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ALDERMEN'S ROOM
TOWN HALL
SYDNEY

W304 / A 30

15th March, 1971.

Mr. George Clarke, F.R.A.I.A.,
Urban Systems Corporation Pty. Ltd.,
M.L.C. Building,
Victoria Cross,
NORTH SYDNEY. 2060.

*S.L. Please draft
answers to questions
on p. 2. B16.3.71.*

Dear Sir,

Re: Commercial Office Development in
Industrial 4 (6) Zones.

As you are aware, during recent discussions concerning the Strategic Master Plan, the question of commercial office development in Industrial 4 (6) zones has caused concern.

There has been a recent upsurge of such applications, particularly in the Surry Hills area. According to the City Surveyor, Mr. Doran, several factors appear to be responsible for this. First, there exists an obvious demand for office space in this area and its proximity to public transport makes it attractive in this regard. Secondly, the topography and street system are not ideal for industry requiring heavy transport but can be utilized by pedestrian office staff. Further, it would appear that a building developed to the maximum for a site, is difficult to let in total as industrial space. As it is most unusual for any developer to aim at anything less than maximum site utilization, the present trend of maximised floor space and ease of letting will continue. This is a self-generating process as more office development will raise the 'prestige' value of the area and so strengthen the trend.

You have indicated to us that the Industrial Zones are the necessary support precincts for the City Centre and that unless some control is maintained that will foster this strategy, then both areas may become indistinct in form and function and neither will fulfill its proper role. In any case I presume that the areas at present zoned as Industrial 4 (6) would be subject to further investigation and review if Action Planning is undertaken in the various affected areas and as I understand it, in accordance with the recommendations to Council which are to be incorporated

in the Strategic Plan.

In the meantime it appears necessary for Council to formulate an interim policy for the guidance of Council's staff since it appears at this juncture that this development trend may be prejudicial to the implementation of the Strategic Plan if adopted by Council.

Council may decide on either a partial or total prohibition on commercial office space, either by limiting the amount of such space on any particular site, or by intra-zone areas of restriction. In either case, such a policy and at this stage would be fairly generalised and as such would not gain much legal force unless backed by some research into this problem and which you are now no doubt doing as an integral part of the Strategic Plan.

I therefore would be pleased if you could investigate and advise Council on the following -

- a) Is it your opinion that the present number of applications and the size of each building, is in fact significant in trend? *yes*
- b) If (a) is affirmative, is this trend prejudicial to the future implementation of the Strategic Plan and once it is approved by Council? (as far as it is formulated at this given stage). *yes*
- c) If (b) is affirmative, what interim measures are suggested in order to minimize the undesirable effects? *FSR control*

On receipt of your detailed advice Council will then be in a position to consider adopting a policy on this matter in the relevant terms of the Statutory Scheme, being either the County of Cumberland Planning Scheme or the City of Sydney Planning Scheme if then prescribed.

Yours sincerely,

Andrew Briger

Copies to:
Lord Mayor.
Vice-Chairman Works Committee.
City Surveyor,
City Engineer,
Town Clerk.

ALDERMAN ANDREW BRIGER.
Vice-Chairman City Development Committee.