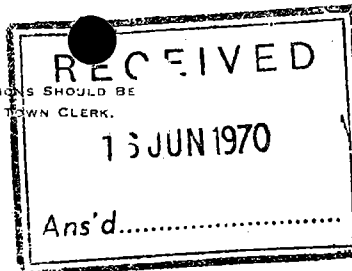


OFFICIAL COMMUNICATIONS SHOULD BE
ADDRESSED TO THE TOWN CLERK.



TELEPHONE: 2 0263
BOX 1591, G.P.O., SYDNEY, N.S.W. 2001

TELEGRAPHIC ADDRESS:
"ITBIS" SYDNEY

W304.

THE COUNCIL OF THE CITY OF SYDNEY

The Secretary,
Urban Systems Corporation Pty. Ltd.,
117 Harrington Street,
SYDNEY.

TOWN HALL, SYDNEY, N.S.W.

11th June, 1970.

REFERENCE: 3765/69 EW:BM

CROSS FILE ON "HEIGHTS OF BLDGS"
Working file.

Dear Sir,

I have to inform you that the Council at its meeting held on the 5th August, 1968 granted its consent, as the Responsible Authority under the County of Cumberland Planning Scheme Ordinance, to a Development Application submitted for permission to erect in stages on the site of premises Nos. 176/190 Pitt Street, Nos. 80/112 Market Street and Nos. 89/111 Castlereagh Street and premises Nos. 213/229 Pitt Street, Nos. 67/77 Market Street and Nos. 84/110 Castlereagh Street, Sydney a building complex comprising, inter alia, a tower to a height of approximately 850 ft. above the mean building alignment of Market Street subject to various conditions. The height of the tower was granted on the basis of the application submitted and also in the light of advice from the Department of Civil Aviation that objection was not raised to this aspect of the proposal.

Subsequently, at its meeting held on the 1st June, 1970 the Council gave consideration to a report from its officers embodying a letter dated 8th April, 1970 from Donald Crone & Associates, Architects, with regard to the abovementioned development, in respect of which the Department of Civil Aviation restricted the height of the high-rise tower to 850 ft. measured along the footway level of Castlereagh Street which represents a height of RL.920.00 measured above the Standard Datum for the City of Sydney.

This letter expressed concern that in point of fact there is no statutory limitation on the height of buildings within the Central City Area.

Arising from the abovementioned consideration the Council resolved that the question of the formulation of a policy with regard to such matter be referred to your Company and Associates, appointed as joint Consultants in connection with the preparation of a Strategic Master Plan for the City of Sydney for an expression of opinion.

....2/


The Secretary,
Urban Systems Corporation Pty. Ltd.

11th June, 1970.

It would be appreciated, therefore, if you could give your attention to this particular matter.

For your information I am forwarding a copy of the abovementioned letter dated the 8th April, received from Messrs. Donald Crone & Associates.

Yours faithfully,


J. H. LUSCOMBE,
Town Clerk.

DONALD CRONE & ASSOCIATES
155/9 Castlereagh Street,
SYDNEY. N.S.W. 2000.

8th April, 1970.

DJC.GS
File 6.2.2

The Town Clerk,
Council of the City of Sydney,
Town Hall,
SYDNEY. N.S.W. 2000.

Dear Sir,

THE CENTREPOINT DEVELOPMENT
PITT MARKET & CASTLEREAGH STREETS SYDNEY
FOR A.M.P. SOCIETY

High Rise Tower - Dept. of Civil Aviation

Further to our discussion with the City Building Surveyor we wish to bring to the notice of the Council of the City of Sydney our present understanding of the situation in respect of height limitations for tall buildings and structures erected within the Sydney area.

1. The Centrepoint Tower had been originally considered as a 1,000 feet high structure, however the Department of Civil Aviation restricted the height of this development to 850 feet measured above the pavement level in Castlereagh Street. This represents a height of RL 920.00 measured above the Standard Datum level - Sydney.

We enclose for your information a copy of the Department of Civil Aviation (N.S.W. Region) letter, reference 67/3455 dated 28th March, 1968, submitted to the A.M.P. Society in this regard.

2. Our client has appointed Mr. David V. Isaacs, M.B.E., M.C.E., F.I.C.E., F.I.E. Aust., retired Director of the C.E.B.S., to examine various legislation in respect of powers vested in the Department of Civil Aviation to limit the height of tall structures.
3. Our understanding at this stage is that height restriction is imposed by co-operation between the D.C.A., The State Planning Authority of N.S.W. and the Council of the City of Sydney with regard to the Central City Area.

8th April, 1970.

4. We believe that the limitation in height to a maximum of 850 feet (RL 920.00) as stipulated by the D.C.A. emanates from Commonwealth Government Legislation - Air Navigation Act 1920-1966, Air Navigation Regulations with Amendments, various Notices in Commonwealth Gazettes and Aeronautical Information Publications.

The legislation ratifies on behalf of Australia and extends to this country the international standards and recommended practices arising from the Chicago Convention on International Civil Aviation.

5. It is our understanding however, that the Department of Civil Aviation recognizes that it has no statutory powers to control the heights of tall buildings in the Central City area and relies not on legislation, but on co-operation with the State Planning Authority of N.S.W. and the Council of the City of Sydney.
6. Our various discussions with officers of the Department of Civil Aviation (N.S.W. Region) indicate that in the event of the restricted Centrepoint height limit of 850 feet (RL 920.00) being exceeded within the central city area, the Department may be forced to vary the levels of minimum circling altitudes for aircraft over Sydney and reduce the maximum intensity of aircraft flights around Sydney airport in order to observe the provisions of International Civil Aviation standards.
7. It is our understanding that in the event of such a situation, the Kingsford Smith Airport could suffer a restriction which may jeopardise its present position as the major International Airport in this country.
8. Accordingly, we would be pleased to enter into discussions with Council to confirm our belief that legislation is not explicit in this matter and that both Council Regulations and State Government legislation appear necessary to control the height of future developments to the RL.920.00 limitation.
9. Pending legislation by Council and the State Government, we would recommend that the height limitation imposed on the Centrepoint project be regarded as valid for the Sydney area by the State Planning Authority of N.S.W., the Council of the City of Sydney and the N.S.W. Government.

A planning period in excess of 2½ years has been devoted to the Centrepoint project based on the 850 feet height limitation to RL 920.00 as determined by the abovementioned International Civil Aviation standards and as construction work has commenced on this significant project we would appreciate an early clarification of these matters.

8th April, 1970.

We have submitted similar representation to the Chairman of the State Planning Authority of N.S.W. and have requested that the matter be considered by the Minister for Local Government.

Yours faithfully,

DONALD CRONE AND ASSOCIATES

(Sgd.) D.J. Crone.

My first reaction is to feel that there is no reason why the ht limit of RL 950' should be ever exceeded — it would seem beneficial to stop the height race. *15.6.70*