

18.7.1972

July 18, 1972


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The Editor  
The Sydney Morning Herald  
Jones Street  
BROADWAY N.S.W. 2007

DRAFT

- NEVER SENT

- KEPT ON G. CLARKE'S  
PERSONAL FILE FOR  
A FUTURE HISTORIAN

Sir,

Alderman Briger (Letters July 18) is to be supported in much that he writes: the present Council has done and is doing more positive planning than any of its predecessors; Council must obtain public pedestrian and parking improvements by imposing conditions on Development Consents; and Council ought to be given power to control the demolition of historic buildings. 

But Alderman Briger's memory has failed him as to what Council's Consultants actually recommended regarding Woolloomooloo. The Strategic Plan quite clearly presents statistical and other evidence to support its recommendations that development in the Woolloomooloo Precinct should be much less bulky and much less commercial than that recommended by the staff of the State Planning Authority in their 1969 Study.

The City's Consultants were the first to point out that the S.P.A.'s originally suggested high plot ratios for Woolloomooloo were quite impractical in transportation terms. The details are given on pages 82 to 84, 89 and 123, and in Annexure D, pages D3 & D4, of the Strategic Plan book.

I have a copy of the Consultants' recommended Floor Space Ratio Control Code in its original form as published by Council on July 21, 1971. For Woolloomooloo the Consultants recommended that no more than one quarter of the floor space in any development should be allowed as Commercial Premises Class I (office space). They recommended a Basic FSR of 4, with maximum bonuses (for the preservation of historic buildings, money contributions to Council's

Return to G. Clarke  
Channel Ten TV Statement

1.6.65  
file GC  
personal

SYDNEY LACKS EFFECTIVE CIVIC LEADERSHIP

by G. C. 1.6.1965

THERE ARE WIDE GULFS BETWEEN OUR CITY ALDERMEN, ON THE ONE HAND, AND THE LEADERS OF FINANCE AND BUSINESS ON THE OTHER, AND NEITHER GROUP MAINTAINS ANY REAL CONTACT WITH THE PROFESSIONAL CITY PLANNERS.

SEE OTHER SIDE

UNTIL THESE THREE GROUPS ARE UNITED IN A PRACTICAL WORKING RELATIONSHIP, UNDER FAR-SIGHTED POLITICAL LEADERSHIP, THE SYDNEY CITY CORE WILL HAPHAZARDLY BECOME UGLIER, MORE UNCOMFORTABLE AND LESS WORTH VISITING.

AUSTRALIANS NOW HAVE PLENTY OF CARS AND WASHING MACHINES. WE ALSO HAVE PLENTY OF SHINY NEW AIR CONDITIONED OFFICES IN THE NORTHERN HALF OF THE CITY. BUT OUR STREETS AND CITY SPACES ARE DIRTY, NOISY, FUME RIDDEN, DANGEROUS AND INEFFICIENT. WE HAVE PRIVATE AFFLUENCE AND PUBLIC SQUALOR.

WHILE SYDNEY'S NORTHERN HALF HAS ECONOMICALLY FLOURISHED IT HAS BEEN DISGRACEFULLY DEHUMANISED OVER RECENT YEARS. THE SOUTHERN HALF, BETWEEN PARK STREET AND THE RAILWAY, HAS LOST ITS ORIGINAL RETAIL AND ECONOMIC FUNCTIONS. IT STAGNATES, AND GETS SHABBIER EVERY YEAR. IT NEEDS CAREFUL RESEARCH, PLANNING AND SKILFUL REDEVELOPMENT FINANCING BEFORE IT WILL LIVE AGAIN.

TO CREATE A FINE CITY CORE, WE MUST PUT TO WORK MANY PEOPLE SKILLED IN URBAN ECONOMIC RESEARCH, CITY-PLANNING, URBAN DESIGN AND DEVELOPMENT FINANCING.

THE CITY COUNCIL SHOULD HAVE A PROPER CITY PLANNING DEPARTMENT WITH A TOP MAN AS CHIEF CITY PLANNER. THIS DEPARTMENT SHOULD BE INVESTING AT LEAST £200,000 A YEAR IN URBAN RESEARCH, PLANNING AND THE NEGOTIATING OF CO-OPERATIVE BLOCK REDEVELOPMENT

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car parking funds and provision by the developer of amenities for pedestrians) of FSR 4, making a maximum total of eight. These bonuses would be much harder to earn than those originally proposed by the S.P.A., yet even so, the base and the maximum FSR were much less than those proposed by the S.P.A. staff, and only a small proportion of total floor space could be in offices.

The Council apparently did not accept their own consultants' recommendations. Council's adopted FSR Code of 6.12.71 merely states on page 20 that in the Woolloomooloo Precinct "Council will administer development control in the light of the Study prepared in 1969 by the professional staff of the S.P.A.". The recent reluctance of the S.P.A. to approve major office projects in the 'Loo which are claimed to conform to their own 1969 guidelines, appears to indicate that the S.P.A. may be realising that the Council's consultants were better informed and wiser in July 1971 than were the S.P.A. staff in 1969. It is to be hoped that Alderman Briger will also come to appreciate this.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'J. Briger', with a long horizontal flourish extending to the right.