October. The historic Dawn Fraser pool and archives will be open and the Balmain Regatta has 12 events starting at 11.30am with Rowing to 2.30pm with Open Yachts. White Horse Point at the Park is a great viewing position for the Regatta.

President's Report

Over the year, we have had many wonderful exhibitions at the Watch House. Of course the money we make from hiring out the building and the commissions received from sales provide most of the funds we need for the ongoing maintenance of our precious historic house but there are other advantages. For a start I feel that all the activity associated with the exhibitions keeps up a "lived in" atmosphere in our treasured Watch House.

When I and other volunteers "man" the history cell on Saturday afternoons we not only meet and greet people who come in specifically enquire about the history of Balmain, we also have a chance to talk to the exhibitors and the folk who come to view their art. Many of

these people come into the history cell and ask about the Association and thank us for the interesting information. Many of them buy brochures and books and make enquiries regarding our guided walks.

Recently the Peninsula Precincts News advertised that the Watch House would be open for two weekends for inspection of a display of historical photos with the Association's historians available to disperse information regarding the area and its past. The response was awesome and that helped the Committee decide to make a few more weekends available for this purpose next year. We will certainly try not to turn down any exhibitor.

Last year Steve South and his wife moved to the Blue Mountains and we were lucky to get John Sullivan as a replacement (Continued page 3)

Jung's Bakery, 210 Darling Street.

Along Darling Street from Stephen to Ann Streets, numbers 196 to 212, is a group of interesting buildings. On the corner of Stephen Street there is a general store that has been carrying-on the tradition for 40 years, next four terraces built in 1907 next two stone former shops (206-208), then the old bakery (210) and on the corner of Ann Street, the former Albion Hotel.

The stone building (206-208) was built as two shops about 1855 by Michael Hyland, a Balmain inn-keeper. Good quality stonework on the street front supported a cantilevered balcony on to which the upstairs rooms opened. The upstairs doors have since been bricked up and the balcony removed. 206 was a tobacconist and hairdresser at 1900 and 208 was Low's grocery shop at about the same time. Andrew Low bought the building in 1891 and the property remained in the family name until 1929.

In about 1853 George Chidgey built the two-storey stone detached shop with living quarters above at 210 Darling Street. Leopold and Penelope Jung used their savings to buy the shop and land from Chidgey in 1854 for £200. Included in the sale was a 3m right of way from Ann Street to give access to the bakehouse for fuel and flour deliveries. This right of way still exists today. The bakery horses were stabled on Leopold's land, now site 7-9 Ann Street.

Leopold Theodore Jung was born in Kirn, Prussia in 1817. To escape political repression, the 19-year old migrated to London in 1836 where he entered a seven-year apprenticeship to become a baker. One month after Leopold's marriage to Penelope Whelan in January 1852, the couple sailed in the 47-ton *Fleetwton and Frances*, arriving in Sydney in 18th July 1852. Four of their six children were born at the bakery. Leopold Theodore junior born 1857. Help was needed at the bakery when an advertisement in the local paper for 'a respectable young woman as servant of all work. One that can do a little washing and plain cooking. Apply to Mr Jung, Baker, Balmain.'

Leopold Jr was apprenticed to his father but when Leopold Sr retired in 1864 and moved to now 9-9a Wharf Road, the bakery was let to George and Henry

Hoffmann. At the end of his apprenticeship, Leopold Jr took over the bakery from 1880-1891, but his heart was not in baking bread and he bought a dairy farm in the Shoalhaven River district. After Leopold Sr died in 1892 at Wharf Road, the bakery operated for a few years, then as a greengrocer until 1900 when second son Louis moved in and the building became a home for his family.

On the bakery shopfront was a two-storey verandah which covered the full width of the footpath. Upstairs were the four bedrooms. The doors to the two front rooms opened on to the verandah



and it was a secret way used by the children of getting out by sliding down the verandah posts. The wide verandah of the Albion Hotel then a grocer's shop, next door stopped short of Jung's verandah and sometimes the children got trapped between the posts and had to be rescued.

Louis Jung was a clerk in the Balmain Ferry Co's office and it was his job to count the takings. In his day the pennies were too numerous to be counted and were scooped up and weighed. After Louis' accidental death in 1921 the family moved to Gladesville and the old bak-

ery premises were sold after an association with the Jung family for 67 years.

No 212, the former Albion Hotel is now a food provider and recently the awning on the building was replaced

Ballast Point Acquired

The Member for Port Jackson, Sandra Nori, has been advised by the Minister for Planning, Andrew Refshauge, that the State Government had formally taken control of the Caltex fuel depot, ending a long campaign to save the site from development. It will allow work to begin on a new harbour side park on Ballast Point. The 2.6 ha site has been acquired by Sydney Harbour Foreshore Authority by compulsory acquisition. In line with the Government's working harbour policy, a small maritime refuelling station will operate at the waterside and a small area will remain for non-exclusive use of Fountain's Boatshed and other neighbours use for storing dinghies.

Dr Refshauge said, "Ballast Point would join Balls Head as the symbolic green beacons that would permanently mark the opening to the west harbour corridor. It is an important part of the foreshore access jigsaw that started more than 75 years ago when the then Premier Jack Lang returned Balls Head to public ownership".

Under the provisions of the Land Acquisition (Just Compensation) Act, the NSW Valuer General will determine the amount to be offered to Caltex Petroleum (as registered owner) and McRoss Developments (which has exercised an option to purchase the land). The decision can be appealed in the Land and Environment Court.

77 Birchgrove Road, Birchgrove 1885

This property was recently listed for auction in September, 2002 after remaining in the same family since 1913. The brick and sandstone Victorian building retained the features of slate roof, fine cast iron columns and verandah iron work, timber barge boards on the dormer window.

The first resident was the Rev. W A Charlton, Rector of the nearby St John's Church of England. 1893 Mrs Edridge, 1896-1901 F Thomas, 1904-1905 Charles Smale, 1907 William J Fitch, 1908-1910 William Towson, 1911-1912 Edward White, shipwright.

In June 1913, Mr Joseph Andreoli purchased the property and moved from Woollahra with his wife and young fam-

ily. Soon after the purchase he built a garage at the rear to accommodate his Italian motorcar, which is said to be the first privately owned automobile in the Balmain/Birchgrove area.

Mr Andreoli's youngest daughter Beryl married Cec Pearce in the 1930's. Mrs Pearce was born at 83 Birchgrove Road in 1915. Many house numbers changed in Balmain in 1916. No 83 was changed to No 77 in 1916. Mr Pearce was Australia's sculling champion and remained so for many years. He represented Australia in the 1936 Berlin Olympics. Mr Pearce died in March 2002 age 89 year, while Mrs Pearce preceded him.

Five generations have resided at the house at various times, with the Pearce's great-great-grandson a temporary resident. Is there any other long term family residence of more than the 89 years in Balmain?

Treasurer's Report

Financial Statement for the year ended 30 June 2002

Income	2002	2001
Publication Sales	3967.80	4352.15
Walks	335.00	795.00
Membership	2750.00	2256.00
Interest	518.20	959.24
Photos	13.00	298.00
Donations	528.60	280.00
Other	265.00	368.15
Watch House		
Hire	6275.00	5818.00
Commissions	<u>14051.22</u>	<u>12567.80</u>
Total Income	28703.82	27694.34
Expenditure		
Catering	327.27	736.40
Garden	96.29	111.83
Gifts	1050.00	10.00
Household	1380.78	350.55
Insurance	637.09	401.00
Office	928.64	81.25
Photo prints	102.96	1672.67
Postage	195.37	533.79
Historical	396.50	-
Publication		
News Sheet	1048.66	1236.14
Printing	869.09	293.99
Purchases	1509.08	1507.54
Subscriptions	390.45	190.00
FID/GDT/GST	1534.88	591.79
Telephone	217.54	105.49
Other	401.64	90.70
Watch House		
Conservation	14406.19	8018.49
Water & Electricity	737.66	730.63
Repairs & Maintenance	1643.78	1486.61
Cleaning	1240.00	1080.00
Total Expenditure	29113.81	<u>19228.87</u>
Surplus/(Deficit) for year	(409.99)	8465.47
Surplus at 30 June 2001	<u>32120.98</u>	<u>23655.15</u>
Surplus at 30 June 2002	<u>31710.99</u>	<u>32120.98</u>

Current Assets	2002	2001
Bank balance	17056.34	22545.38
Term Deposit	15000.00	10000.00
Cash in hand	151.55	143.90
Sundry Debtors	161.40	90.00
Total Assets	32369.29	32779.28
Current Liabilities		
Creditors	658.30	658.30
Members Funds	<u>S31710.99</u>	<u>S32120.98</u>

Management Committee:

President: Ann Bastok
 Vice-President: Rita Ellis
 Secretary: Jeremy Arnott
 Treasurer: Val Hamey
 Public Officer: Bob Ellis
 Archivist: Trish Mack

Watch House Hire: John Sullivan
 Honorary Auditor: Tim Potter
 Other Committee Members: Joyce Landau, Yvonne Davidson, June Lunsmann, Kathleen Hamey.
 All positions are honorary.

(President's report continued) for Steve who had managed our Watch House bookings for many years. John is doing a wonderful job and has been inundated with requests for bookings from exhibitors, many have been coming to our "gallery" year in and year.

The Association's history team contributed to the unforgettable Sydney by ferry exhibition which ran from April to August this year at the Museum of Sydney. The Historic Houses Trust gratefully acknowledged the Association's assistance.

Unfortunately there will be no Back to Balmain Day this year; like many other community celebrations ours will be cancelled because of the insurance problem. The Regatta will go ahead.

Among our efforts to preserve our heritage area we enjoyed the success regarding Ballast Point, we definitely go on battling for Callan Park: Cameron's Cove will be inhabited by the Water Police and their present site at Pyrmont will go to the high-rise developers! Oh, and thanks to the hard work put in by local residents the Land and Environment Court handed down a decision against development in Jane Street. The school kids are back playing in their playground and Leichhardt Council has put into place a plan which will monitor any proposal to do anything in this area which the Council accepts as decidedly "heritage".

See you at our Christmas "do", check your Peninsula Observer for date and time.

Ann Bastock

Conservation

The past year has seen restoration and conservation work of the Watch House continue. All of the upstairs exterior window frames and sashes were thoroughly repainted and two interior including the sills and architraves that lacked attention for many years. The exterior work required scaffolding and whilst this was in place the steel bars on the north side were removed, repainted and refitted with epoxy set stainless steel anchors replacing the zinc-plated expandable anchors fitted in the 1960s that rusted and cracked the stone window reveals. Some vertical cracking of the expressed reveals due to age and the incorrect bedding was also repaired. The weight above literally caused the stone to open like pages in a book if you imagine the book on its edge.

The rusting of a mild steel staple in the exercise yard reveal caused severe cracking of the stone into which it had been set. It has been squared out and a replacement indented, whilst the staple has been cleaned, hot-dip galvanised and awaits replacement.

After our fastidious painter, Rebecca Villiers, had completed the upstairs painting we extensively repainted some of the more exposed exterior sections of the verandah. In the next few weeks we hope to replace the northern parapet - barely visible, but badly deteriorated, as well as the chimney of the entrance hallway fireplace removed twenty years ago due to its deterioration. Works for the following year include damp proofing the western walls of the cells of the original building to correct severe salt damage. Exercise yard concrete will be replaced with something exerting less hydraulic pressure on the exterior walls.

Jeremy Arnott

In Your Garden

Late Spring Gardening

Flowers for cutting. Dahlias are quite easy to grow and are among the most popular plants for summer and autumn flowers. They are available in many colours and may be small, medium or tall growers. The plants are heavy feeders and must be grown in very good soil, rich in organic matter. Some of the dwarf dahlias will grow in pots if you are short of space.

Don't plant the tubers too deeply. The neck where the new shoot arises should be about 5 cm below the surface while the opposite end can be a little deeper. Plant out after September or October and choose an open sunny site. Don't forget to provide a stout stake to support medium and tall growers. Water thoroughly on planting then deeply every week until the plants are



growing strongly. Water more often when the buds begin to form during summer and never let the plants dry out. Covering the soil with a thick layer of compost will help.

November gardening will have some fertilising for you to do. Feed all roses, trees and shrubs (camellias and azaleas excepted) with rose food and a complete fertiliser. As an organic alternative use blood and bone or a well-rotted manure. For natives use a native plant food or blood and bone.

Follow feeding with ample mulching. Use compost, spoiled hay, lucerne hay, mushroom compost or any of the mulches that you like. Mulch applied now will help plants, especially roses, to grow through summer without stress and therefore disease problems will be lessened. Water use will diminish if you mulch well.

Bonny Davidson

What's On

Watch House Exhibitions

- **Five Artists - 5-13 Oct**
- **Etchings on paper 19-20 Oct**
Jan Farrell
- **Club Le Pot 26-27 Oct**
Six potters
- **Lilyfield Watercolour Group**
9-10 Nov
- **Contemporary images**
16-17 Nov. Five artists
Landscapes, figurative and abstracts in acrylic.
Opens on Friday 15 Nov, wine & cheese
- **Inner West Photographic Group 23-24 Nov**
- **Student Art Group**
30 Nov-1 Dec

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The Peninsula
OBSERVER

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SURFACE
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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 : vhamer@tpg.com.au.
Our Web site::
www.balmainassociation.homestead.com

Interested artists, potters, sculptors, etc who would like to organise an exhibition are urged to contact John Sullivan on 9555 1026 or fax 9810 6774.

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