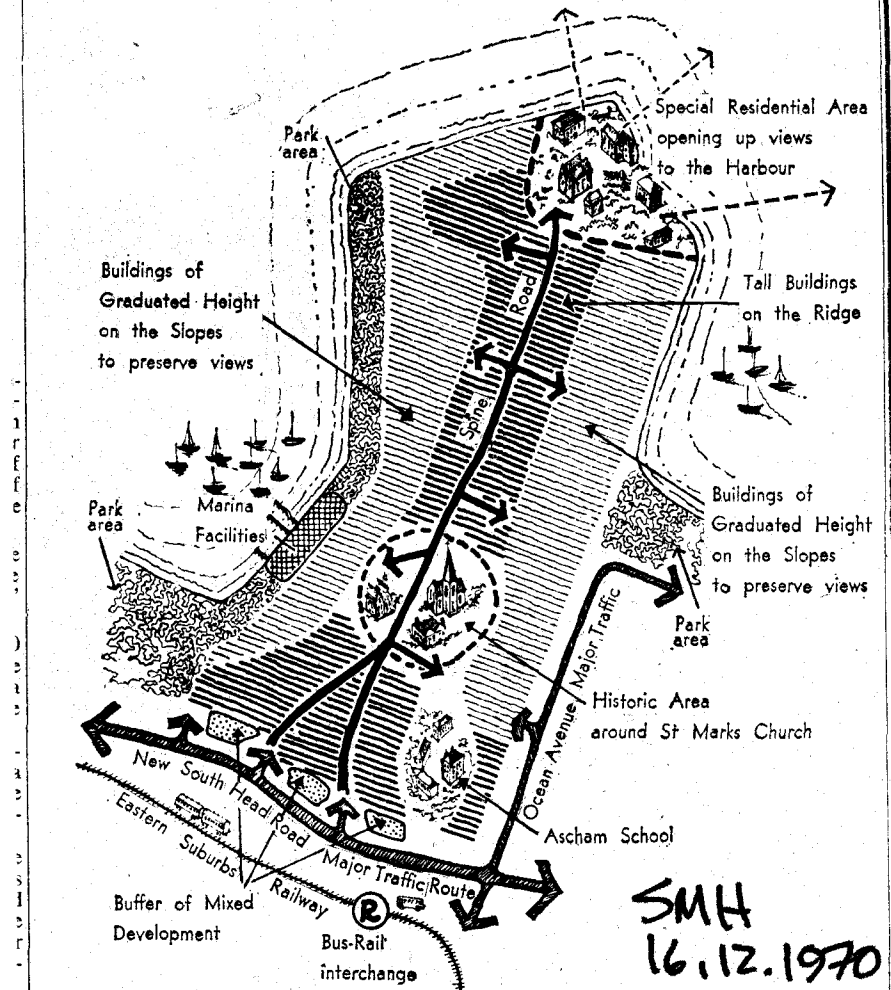


Illustration
to news
report of
16.12.1970
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attached



Part of the Darling Point plan, showing restrictions on building developments and present homes and other buildings.

Darling Point development plan released

SMH 16.12.1970

Woollahra Council's new plan for the development control of Darling Point seeks to rezone the Navy Department's establishment, HMAS Rushcutter, at Rushcutters Bay for open space.

It also makes the same zoning recommendations for the area leased from the Department of Lands by the Cruising Yacht Club of Australia.

The plan, received by the council on Monday night, will go on public exhibition for two months before adoption.

The plan expects the RAN facility to remain as it is, but "environmental principles dictate that this area would be more suitably used for public open space activities."

A technical sub-committee is investigating the yacht club's facilities and until it makes its recommendations the future of the land remains uncertain, according to the plan.

These zonings and another proposal to form a walkway on some privately owned waterfront land in Double Bay are likely to become controversial issues.

By IAN
FRYKBERG,
Civic Reporter

The plan was prepared for the council by Mr G. Clarke, of the Urban Systems Corporation—which is preparing the master plan for the Sydney City Council.

It was the result of extensive use of public participation, the first time in Sydney the public had been involved in local planning to such an extent.

The council held discussions groups, meetings, and all affected residents were asked to state their views on the plan.

The boundaries of the 195-acre Darling Point are the Harbour to the north, Ocean Avenue to the west, New South Head Road to the south and Rushcutters Bay to the east.

The basic objectives of the plan are to "preserve and enhance the special characteristics of the Darling Point peninsula that have made it one of Australia's finest and most sought after residential areas."

It places development restrictions in four main zones — residential (the majority of the area), business, special uses and open space.

High rise buildings are prohibited from the middle and lower slopes and on the northern tip.

They will be limited to the central ridge and on the southern end near New South Head Road.

The limit for a building is 30 storeys, but the site area required for this will result in only a few buildings of this size.

The floor space ratio—the ratio of floor space in a building in relation to the site area—ranges from 1:1 to 2:1; but the latter requires a site of 120,000 square feet.

The height of buildings will be restricted to 25 feet above the highest point of land.

The plan envisages walkways across the peninsula, allowing access from Double Bay to Rushcutters Bay.

It proposes extensive areas of open space, and includes a new incentive bonus system for developers to preserve historic buildings and open space.

This involves the transfer of the floor space ratio a developer would have received from a preservation area to another development site, allowing him to develop the site more fully.

Two areas, one in the vicinity of St. Mark's Church and the other on the north-eastern tip of the peninsula, are defined as "of special character."

It sets out alternative methods the council could use to preserve the areas.

The plan criticises what it terms "backroom planning" as unsuccessful and too distant from the "sensitive relationships between people and their environment."

All residents in the affected area will be asked by the council for "comments and opinions" on the scheme.

The plan will probably not be placed on public exhibition until early next month.