

re Garden Island

&
The
Clarke
Gazzard
community
consultations
in
Darling
Point

DAILY TELEGRAPH, FRIDAY, JULY 17, 1970 25

TC Matak 4000—(n 0 50). 0 47.

PLANNER RIDICULES NAVY PLAN

A consultant planner said yesterday it was ridiculous that the Navy should have an industrial machine-testing workshop at Rushcutters Bay on the foreshore of Darling Point.

Harbor controversy

The planner is Mr. George Clarke, of Clarke Gazzard Planners, a division of the Urban Systems Corporation Consultants.

Mr. Clarke was addressing a monthly luncheon-meeting of the Wentworth branch of the Real Estate Institute of N.S.W. at Double Bay on the Darling Point redevelopment moves.

Mr. Clarke said: "I will say now I would recommend to the Woollahra Council that they recommend to the Minister for Local Government (Mr. Morton) that the Navy Depot at Rushcutters Bay should be zoned as public open space.

"It seems to me that, increasingly, we must stand up against the Federal Government and use what ever voice and lungs we have to protest against the callousness with which they are treating our Harbor."

[Clarke Gazzard Planners is preparing recommendations for Woollahra Council on the replanning of Darling Point.]

Mr. Clarke made these points:

- "Backroom, secret authoritarian" urban planning procedures did not work.
- There must be the same kind of communication between the planner and those for whom he planned, as existed between the doctor and patient, if effective plans were to emerge.
- Delays and uncertainties in the process of development control were "unreasonably" increasing development costs and living costs.

Decisions

- Decision making on when, what, where and how people were allowed to build was increasingly being taken over by the centralised State Planning Authority.
- There was a need for detailed planning "diagnosis and prescription" for each suburb of Sydney just as a doctor gave such individual attention to his patients.

Mr. Clarke said the increase in development flats had caught the Governmental machine, citizens and, in many ways, the entire real estate and development industry rather by surprise.

"The arguments and uncertainties, the hysteria and confusion and the discontent in all sections of the community throughout Australia over the building of flats is one of our major social issues," he said.

"Right throughout Australia people are protesting over it — women pushing prams in front of bulldozers even in some parts of Sydney earlier this year."

Hundreds of outraged citizens were descending on council chambers and real estate agents, architects and developers were also unhappy with the "uncertainty and confusion."

Mr. Clarke said: "I would say our development costs are being unreasonably increased — and the cost of living is being unreasonably increased — by the delays and uncertainties

in the whole process of development control."

He said a person contemplating development today was rarely able to know what he could do with a site before he entered into some form of contract to buy it.

Citizens were outraged because often the first they knew of a development was when construction started.

Many Darling Point people were outraged because their flats and houses had suddenly lost charm and value because of the nearby erection of large blocks of flats.

There was too much confusion on the matter of what a person was allowed to build "and when, where and how."

"Increasingly, decision making is being taken over by the centralised State Planning Authority," he said.

Mr. Clarke said he increasingly found that the building of a town house could not be decided at local level but had to go "to a centralised authority in the middle of Sydney."

He felt he was regarded as "something of a nut" when he emphasised the need for the planner to talk with interested people, including property owners, before beginning a project.

Mr. Clarke said: "There is a good deal of authoritarianism in the Australian character."