

Adaptive Re-Use of Elkington Park Cottage Outcomes of First Round of Community Consultation

There was community consultation about the possible adaptive re-use of the caretaker's cottage in Elkington Park. The consultation was from 1 December 2015 to 31 January 2016. This period included the Christmas and New Year period and school holidays, but it was for 2 months and in this case, the initial consultation (like the parking and traffic counts) was thought to be better done in the summer including the school holiday period when there would likely be a larger attendance at the Baths.

Notification of the consultation advised that there was information on Council's web site with a link to a survey and that submissions were invited.

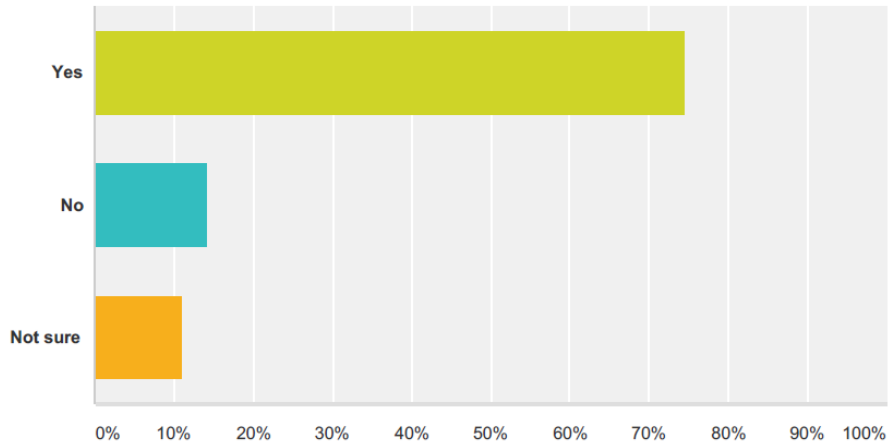
The on-line survey asked the following questions:

- 1 Do you support Elkington Park Caretaker's Cottage being adapted for a use which allows public access to the cottage?
- 2 Do you support a café in Elkington Park Cottage?
- 3 Please explain why you do or do not support a café at Elkington Park or why you are unsure.
- 4 Do you support a Dawn Fraser Museum in Elkington Park Cottage?
- 5 Do you support one or more of the rooms in Elkington Park Cottage being made available to local artists for, say, 3 months at a time?
- 6 Do you have any suggestions for other uses for Elkington Park Cottage?
- 7 Please ask any questions or make any other comments or submissions you wish about the cottage, its use and its future.

There were 63 responses to the on-line surveys although not all responded to all questions. The results are set out on the following pages.

Q1 Do you support Elkington Park Caretaker's Cottage being adapted for a use which allows public access to the cottage?

Answered: 63 Skipped: 0

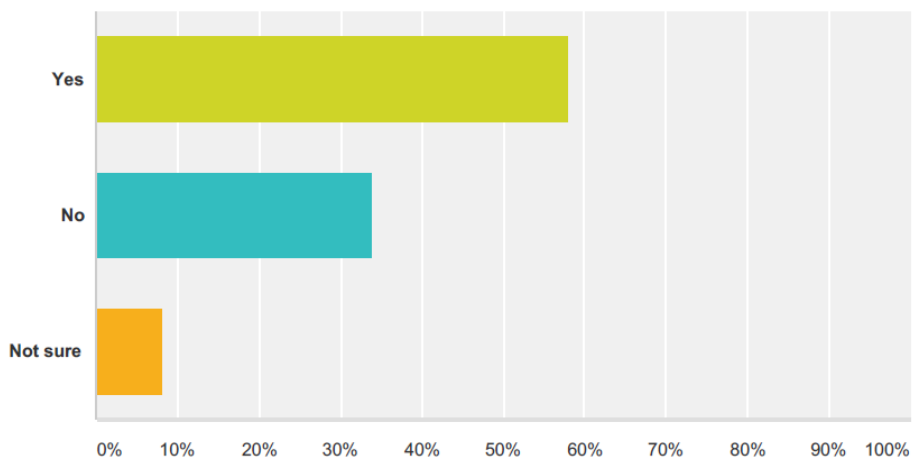


Of the 63 responders:

- 47 said yes, 7 said they were not sure and 9 said no.
- 74.60% said yes, 11.11% were not sure and 14.29% said no.

Q2 Do you support a café in Elkington Park Cottage?

Answered: 62 Skipped: 1



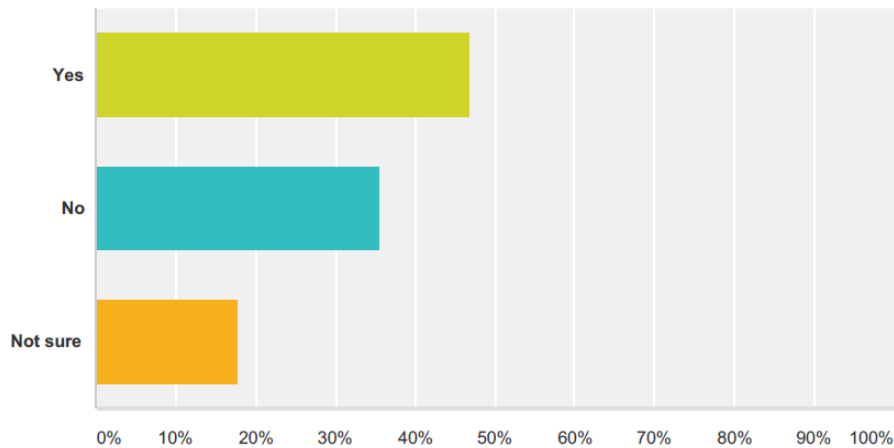
Of the 62 responders:

- 36 said yes, 5 were unsure and 21 said no.
- 58.06% said yes, 8.06% were not sure and 33.87% said no.

Note however that one person who answered no to this question 2 then made a comment under question 3 which did indicate support for a cafe.

Q4 Do you support a Dawn Fraser Museum in Elkington Park Cottage?

Answered: 62 Skipped: 1

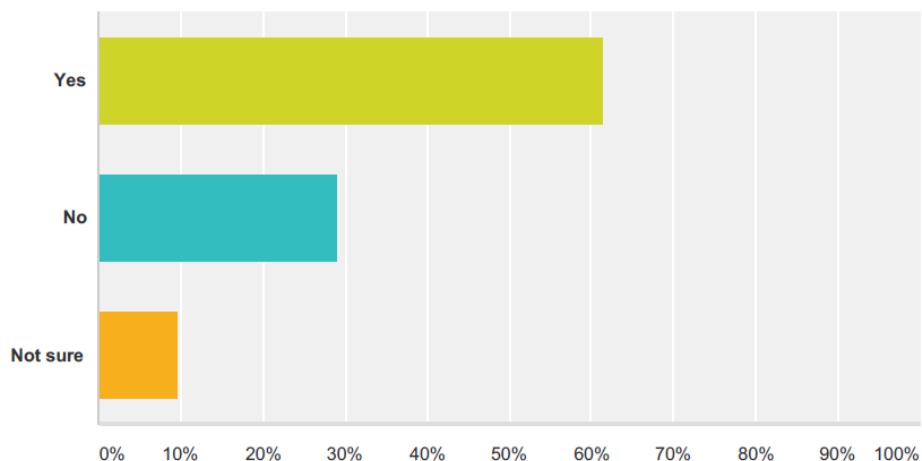


Of the 62 responders:

- 29 said yes, 11 were unsure and 22 said no.
- 46.77% said yes, 17.74% were not sure and 35.48% said no.

Q5 Do you support one or more of the rooms in Elkington Park Cottage being made available to local artists for, say, 3 months at a time?

Answered: 62 Skipped: 1



Of the 62 responders:

- 38 said yes, 6 were unsure and 18 said no.
- 61.29% said yes, 9.68% were not sure and 29.03% said no.

Question 3 *Please explain why you do or do not support a café at Elkington Park or why you are unsure.*

Question 6 *Do you have any suggestions for other uses for Elkington Park Cottage?*

Question 7 *Please ask any questions or make any other comments or submissions you wish about the cottage, its use and its future.*

The survey respondents' answers to these questions plus separate submissions received are set out in the following pages, in some cases with Council officer's comments.

Comments in Survey Responses / Other Submissions

| Submission | Officer Comment |
|---|---|
| Please explain why you do or do not support a café in Elkington Park Cottage or why you are unsure | |
| <i>(Not support)</i> There's a perfectly good cafe in the pool The park is a VERY quiet and passive recreational area. | The pool has a kiosk staffed by the life guards. |
| <i>(Support)</i> There is a lack of outdoor venues in a pleasant setting in Balmain/Rozelle. | |
| <i>(Unsure)</i> Unsure as must be provide adequate parking, not compete with nearby small businesses, be dog friendly, maybe should be default café for DF Baths, operating hrs 6.30-4pm, etc. Perhaps some staff with disabilities | A traffic and parking impact assessment has been done. Acoustic advice would be obtained. A DA would determine hours and other restrictions. Permitted hours and numbers must make any café a commercially viable business for an operator. Advice has been obtained from food premises consultants. |
| <p><i>(Not Support)</i> Andrew who is currently occupying the cottage is a very effective (unpaid) caretaker of the whole park, including the pool. Since he has been living in the cottage vandalism and unruly behaviour has almost disappeared from the park and problems such as rubbish removal and burst water pipes are addressed very quickly and efficiently.</p> <p>The park has never been maintained as well as it is now. Andrew presence in the cottage has become a valuable asset to the park and pool and their users.</p> <p>Turning the cottage into a café would also add significantly to the parking pressures on surrounding streets. Glassop and White Streets are usually parked out on weekends. Fitzroy Ave would be similarly negatively affected.</p> <p>The pool already serves coffee and food and this function could be expanded by placing tables and chairs within the pool's environs. The pool's patronage would be enhanced by such an addition.</p> <p>There are plenty of cafes located one block away on Darling Street We don't really need another one in the park that is separate from the pool.</p> | <p>The caretaker is not unpaid but is paid by way of a rent subsidy.</p> <p>The caretaker does not have a direct role in maintenance of the park but provides passive security and is able to notify the relevant council officers of maintenance issues.</p> <p>A parking and traffic study has been done.</p> <p>The pool kiosk is staffed by life guards and that is their main function. It has limited fare.</p> |
| <i>(Not Support)</i> Traditionally the home of the pool manager, should stay that way | The current tenant now works at LPAC and is no longer the manager of the Dawn Fraser Baths. |
| <i>(Support)</i> There are no current cafe facilities at this beautiful park and it would be a far better community use of the premises | |
| <i>(Not Support)</i> Not another cafe please. The area is bursting with them. The park is such a lovely, quiet, contemplative place - one of a kind! A cafe brings rubbish, recycling bins, noise and seagulls. Would like to see something more creative for the space. | |
| <i>(Not support)</i> I do not support commercialisation of our park infrastructure. Traffic, parking and noise issues, changes to the façade and interior are all likely undesirable outcomes of a lease for | Heritage consultants have been appointed. A Conservation Management |

| Submission | Officer Comment |
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| <p>a café. There are plenty of cafes in the vicinity but little or no alternative passive recreation space. We should retain the option for a caretaker/ranger who looks after the park and pool area to be able to use the cottage as a working base.</p> | <p>Plan was prepared. A traffic and parking impact assessment has been undertaken. A noise impact assessment would be obtained with advice on restrictions. The café would only be in the fenced cottage which is not now available to the public so there would not be any reduction in public passive recreation space. The current caretaker / council employee / tenant has no specific duties for the park and the Baths.</p> |
| <p><i>(Not support)</i> Caretaker presence for both the pool and the park is essential. If Caretaker definitely goes then a Museum is an option but not another Balmain coffee shop please.</p> | |
| <p><i>(Support)</i> Great location next to the park and pool for families. Close to many residential areas that would love to have a cafe nearby as there is nothing close. Best way for the whole community to enjoy the building.</p> | |
| <p><i>(Not support)</i> It would interrupt the peace of the park meaning there would be noise coming from people sitting in and around the café. Right now, the park is quiet and people come for recreation and picnics. There are more than enough cafes around this area that people can bring back drinks etc.</p> | |
| <p><i>(Not support)</i> There are more than enough cafes in Balmain. The park should be for recreation and enjoyment.</p> | <p>Gathering at cafes in parks is now considered recreation and is called for in the Community and Cultural Plan.</p> |
| <p><i>(Not support)</i> There is enough traffic congestion in Fitzroy Avenue to the point where it has become dangerous for children and animals on the street. Members of the public currently use the street to access Dawn Fraser Pool and Elkington Park. Adding a cafe would make the currently problem worse. Parking, particularly in summer is extremely difficult.</p> | <p>A parking and traffic assessment has been undertaken by external traffic engineers.</p> |
| <p><i>(Support)</i> It is a popular place with the locals, a cafe would be nice.</p> | |
| <p><i>(Support)</i> It's close to a good recreation area.</p> | |
| <p><i>(Support)</i> It is a historic area which adds character to the Birchgrove/Balmain area. This is precious stuff!</p> | |
| <p><i>(Support)</i> I support a very inexpensive café in the park suitable for families with children - even if it is only a weekend/public holiday business</p> | <p>Noted, but any café must be a financially viable business.</p> |
| <p><i>(Support)</i> I support the cafe idea but would like to suggest the council consider moving the children's playground equipment closer to the cottage so parents can watch children as well as getting a coffee.</p> | |
| <p><i>(Not support)</i> The establishment of a cafe reeks of small enterprise that would struggle to survive without Council subsidy such as cheap rent. Why not promote a restaurant that will at least enable a viable business.</p> | <p>A café and a restaurant are both under the same paragraph in the definition of food and drink premises under LEP 2013. It could be a licensed café. It could offer different menus at different times of the day.</p> |
| | <p>Council obtained advice from</p> |

| Submission | Officer Comment |
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| | a food business consultant. Any lessee would be chosen by tender and required to demonstrate the ability to run the business. |
| <p><i>(Not support)</i> A restaurant could provide coffee and snacks during the day and be a meeting place for mothers and children. Woollahra Council has been successful at Rushcutters Bay Park. LMC should examine that success and learn by example. The current feeble attempts at this project and at Mort Bay park are amateurish and bound for financial failure. Let the market determine the use not bumbling planners.</p> | <p>Council obtained advice from a specialist food business consultancy (which was kept confidential during the preliminary community consultation due to commercial considerations of future tenders) and the advice was taken into account in preparing concept plans and assessing traffic and parking impacts.</p> <p>Cafes and restaurants are both food and drink premises under LEP 2013 so are the same in planning terms with an operator able to determine the nature of the business to meet the market demand, subject to limits on numbers and numbers in any DA consent.</p> <p>Agree that any café / restaurant must be a financially viable business for the lessee operator.</p> <p>This council officer is unaware of any café proposals for Mort Bay Park.</p> |
| <p><i>(Support)</i> It will bring more people to the park and make it more of 'a destination'</p> | |
| <p><i>(Support)</i> Great idea! Not enough cafes in parks in the Balmain area, should be more of them.</p> | |
| <p><i>(Support)</i> A cafe is a good socially positive redeployment of the asset in question.</p> | |
| <p><i>(Not support)</i> Parking is a major issue in the area already, and it will change the ambience of the park.</p> | <p>A parking impact assessment has been obtained.</p> |
| <p><i>(Not support)</i> The use of the cottage for a caretaker for the pool enables the occupant to act as a de facto caretaker for the whole park. The number of incidents of evening vandalism remains low whenever it is occupied and climbs when temporarily vacant. Vulnerable times are mostly post-HSC and during summer holidays, but have been noted at other times during year. In fact, I was horrified that the council received a proposal many years ago from John Singleton and Dawn Fraser along similar lines. We may love our Dawnie - but not enough to encourage that piece of madness back then.</p> | <p>The tenant / cottage caretaker is not the Baths' caretaker but does provide passive security and is able to respond to incidents in the park and the Baths. A café would provide passive security during its opening hours but not at night.</p> |
| <p><i>(Support)</i> It is set in beautiful surroundings & would be a lovely place to meet friends.</p> | |
| <p><i>(Support)</i> It would be a lovely meeting point for the community and a</p> | |

| Submission | Officer Comment |
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| good use of the building. The Glebe terrace near the walk is a good example of this use. It can be licenced so have a nice drink over lunch. Opening hours should be mandated so operator doesn't just open it in peak periods. | |
| <i>(Not support)</i> There are plenty of cafes in Balmain. The park is a wonderful open space for everyone to enjoy - including enjoying the cottage from outside (which is its prime attraction anyway). A caretaker living there seems fine to me, especially considering the amount of work needed to change its use. | |
| <i>(Not sure)</i> Depends who gets to hold the lease | The lessee would be selected by tender. The successful tenderer would have to demonstrate experience and the ability to run the business whilst complying with the restrictions in the DA and lease. |
| <i>(Support)</i> Why not! It provides another amenity. We have Balmain cafes but not necessarily in urban settings but not in a parkland setting! | |
| <i>(Not support?)</i> It's a great location for a cafe and I could imagine it being popular with young parents. | The respondent answered "do not support" to the survey question 2 but the comment in response to question 3 seems to indicate support. |
| <i>(Not support)</i> Non-supportive due to increase traffic congestion and parking difficulties in an area already congested enough for residents during weekend periods with current park usage. There are already enough cafes on Darling Street and surrounds without creating another one in the Park. The Park should be maintained as present for people wishing to enjoy the grassed areas for picnics, walking their dogs, the child's play area and general quiet enjoyment of the beautiful green space and surrounding harbour views. | A traffic assessment has been obtained. There would be no reduction in the grassed areas and public open space. |
| <i>(Not support)</i> A cafe in this park will change the nature of what is currently a very well-used and much-appreciated public space for everybody (e.g. it will discourage picnic groups, ball games, dog-walking). Balmain is over-serviced with cafes, and another one will add to congestion and parking problems in the area; these are bad enough at present. The viability of the cafe in this area will be uncertain. | The café would be in the cottage and its fenced yards. They are currently used privately by the caretaker tenant and not accessible to the public. If the cottage were used as a café, there would be no reduction in the public open space available for picnic groups, ball games, dog walking. Agree there needs to be certainty that any café would be viable. |
| We have enough cafes in Balmain already. | |
| <i>(Support)</i> I can't think of any cafes in the immediate vicinity. The one in the cottage on the walk around to the fish markets is a great success. Making outside tables dog friendly would work. | |
| <i>(Not support)</i> The local community already has many cafes. A more imaginative use should be considered to serve the community. | |
| <i>(Support)</i> I think a small café would be beneficial to users of the park and for locals to stroll to. | |
| <i>(Support)</i> It will further enhance the offering in the area. | |
| <i>(Not support)</i> Community Development Initiatives which caters to the | |

| Submission | Officer Comment |
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| needs, wants and abilities of the local community. | |
| <i>(Support)</i> It would be handy to the park for people wanting to catch up at the park. | |
| <i>(Not support)</i> There are plenty of cafes in Balmain, it does not serve the community in any meaningful way. Caretaker's continuation is most apt. Museum is of interest as is a community space for classes or the arts, keeping building intact. Small one room museum and keep the caretaker. Combine uses. | |
| <i>(Support)</i> Presently a waste of a good spot | |
| <i>(Support)</i> This historic cottage should be enjoyed by all residents. | |
| <i>(Support)</i> The park is used quite extensively on weekends, particularly by families with kids. A cafe would therefore probably be a nice addition to the park whilst also generating some income (through rent) for the upkeep and ongoing maintenance of the park. | |
| <i>(Not sure)</i> It has development potential for other social enterprises | |
| <i>(Not sure)</i> While it would be great to have a cafe there parking issues need to be addressed. We need to have residential parking in White st. | A parking impact assessment has been done. The question of a residential parking scheme is separate and needs to go to the Traffic section for consideration. |
| <i>(Support)</i> This would provide the large number of park visitors and dog walkers a meeting place to socialize and entertain, and provide the council with a revenue asset | |
| <i>(Support)</i> It's a pleasant site, and there are no cafes in close proximity. Provided it operated only during hours which did not disturb the local residents, it would enhance the amenity very well. | A noise impact assessment would be obtained as part of any DA to assist in determining hours and other restrictions. |
| <i>(Support)</i> It is a beautiful spot in which to have a cafe. Nice to have a cafe away from any busy roads and enjoy the lush surroundings. | |
| <p><i>(Not support)</i> The cottage in Elkington Park can well be used as a family home - such as for council workers with children. As such it would be a contribution to Council's policy on affordable housing for low income people.</p> <p>Cottage residents could keep an eye on care of the Park as in fact, currently happens.</p> <p>There SO MANY restaurants and coffee shops in Balmain already. We do not need a cafe right beside the pool kiosk.</p> <p>You might think people WALK to such a cafe in the Park, but I assure they drive a car - AND PARK IT!</p> <p>Street parking is a big issue already for</p> <ul style="list-style-type: none"> - Rowing Club functions - Water Polo events - especially at weekends - Dawn Fraser Pool events - birthdays and weddings in Elkington Park <p>From Dawn Fraser "events" come up through the park very noisily at times - calling out to each other, even tooting horns at 11 pm or later. This is disruptive to my sleep!</p> <p>We do not have (and are not permitted to have through Heritage considerations) off street parking. At weekends we cannot park close to home to carry shopping or young grandchildren in. Every few weeks I can have to walk up to a kilometre back home, which make it fun carrying shopping that distance as I age.</p> | Information on park bookings, Baths numbers and uses including polo and other relevant matters were given to the external traffic engineers for the parking and traffic impact assessment. |
| <i>Do you have any suggestions for other uses for</i> | |

| Submission | Officer Comment |
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| <i>Elkington Park Cottage?</i> | |
| A co- working space for residents of the council area. Should be available for a small fee for use. Will work nicely with other functions listed above and helps support small business in the area. | Co-working space for small businesses is better nearer main streets or other commercial areas. . |
| Availability for local artists is the one I support most as we have few venues of this sort to showcase their work. | One or more of the smaller rooms in Whites Creek Cottage in Lilyfield is also an option for local artists. |
| Low cost or Council sponsored venue space for hire in conjunction with café ie emerging artists gallery space for local artists, upholstery or furniture restoration workshops, talks and tips on maintaining and refurbishing older homes, etc. | The Community Facilities Review concluded that there were sufficient rooms for hire. As to furniture upholstery, depending on the nature of the workshops, any use must comply with the Public Recreation zoning and the requirements in the Local Government Act, 1993 for community land. |
| The cottage is functioning very well as a residence. It doesn't need a change of use. | |
| Art classes (watercolour, acrylic, oil, drawing) specialising in the sea, water, bathing. Writers' workshops, literature events or a writer-in-residence program. | Writers in residence would fit in with artists in residence. |
| A meeting place for not-for-profit local community groups, with an historical depiction - photographs and information, on the walls for visitors, supervised by volunteers. | |
| Pool is regularly entered by louts the presence of a Pool Manager in the house is a deterrent, also a deterrent to trouble makers in the park. | |
| Happy for a room of the cottage to be used by an artist in conjunction with a cafe. Artist in residence doesn't allow very "public" use of the building. | The conditions for artists in residence include some public benefit which may be a class or watching the artist at work or an exhibition. "Winter Dawn" at the Baths is an example. |
| I am a grandmother of a four-year-old and a baby due on 18th December, I feel very strongly about the dire shortage of day-care centres. We were lucky to get into Billy Kids, but my daughter has not yet heard back from all the kindies she wait-listed my granddaughter on at birth. With the inner west bursting with new young couples, there are thousands of people on the waiting list for child care facilities. With Callan park being considered for a refugee centre, how is the inner west planning to provide kindies and schools. This would be a marvellous place for the current urgent needs of the community. A cafe is a lovely idea, and I'm sure it would be very popular. We don't have the luxury of considering museums with so many current social problems. | The area is too small and the floor plan of the heritage cottage is unsuitable for a childcare centre. |
| Replace it with a car park! As it is Elkington Park is being used as a car park. Why can't this be sold as a private residence? | The cottage in the park is community land and cannot be sold by Council. Nor would this be recommended. |
| the artist one is a really good one. | |
| It is near the swimming pool - so why not a family picnic area? With appropriate seats and tables? Maybe even a small stage? | |

| Submission | Officer Comment |
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| a one room museum and an inexpensive café seem a good use for the public benefit. | |
| Hire rooms out for kids birthday parties. Balmain residents have limited space in their houses. We used to use the old bandstand in the park for our kids birthday but to have a simple kitchen faculty would be fantastic. | |
| (Not sure) Hours of operation unknown. Car parking impact in Fitzroy Avenue and Glassop Street. | Hours will be determined by commercial imperatives subject to noise impacts and DA. Parking study has been done. |
| I LOVE that idea of supporting local artists. They should be able to sell their wares there too ! | |
| Rather than the provision of a dedicated museum, the importance of Dawn Fraser in the local community can be registered by the retention of her name in "the Dawn Fraser Pool" or some agreed variant of that name. The occasional and temporary exhibition of material recording her achievements and reputation could well be mounted in one of the rooms in Elkington Park Cottage as a suitable tribute to her. | |
| Use it as an education centre for teaching water polo players how to walk as well as swim. They park out the streets surrounding the pool so that local residents cannot carry in shopping or host elderly visitors. | |
| It can have a meeting room as part of the cafe offering which could be used by mothers groups or small local businesses or even birthday parties. | |
| I see no need for a Dawn Fraser Museum. Include relevant photos etc on the walls at the baths if required. Could the cottage be used as a meeting place for groups such as parents of disabled children, or victims of domestic abuse. If alternative use is called for, try to make it one to benefit someone in need rather than adding to the middle-class comfort of those who have plenty of access to museums, galleries, coffee shops et al. | |
| Public hire | |
| If continued as caretakers cottage it should be public tender yearly | If retained as a caretaker's residence, then selection of occupant, rent payable and specified duties may need to be reconsidered. |
| Gallery? Bar? Housing for Syrian refugees? | |
| When you suggest local artists I'm concerned that this would incorporate people who paint, sculpture, designers /makers of jewellery and fashion. | "Artists" covers a wide range. |
| I think the cottage should be run on commercial basis ie as a cafe. The money raised from rent could be used to restore/maintain the building. | Any café would have to be a commercially viable business for the operator and be financially viable for Council. Selection of the lessee would be by tender. |
| Free museum and/or display of artefacts of historical significance to Balmain and Elkington Park as a whole, not simply Dawn Fraser. There's enough space at the actual Baths for a suitable display regarding Dawn Fraser if absolutely necessary. | |
| Space for artists/writers could be a good use, as this should have little/no impact on others' use of the Park and the area. A Dawn Fraser Museum would be better positioned in the pool precinct. | |

| Submission | Officer Comment |
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| <p>Enable artists to stay at the cottage during their period of residency, A gallery and workshop area could also be incorporated. Openings and other events could be held there.</p> | |
| <p>A writer's co-operative, offering either permanent or semi-permanent residencies.</p> <p>While the local area does have support for writers (notably, the NSW Writers' Centre), the community remains much less supported than artists within the area. And with the significant cost of housing in Sydney, writers - many of whom struggle to maintain their craft and pay the rent - are increasingly looking elsewhere to live. The loss to the local community of those creative practitioners would be considerable.</p> <p>A similar model of a housing co-operative for artists has been operating successfully for many years in Erskineville, called Alpha House. The co-op model allows members to live in affordable accommodation, make community networks with other practitioners, and collaborate on joint projects. Co-operatives are sustainable communities that can enrich the members and residents in many ways. The contribution of something like this in Leichhardt would be a tremendous boost to the local community's creative impact. Failing that, a dedicated writers' residency program would also be an excellent alternative use of the space.</p> | |
| <p>An artist in residence would be a much needed space in Leichhardt Council. With so many creative people in the area looking for an outlet and support, this could be incredible.</p> | <p>Withies Creek Cottage is also suitable for artists and writers.</p> |
| <p>If you have residential artist program it would be good to use the walls in the building to display their work and/ or a rotation of other artist in residence programs.</p> | |
| <p>Biodiversity officers residency, bush regeneration office teaching facilities. Music classes such as Earthbeats http://www.earthbeatmusic.com/</p> | |
| <p>Community centre with classes and workshops in all subjects ala Laneway Learning</p> | <p>The Community Facilities Review concluded there were sufficient rooms for hire.</p> |
| <p>Perhaps a locale for after-school meetings/ activities/clubs for students - there will be a need for this in the coming years in Balmain as the current crop of babies grows up.</p> | |
| <p>Yes - I will provide a detailed submission</p> | |
| <p>It could also be a residential retreat for a writer or used as an art gallery.</p> | |
| <p>Restaurant / wedding function centre</p> | <p>A restaurant and café are both "food and drink premises" under the LEP 2013.</p> <p>The parking and traffic impact does not support a function centre (as, unlike a café or restaurant where it is staggered, most people arrive and leave a function at about the same time) and nor does the cottage layout. There may be some possibilities for minor events (eg drinks while photos are being taken) for guests at weddings in the rotunda which is the most popular park location for</p> |

| Submission | Officer Comment |
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| | weddings in this LGA (as this wouldn't increase parking demand as they are already attending the wedding). |
| Thought of refugees? | |
| <i>Please ask any questions or make any other comments or submissions you wish about the cottage, its use and its future.</i> | |
| Am happy to provide suggestions about how the space could be configured / appointed to support co working (would have similar amenity to a library). | |
| An open Town Hall discussion group should be held to collectively explore possibilities before the project goes out to exhibition or in any particular direction | Proposals for other uses were invited. |
| Important that the business model is such that it requires ongoing public access and the maintenance of heritage values. | A Conservation Management Plan has been prepared by external consultants. A main objective of adaptive re-use is to allow public access. |
| The cottage should remain as it is i.e. an occupied residence and be maintained properly so that it provides long term accommodation to the park's and pool's caretaker. | |
| I am familiar with the park and pool as I used to play and swim there in the early 1960s and lived across the road at [] White Street. I've been a regular visitor for the past few years and love its uniqueness. | |
| No leases, no sell-off. Ratepayers have had to pay for an expensive childcare facility despite a number of private ones being approved so council should seek to find the funds to renovate and maintain the cottage without the need for its commercialisation. It is a heritage park and cottage and its retention for non-commercial public use is preferred. | |
| Why change existing use? | |
| Very glad to see that the cottage will be used for something available to the public. | |
| We strongly oppose any further development in this area which would increase traffic. Please note also that people seem to think that it is perfectly alright to walk down the middle of this street as if it's part of the park, endangering themselves and their children | |
| Please protect and conserve it. | A Conservation Management Plan was been prepared by external consultants. Heritage consultants are involved in the preparation of concept plans. |
| re local artist one room/more: I assume you mean for painting in, storing works in. I would object to an artist in residence in living in the building - if it is to be a residence there are other poor, old, disabled people who are more in need - than an artist | It is not proposed that the "artist in residence" actually live there. |
| Anything that is commercial viable and suits the community needs. Cafe. Artist studio or kids birthday party facility. Thanks | |
| What hours of operation are being considered? Will the cafe be licensed to sell alcohol? Impact on street parking? | Advice has been obtained from specialists on appropriate trading hours (which are earlier and shorter than used for the preliminary traffic and parking impact |

| Submission | Officer Comment |
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| | assessment) and advice will also be sought from an acoustic adviser. Hours would be subject to DA consent. There will be the option for the lessee to obtain a liquor licence. |
| <p>The "cafe" will be a financial unless Council seeks professional advice as to the establishment of a food business on the site. There is no draw card to the area and no passing traffic. This project should progress along business lines and not be lead by well meaning planners.</p> | <p>Council did obtain advice from specialist food business consultants Brain & Poulter (which advice was kept confidential due to considerations of future tenders and other commercial matters). Agree that any café must be a financially viable business for the lessee operator.</p> |
| <p>The assumption in this survey is that an adaptive reuse is most likely. While I like the Council to be alert to better uses of all the properties, I want Council to be aware that the present use may well be the best possible use of this particular cottage. Especially ANY activity that further overloads this popular Park/Pool combination should be avoided, and the cost of additional police patrols and vandalism should be a factor to think about. Should there be a reuse which pulls in additional people, then the cost of building a multistorey carpark out over the pool to relieve the pressure on our streets might also be factored in. Water polo events are especially horrendous already. Even normal weekend use of the unrestricted parking streets nearby by both park and pool users throughout the summer is making life difficult for residents. Weekday use of the same streets by commuters puts similar pressure during ordinary business days. Of course, both those parking uses are topping off several cases of long term parking for weeks and months by a couple of Balmain residents (but not residents of the street where they park their multiple vehicles) and by people going for extended cruises on their yachts. In other words, the use of the cottage must be viewed in the context of supporting the park, the pool and the community. I am half intrigued by the Museum proposal and the use by artists (why not writers, marine scientists etc?) but such uses are likely to fail on the support test. Similarly uses such as housing for refugees or homeless may be admirable in themselves but will take in people who will most likely be inward focused rather than looking to support the community. They will rather be looking to the community to support them.</p> | |
| <p>The cafe should be healthy in its choice of manager. It can have Dawn Fraser history displayed on the walls but also old photos of all around Balmain but done in a tasteful manner.</p> | |
| <p>The cottage is a picturesque part of Elkington Park. Local residents (I am one) do not need to be inside the house to appreciate that. I am not in favour of spending a lot of money to make it suitable for uses other than the current one unless there is a real benefit for a group or family in need. And thanks for the opportunity to express my opinion</p> | |
| <p>Public use or amenity!</p> | |
| <p>Other uses to include a compact community meeting space at minimal cost, and a function space, with and without catering. Make financial gain on some facility in order to enable community</p> | |

| Submission | Officer Comment |
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| benefit on other spaces. | |
| The Park is currently very well-used and enjoyed by many people. There is no need to change anything to increase the numbers of people using the Park, or to change the nature of Park usage, or increase traffic/congestion in an already congested area. The artist-in-residence or similar option for the cottage would be the best use. | |
| Make sure the cottage has disabled access. | Inspection and advice by an accessibility consultant (himself in a wheelchair) was one of the first investigations undertaken. The cottage is acceptable. The issue is getting to the cottage - and the playground and indeed into Elkington Park at all. This is raised in the Report to the Council meeting. |
| if room allowed an art program for children and seniors could be offered. I would be interested as an artist to be offered a artist-in-residence position. | |
| If there is approval for a Cafe what would be the process in selecting a viable restaurateur for the position? | The lessee restaurateur would be selected by tender. |
| It would be good to see it being used, it could be a great community resource | |
| The major concern regarding any commercial activities is parking in the area. It is really hard during weekends to find a proper park. So whatever alternative use for caretaker's cottage will be selected, the impact on parking for the resident surrounding the parking should be considered and addressed. | A parking and traffic impact assessment has been obtained from external traffic engineers. |
| As noted previously parking issues need to be addressed for residents of White St. | See above. |
| Whatever the use, it needs to provide something for as many locals as possible. | |
| Certainly want to keep up to date. And LOVE the house being there. | |
| Separate Submissions (not part of survey response) | |
| <p>We strongly object to development of the cottage in Elkington Park. We have massive ongoing problems with parking and decline of our shared amenity as residents due to the very high Summer use of the street as the carpark for the park and pool. It really is like an RSL carpark on the weekends, joking aside. We await some assistance and consideration of this ongoing problem from Leichhardt Council. Further development in the park will only increase this already pressured and frustrating situation. I attach a letter recently sent to council about this matter. we have never seen a parking officer or police in the street or any signs at the pool or park to ask people to be thoughtful of residents. Most public pools have a carpark attached and this allows for the numbers of public who come to use the pool in the hotter months. Fitzroy Avenue and the surrounding Glassop and other street running to the water serve as this carpark.</p> <p>I'd also like to note my disappointment that the neighbourhood was not letter dropped about this proposal, but were left to find out about it without this usual due-process of consideration and consultation with residents. Many thanks for the your consideration of this proposal.</p> | <p>Hot days in the summer period were selected for the parking and traffic counts.</p> <p>This was an early submission. Individual addressed letters were posted but after posters were put up at the Baths and elsewhere in the Park.</p> |

| Submission | Officer Comment |
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| <p>I would like the licensed cafe but you would need to get the residents support.</p> <p>Second choice as a residence with a five year lease with an undertaking to carry out heritage work to the value of \$.....within the first year. Similar to Bronte House and the Watson Bay cottage. Local Real Estate Agents Property Managers may have some ideas.</p> | |
| <p>I would like to suggest this be leased as affordable housing to essential workers, eg Balmain police, fire, or Balmain hospital. Balmain already has plenty of cafes.</p> | |
| <p>Today I have been to "Dawnies" for a New Year swim. Absolutely blissful!! Having lived in Balmain for 27 years, I absolutely adore Balmain. I am a walker and usually go daily with a friend and walk the whole peninsula on regular basis. I would adore it if the old cottage could be turned into a nice little licensed cafe or just a little coffee shop with a selection of morning or afternoon tea fare. I think it would do extremely well as there is no competition nearby and also a nice place to take a visitor. I have been waiting and waiting for the restored building in East Balmain to turn into something along these lines. People don't always want to be "in the shopping strip" to have a coffee or whatever.</p> <p>I support it being used for a licensed cafe for Balmain people and visitors in a lovely "park experience".</p> | |
| <p>I have completed the survey and will recommend it to other people in the community.</p> <p>However, I'm concerned that In this area a relatively small number of vocal people are interested in preserving their immediate interests, eg parking, as opposed to the possibilities that may the benefit the community generally.</p> <p>The way I envisage the proposed new use of the previous caretakers cottage in Elkington Park benefits day tourism within the district and to the district.</p> <p>I envisage attraction to the venue as being</p> <ol style="list-style-type: none"> 1. local visitors walking to the venue 2. day tourism to the district through visits interlinked by bus, ferry and walks. <p>Currently, by observation the city is full of visitors; state, national and international. Accepted that the harbour is the drawcard, yet how many of these visitors are attracted to this district by bus, harbour ferry and walking links and when they are, how many explore beyond the ridge that runs along the high street. Some tourism cruising potentially places sophisticated visitors on our doorstep and a relative number could be drawn to explore this district for its history and sophistication. It doesn't have to be invasive, could make our district more interesting and revitalise</p> | |

| Submission | Officer Comment |
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| <p>Balmain.</p> <p>In all, it's actually a much bigger project than the venue itself but one that could attract support and funding through other bodies for every bodies benefit.</p> | |
| <p>I am interested of that cafe Elkington Park Cottage.</p> | |
| <p>I wish to make a number of comments regarding this proposal</p> <p>1.</p> <p>I would prefer that the cottage be retained for its original use.</p> <p>Leichhardt Council has long discussed policies and promotion of affordable housing. This has included publicly opposing the sale of 'public' housing stock in Millers Point. Much the stock in Millers Point was originally worker's accommodation as this cottage is.</p> <p>This cottage is occupied by a Council employee on a modest income and fills the role of providing affordable housing. Providing affordable housing enables ordinary council workers to live within close proximity to their workplace which, considering the cost of housing in the Municipality in 2016 would otherwise be beyond their reach.</p> <p>I am aware that the current resident is a single male, but in my time of regular attendance at Dawn Fraser Pool it has been occupied by families with children and I would like the cottage to continue to be available for a council employee who would attend to after-hours matters at the pool & in the Park.</p> <p>At the very least, if a decision is made to not retain the cottage as a residence, the change should not be made until the current tenant departs at their own volition.</p> <p>I am very uncomfortable with the notion that LMC would forcible remove someone from their home.</p> | <p>1. If retained as an affordable residence, for a council employee or others, then selection of occupant, rent payable and specified duties may need to be reconsidered.</p> |
| <p>2.</p> <p>If the cottage is not to be used for its original purpose then it would need to be used for the benefit of the community. A use with high priority in our area is child care. If alterations which do not threaten the integrity of the heritage nature of the building could be made for a use like this it could be supported. I am not sure if the building would be large enough for this use, but it would be a delightful setting.</p> | <p>2. The heritage cottage is considered unsuitable for adaptation to a childcare centre. The area is not larger enough. Heritage considerations are against gutting or significantly altering the interior. There would be drop off and pick up issues.</p> |

Submission**Officer Comment**

3

I strongly oppose the suggestion that it be a Dawn Fraser Museum. A Museum would be a complete drain on Council resources and would mean that the cottage would be used very infrequently. We already have the Archives Room of the Balmain Swimming & Water Polo Clubs at the Dawn Fraser Pool which I opened this year on Back to Balmain Day to find that it has suffered considerable water damage due to removal of flashing from the roof. For this reason we did not open on the Open Day at the pool. While I believe the flashing has been repaired, there has been no repair of the damage done to the interior of the room & we have had to remove objects from the offending wall. There has also been no response to my communications with Bill Meaney, Manager, regarding this although Matt Jenkins has corresponded with the council historian regarding safety of the archival material. Community members have spent a lot of time over many years establishing and keeping this museum and we have had support from LMC at different times, but there is certainly no need for a replica Museum when LMC can support an existing one in a modest way.

4

Licensed café or coffee shop use. My primary objections to this use are my first 2 points. Affordable housing & needed community use. This use would be a purely commercial enterprise and would not necessarily be successful. We already have coffee available during the swimming season at the pool.

Councillors & Council Officers may not know that the coffee machine at the pool and also the original marque were actually purchased by the Friends of the Baths, a community based organisation to assist in the conservation & profitability of the pool. There is already a number of coffee shops on Darling St very close to the pool, (between Rowntree & Elliot 5, one recently opened, another closed) with year round passing trade so it would be a challenge for another in the Park with few passers by, especially outside dry summer weekends.

4. Business plans and annual rents take into account that trade may be seasonal.

WHAT A FANTASTI C IDEA!

It will bring many more people to the park ESPECIALLY if "the world's best coffee" - *take away or sit down* is sold. And if it's casual, friendly with simple popular food - sandwiches, apples, meat pies and *home-made squeezed fresh lime juice ICE BLOCKS in cold tap water would be delightful on a hot day (at \$2 a paper cup).

If on a Sunday afternoon and as the sun sets, cups of Hot Chips [OR something else completely savoury] and the simple "cold lime juice water" * mentioned above, could be served, the cafe could have something unusual and unique to offer - which it would need! e.g. Signage:

- "a Sophisticated

Sugar-Free Snack".

- [Everyone is talking about "4 grams of sugar is: one teaspoon of sugar" and how almost every product in the supermarket has 4 to 12 + teaspoons of sugar in the ingredients.]

- "Sunset Watching on the Point"
 - This would be a lovely tradition to start especially if a Jazz band could play old favourites and more reflective jazz music for donations and a set fee from the cafe profits?

There would need to be lots of Visual Advertising on Glassop St, Young Street, Elliott St and Darling St and maybe at a set time say 4:30pm the band members would all stand together **silently in a line** at the entrance to the Park and a few minutes later *one band member starts **the chosen piece** and then starts walking alone* down the main path from the entrance like a pied piper.

Then 10 -20 yards behind him the second

instrument player joins in and then 10-20 yds behind him the third, and the fourth and the fifth etc. Still all playing, one by one they would arrive **at the point** and **together like a crescendo** play the piece again!

Little children would love to greet the band "MEET THE BAND AT THE ENTRANCE AT 4:30 PM THIS SUNDAY" and walk beside each band member as they follow them to the point - little ones half dancing in time to the music! I can see the whole procession! An activity that could forge stronger links in the community between adults and adults and children and children. And with food and drink on sale until the sun has disappeared: **"WE CLOSE WHEN THE SUN DISAPPEARS OVER THE HORIZON"** etc I think it could be a regular **Sunday** event.

And at **Christmas Time** a choir could **progress in the same way as the musicians [maybe with the Band following them]** and we could have 10 carols **as the Sun sets.**

AND ALSO:

The Cafe could sell lots of souvenirs of Balmain - all the old fashioned Kitsch - postcards - sketches, mugs even T-Towels showing a map of the Harbour with an outline of BALMAIN clearly marked. Balmain residents often have visitors from overseas but may like to send a Christmas Postcard from Balmain to relatives in other states of Australia too? A table could provide a pen and have stamps for sale, so that people can post their cards at the mail box in Glassop St not far from the Entrance to Elkington Park.

Submission**Officer Comment**

PS: The Cafe could sell the work of local artists as well? Say a different artist every Sunday could be "shown" with prices clearly marked. PS: LIME ICE BLOCKS: just made of half squeezed limes and half water. One lime per tray topped up with water. Very simple but very thirst quenching - delicious! [And no seeds like lemons and less acidic than lemons and of course VITAMIN C in every paper cup - to be recycled]. Adults will love the drink immediately and after a while children can learn drinks can be satisfying, and lovely with out SUGAR.

The Cafe could celebrate Christmas, Easter, Mothers and Fathers days - any day that local people wish to commemorate in some way.

Well, I have to prepare the evening meal now and for work tomorrow - just want to say that it's a great idea esp if, say, toast masters etc could have meetings there / meditation sessions too etc etc