

DRAFT

SYDNEY COVE PROJECT

A REDEVELOPMENT SCHEME PREPARED ON BEHALF OF THE
SYDNEY COVE IMPROVEMENTS COMMITTEE BY THE DEPARTMENT
OF TOWN AND COUNTRY PLANNING, UNIVERSITY OF SYDNEY

Most people in Sydney are aware of the need and the present opportunity for the improvement of the Circular Quay area: much of the property has reached the end of its economic life, there is a growing business interest in the area and the first of the great modern buildings have already been built.

Great changes will take place in the next few years but the new developments cannot be the best of their kind unless a unification of land ownerships takes place to accommodate modern tall buildings on larger sites, and unless the present narrow streets and lanes are re-arranged to accommodate the heavy traffic of today and tomorrow: in other words the new developments should conform to an overall plan if the results are to be worthy of Sydney.

The object of the present scheme is to show how inspiring and beneficial in every way to Sydney such a planned scheme could be, and how immeasurably better it would be than the patch work development which we know only too well will occur if nothing is done about it now while there is yet time. It is felt that this demonstration should be sufficient to move those in authority in State and City government, as well as the whole people of Sydney, to ensure that something at least as good as these proposals become a reality.

SYDNEY COVE: FIRST LANDING PLACE AND GATEWAY TO THE CITY

Sydney Cove, the site of the first European settlement on this continent, is important not only to Sydney and to New South Wales but to all Australia. It has been, since Governor Phillip's day, the main gateway to Australia and is still the principal landing place for many thousands of settlers and the point of entry for an increasing flow of tourists from the four quarters of the world; here they get their first impression of Sydney: what could be more important than to make this impression a good one!

The new Sydney Opera House now arising on the east arm of the Cove has already aroused the interest of the world while to the west the historic Rocks District is to be redeveloped on a splendid scale. But even more important than these is the central link between them - ^{Circular} ~~Central~~ Quay and the area round the Customs House, a squalid area today but weighty with history and full of possibilities for the future.

THE PRESENT PROPOSALS

^{advantages} A model and drawings have been prepared ^{which} to show six main aspects of the scheme:

(1) New Dignity for an Historic Centre

The scheme gives new dignity to the old Customs House and the area around ^{it} by the creation of a magnificent series of pedestrian squares running the whole width of the Quay.

(Brief description of Customs House surroundings and the three main squares).

(2) New Buildings Without New Civic Problems

The scheme provides suitable sites for a series of major new buildings, comparable in size to the present A.M.P. building, in positions where they would not obscure each other's views nor form a wall of building between the City and the harbour.

(Size, location and possible use of the five (?) major buildings, with total floor area and comparison between present and future floor space).

(3) Free Traffic Movement and Adequate Parking Space

The scheme provides for the proper circulation throughout of the heavy traffic of today and tomorrow with off-street car parking for 4,000[?] vehicles.

(Brief description of off-street parking facilities linked with Bradfield Highway and with Opera House etc. etc. Description of new George-Phillip Streets road, public transport arrangements and taxis to ferries).

with some statistics

(4) Amenity, Safety and Convenience for Pedestrians

The scheme provides safe walking ways, traffic free squares, and covered shopping arcades to give back to the pedestrian the comforts he has lost since the coming of the motor car.

(Brief description of pedestrian flow between the City and the ferries, and pedestrian joys in squares and arcades)

4

(5) A New Commercial and Tourist Centre for Sydney

The scheme provides for new shopping and business premises to give life and vitality to the area and to serve the new offices round the quay and the future population of the near-by Rocks area.

(Description of the shopping mall, the hotel, restaurants, ball room and all the jazz jazz).

(6) A Rival to the Greatest OR *same better phrase*

The scheme provides a civic scene to greet the eyes of travellers and adds an architectural and urban magnificence to the natural beauties of Sydney harbour so that Sydney would truly compare with Rio de Janeiro, San Francisco and the great harbour cities of the world.

(Brief description of long distance impact of the scheme from east, north and west, and close up pedestrian pleasures through change of scale).

Paragraphs on steps for implementation to be added by Mr Dusseldorp.
(Suspension of area. Preparation of master plan.
Resubdivision and unification of land ownerships).

14/2/62

DENIS WINSTON