

The Editor

Development Of Sydney Cove

Sir,—The key to the success or failure of the future development of Sydney Cove and Circular Quay rests mainly with the town-planning authorities of the State Government. They have the power to bring about correct control and development of this vital area of Sydney. Only strong, clear and definite, and equitable action will be satisfactory.

Town planners generally would acclaim the formulation of "pilot schemes" for the redevelopment of Sydney Cove or any other area.

For many years all competent planners have recognised fundamental principles of population increase. If inevitable, then the essential criteria for this type of development must be reduced coverage by buildings, consolidation and re-use of existing sites. These essential principles, if effectively introduced, may be considered by the layman to be undemocratic, and by private enterprise as economically unsatisfactory, but this is not necessarily correct. The layman's interest, and the interests of the public generally, are best served by broad civic development and planning schemes designed for correct pedestrian and vehicular movement, ample light and air for good working conditions, combined with desirable aesthetic appearance.

Private Developer

The private developer looking for profit should have no anxiety regarding equity or prospect or from where and when competition is likely to occur in the future.

Surely a competently prepared overall scheme for the benefit of Sydney is preferable to the present system which permits haphazard, independent, discordant and poorly lit individual development, with inadequate parking and open space on narrow nineteenth-century subdivisional patterns. This is what is happening at present between Hunter Street and Martin Place along Pitt Street, where within a distance of 100 yards five separate parcels of land are being developed with multi-storey office buildings.

Let us all support any broad scheme competently prepared by persons who can satisfactorily solve the problems for the good of Sydney, and let us condemn the "Pitt Street canyons."

The Sydney Cove Area Improvements Committee, and all participating, must be complimented for at least preparing a "pilot scheme" for Sydney Cove, and all support must be given to bring about a final civic and town planning solution.

The State Government must bring all ad hoc bodies, private enterprise and other interested and affected parties together to agree for their own benefit on a comprehensive redevelopment scheme for this most important part of Sydney.

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