

9

P3 SMH 1.12.1970
CBD not environmentally friendly
in 1970

P3 CITY SMH
CENTRE 1.
NO PLACE 12.
TO LIVE '70
OR WORK

The central business area of Sydney was becoming less convenient to live in, work in and visit, a report to the city council said yesterday.

The report said the city could not meet the rising expectations of the population.

This was because private redevelopment projects were not integrated with any continuing public programme for city development.

The city's growing inconvenience was due to a trend towards office buildings in its central business district, at the expense of established uses such as theatres, hotels and retail stores, the report said.

It was the first progress report on the City of Sydney strategic plan, presented to the city council's development committee yesterday by the planners, Urban Systems Corporation Pty Ltd and its associates.

It lists 41 major problems arising from 13 deficiencies in the administration and growth of Sydney.

It also recommends four major objectives in Sydney's strategy to direct the development of the city towards improving the quality of life for the people using the city.

ACCESSIBILITY into and within the city must be improved.

THE ENVIRONMENTAL quality of the city must be maintained and restored.

DIVERSITY of activity and function must be encouraged to achieve 24 hours of life in the city every day.

ECONOMIC growth and investment, consistent with achievable levels of accessibility, acceptable environmental standards and the widest possible diversity of activities must be maintained and stimulated.

re First
Progress
Report
on
C.O.S.S.P

The report says that these four objectives are inter-related and development under any one objective should be consistent with the other three.

It says some of the deficiencies and problems, with their subsequent effects on the city noted by the report are:

The lack of a comprehensive strategic plan for city redevelopment has resulted in unpredictable timing, scale and location of urban redevelopment.

One effect of this is that residential facilities within the city are tending to be replaced by service and light industries or by high rent or motel accommodation.

The report says this produces a social mix of very high and very low income groups, with visitor accommodation replacing residents.

It says the city has failed to take full advantage of its unique topography and harbor-side setting, and is isolated from the harbor frontage by wharves, expressways, railways and private land, building out views and sunlight.

The report says the city's bus operation is in itself a deficiency and that the city's rail system is inflexible.

The progress report covers the first two months of the estimated nine months' work in comparing the strategic plan.

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4 objectives