

OFFICIAL JOURNAL OF THE MASTER BUILDERS' ASSOCIATION
OF NEW SOUTH WALES VOLUME 2 NUMBER 5
JUNE 1973 \$1

See GGP/USC Kings
Cross Action Plan
case-study advocated

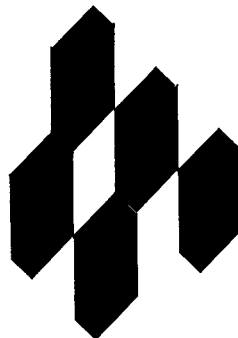
LP / K McD by lend lease MD
as model for future

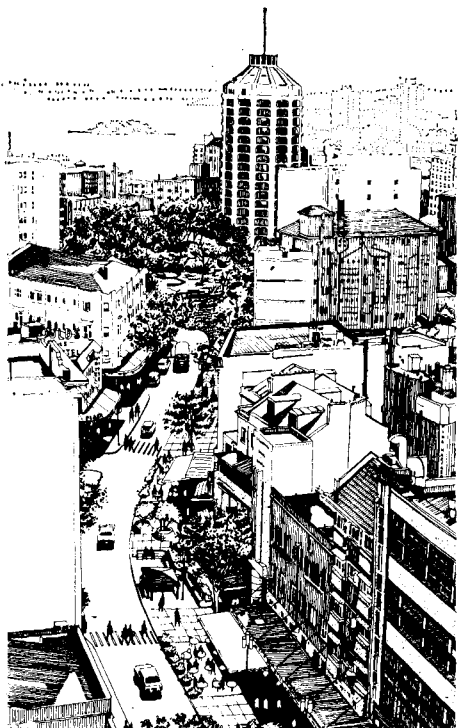
See pp 240/241 PP 240-241
etc

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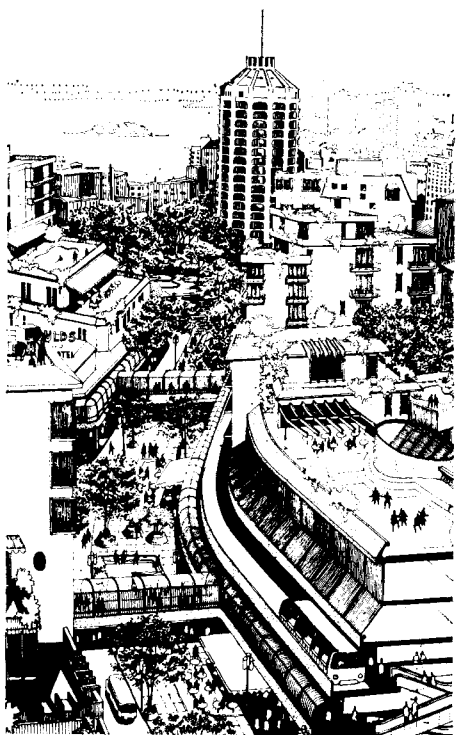
also see re
"Cities Commission"

Q 29/6/73





An example of planned redevelopment, Darlinghurst Rd, Kings Cross, showing what opportunities for action exist once the Kings Cross tunnel diverts the major traffic flow. Above, the street could remain two-way at first with footpaths widened in some areas to allow for seating and dining alcoves, with tree planting and vehicle lay-by areas for service trucks and buses. Right, later it could be converted to a narrower one-way street with a wider range of pedestrian activities. Below, in the long term it could be converted into a pedestrian mall with a secondary level of pedestrian movement introduced over the existing awings (from the exhibition of the Kings Cross Action Plan, in the street level arcade, Kingsgate Centre, until June 19, seeking public comments on proposals)



need for change is paramount, then **change will only be implemented if powerful representations are made to the political decision-makers.**

Do you try to change the system?

I do not pretend the task is easy. Whenever you consider yourself frustrated by unrealistic, uncoordinated and old-fashioned decision-making or legislation, do you only grumble and put up with it? Do you try to change the system? For any who have tried to introduce change, the experience is disheartening. You feel you are wasting your time, and in the end the question is asked—"Who cares?"

Private enterprise must continually adjust to changing circumstances to survive. Should not the public sector also be required to change its systems and organisations to serve better the needs of the people?

In the building and development field there is no group of people, who are set up to review the efficiency of public organisations, to suggest changes and to implement change. It is impossible for any one functional body to take an overall look at the situation. Should there not be, in each State, a Government Board of Review to whom this task could be entrusted? It would be to such a Board that proposals for change could be made. I believe that many senior people in the public sector would agree with this view. The existing system of managing the growth of our cities is totally inadequate.

City builders

It would be realistic to state that you represent the people who have built our cities. Are you satisfied with what you have built? Do you consider the growth of the central business districts should continue? The concrete jungle is the result. Do you concern yourself with ensuring that employment and residential locations are in close proximity? The journey to work for many is untenable. Do you believe pollution control is effective? The appearance of our skies and waters answers that for you. Are our new residential communities uplifting or degrading the people living there? Ask the people who live there. What has this federation done about these issues? What contribution should it make to the form of both our existing cities and the new cities? Are you, individually or collectively, happy with the way our cities are grow-

ing? These are not questions that I can answer but they are questions that, I submit, your federation cannot avoid answering.

The largest product has no manager

It has always seemed strange to me that there is no individual or group whose job it is to manage the development of our cities. The largest product our society produces has no manager. Is it any wonder the product is less than satisfying?

It has been said the American nation was confronted with two problems. The first was to put a man on the moon. The second was to fix their cities. They selected the easy task. Our cities are economic, social and physical entities. They are infinitely complex in character. This makes the need for a manager even greater. What will they be like when they double in size? Who has said what form they will take? Whose job is it to see that they happen? Do we sit back and let the past repeat itself?

There will be no solution until there is a manager or management organisation given the task of creating our cities.

Fallacious view

Despite all the grand talk about new cities, there is an apparent staggering acceptance of the view that the maximum we can hope for, within the next three decades, is to divert ten per cent of the forecast population growth of existing cities into new locations. I suspect that all the initiatives and resources directed towards new growth centres will be necessary to achieve even this goal.

Do you think this will be good enough? Should we try to achieve more? Should we demand that our governments organise more resources to achieve more? What do you think?

I believe we should. In stating this view, I would like to take issue with the fallacious view that we do not have, as a nation, the resources to do more. This is absolutely untrue.

If our existing cities grow by five million people within the next thirty years, it is axiomatic that the resources will have been found to accommodate that growth. By what logic can it be argued that attracting, say, half of this growth to new centres will require more resources?

In fact, the reverse is the case. It will cost less. Studies by the NSW Department of Decentralisa-

