



THE CIVIC DESIGN SOCIETY

OF THE UNIVERSITY OF NEW SOUTH WALES
POST OFFICE BOX 1 KENSINGTON NSW 2033

18.7.1972
important

18th., July 1972

(58)
The Editor,
Sydney Morning Herald,
Jones Street,
BROADWAY. N.S.W. 2007

Dear Sir,

WOOLLOOMOOLOO AND THE STRATEGIC PLAN

Alderman Briger (SMH 18th. July) says that "council's consultants recommended the adoption of the codes prepared by the SPA and contained in their (1969) study for that area" (Woolloomooloo).

The following is stated on Page 89 of the City of Sydney Strategic Plan "The SPA study unfortunately failed to appreciate the relationship between suggested Floor Space Ratios, potential workforce, and transportation capacities". A discussion in more detail is given in Annexure D, pages D3 and D4.

It is true that in December 1971 the Council adopted a Development Control and Floor Space Ratio code, which said, in relation to Woolloomooloo, that "Council will administer development control in the light of the Woolloomooloo Study prepared in 1969 by the Professional Staff of the SPA of N.S.W."

However in July 1971 Council had published a Development Control & Floor Space Ratio Code which, in relation to Woolloomooloo, proposed a basic FSR of 4 with bonuses much "harder" to earn than those proposed in the SPA study.

Between July and December Council apparently decided not to listen to its Consultants' advice or so one can deduce.

In the meantime the SPA has intimated, without saying so directly, that its 1969 study contained some bad ideas, particularly in view of the transport problems. This conclusion is obvious in view of the recent letters to your paper by the Chairman of the SPA and the SPA objections to such recent development applications as "Victoria Point". (which is beside Woolloomooloo)

So now we have the situation where the SPA is caught on its own hook whilst the Council imagines itself beholden to certain developers on the basis of a plan which Council clearly had the power to repudiate and which plan is in conflict with the overall Strategic Plan which is supposedly the guiding light for the future. What a mess!

Yours faithfully,

COPY TO
Mr George Clarke

A. C. Strachan
President.