

# Woolloomooloo development

SIR, — There are aspects of some concern in the recently announced \$400 million scheme for Woolloomooloo.

The proposed use does not conform with the Strategic Plan provisions that the area would be most suited for "predominantly residential uses."

The proposed one million square feet of retail space is approximately equivalent to Farmers, David Jones and Centrepont. It is unlikely that the "Loo" will draw from the City's retail hub or the eastern suburbs, where at Bondi Junction Grace Bros are, and soon David Jones will be, located. "Shops" carry floor space ratio bonuses but then so do "residential buildings."

A recent report indicates an over-supply of office space and

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there must be some doubt as to this scheme's viability for the initial 10 years. Assuming that there is a demand for office space, the scheme is of such magnitude it will place enormous strains on our already over-burdened transportation system.

In the "Financial Review," Mr Londish states that if the Pyrmont Trade Centre goes ahead Sydney will have two. This is a surprising statement when one considers that a sub-committee appointed by the NSW Government has recommended a Pyrmont site. Traditionally, world trade centres are Government-supported and there is probably a market for one such centre in South-East Asia, let alone two in Sydney.

The "Financial Review" states, "Mr Londish has aggregated the 11 acres surprisingly easily since November, 1969."

Possibly as a result of high prices being paid for land which vendors had thought was primarily suitable for residential redevelopment with a low floor space ratio. Mr Londish also considers the land not feasible for residential use, principally for economic reasons!

I do support Mr Whitting (Letters, October 19) in his hope that the Sydney City Council will not display any weakness in adjudicating the desirability of the scheme, which he so aptly describes as a "massive attack."

In fact, when one considers the daily cost of travel from Parramatta to the City (\$1.20), I believe the best outcome of this scheme for Sydney would be to build half of it at Chatswood and the other half at Parramatta.

P. G. HOWARTH.

Hunters Hill.

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breeding grounds using two helicopters carrying infra-red photography equipment which could spot shoals of fish hundreds of feet below the surface.

When the shoals have been found the Vostok would release a fleet of 14 60-ton trawlers carried on its decks.

By linking their nets together the

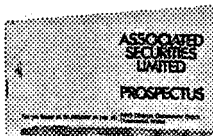
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From T. S. M.  
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