

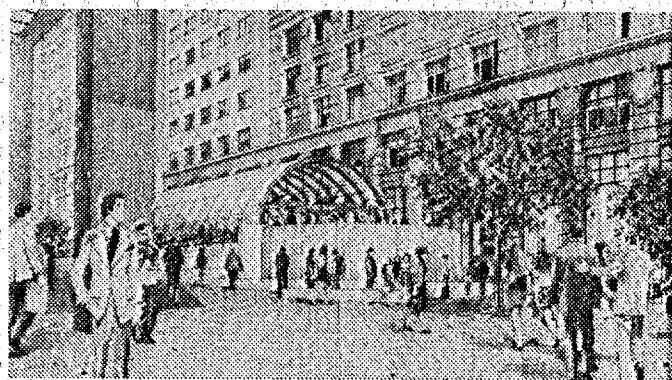
City has enough offices

Sydney plan for more inner area residents

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SYDNEY City Council is planning tough restrictions on office developers and an intense campaign to encourage people back to living in inner city areas.

A policy planning report prepared for the council says the city now has more than enough office space vacant or firmly committed for construction to accommodate all likely additions to the workforce at least until 1985. The council wants the area zoned for offices virtually halved, and Sydney's two districts ripe for office development — Woolloomooloo and Oxford Street — excluded from high-density development.



AN artist's impression of the glass-roofed restaurant proposed for Martin Plaza near Pitt St.

The restrictions, and the planned boost to inner-city homes, are among the main proposals the report puts forward as policy objectives for the next three years. The report, Sydney City '77, is an extension of the 1971 Sydney strategic plan.

If all its recommendations are backed by the State's various administrative authorities, it will see the council given many new powers and a much larger budget. Other key proposals would see:

PEDESTRIANS given a better deal with an integrated city-wide walkway system linking transport interchanges with each city precinct.

THROUGH traffic banned and diverted to bypasses built, in some cases, above railway lines.

PARKING areas boosted and public transport improved, including the addition of a new ferry terminal at Darling Harbor.

ALL forms of pollution, including noise, coming under strict controls.

GREATER council involvement in community services such as child care, and stronger measures to conserve, enhance and improve the physical environment of the city.

In its study of the working life of Sydney, the report looks at what it calls three "alternative futures" and comes up with a city of a total workforce of 340,000 by 1985. That is 27,000 more than in 1971, and the type of figure planners had been predicting would be reached in the year 2000.

In 1985 the number of city workers is likely to stabilise, the study says.

It is believed that by 1985, sub-regional suburban office centres and the proposed new decentralised cities should be absorbing the growth in tertiary employment," it says.

The council wants the Department of Main Roads to rethink its city road-building program.

It wants an investigation into the costs and benefits of extending the Western Distributor along the Darling Harbor Goods Railway route, over Railway Square and the Central Railway Yards to Redfern Station and on to the Southern Freeway.

SERVICE

Throughout the report the council is markedly specific in its proposals, and most of the generalisations of the original 1971 strategic plan are missing.

The plans for office-building development suggest strict boundaries for keeping future development to within a central spine between Circular Quay and Central Railway and bounded by Macquarie, Elizabeth, and Chalmers Sts on the east, and the Western Distributor, Kent and George Sts on the west.

Maximum use would be made of public transport and walkways within the spine, and surrounding precincts would be essentially residential and service

By PETER TERRY

ted by the Hooker Corporation for an office-block development in the centre of the Quay, and asked instead that it submit a plan for a mixed arrangement.

"We are not expecting families to live there, but some of the young people who actually work in the city," the chairman of the city development committee, Alderman A. Briger, said.

"They would be small units for, say, two people sharing," he said. "They would then be within walking distance of work, and would not have to rely on the city transport."

An exhibition of the plans, and the council's progress to date, will go on display at the Lower Town Hall today.

CONTROL

The council is seeking complete management control of inner-Sydney, and regards the exhibition as a demonstration of its capabilities and proof that it deserves a much larger budget and greater authority.

It wants the police and State and Federal government departments to refer to it before going ahead with any scheme which would change the city.

Two key sections of the report recommend that the council press for legislation to take control of the city, and action to substantially increase its income.

The report says when the council took power in late 1969 it inherited decades of chaos, and its legal powers today to exert controls are "byzantine in their complexity and slowness."

"We must at least have every-one paying rates," Ald. Briger said.

The report recommends governments augment the rating system by a formula calculated to give local government a fair share of total direct taxation.

It wants governments to pay council rates on the increasing amounts of their properties.