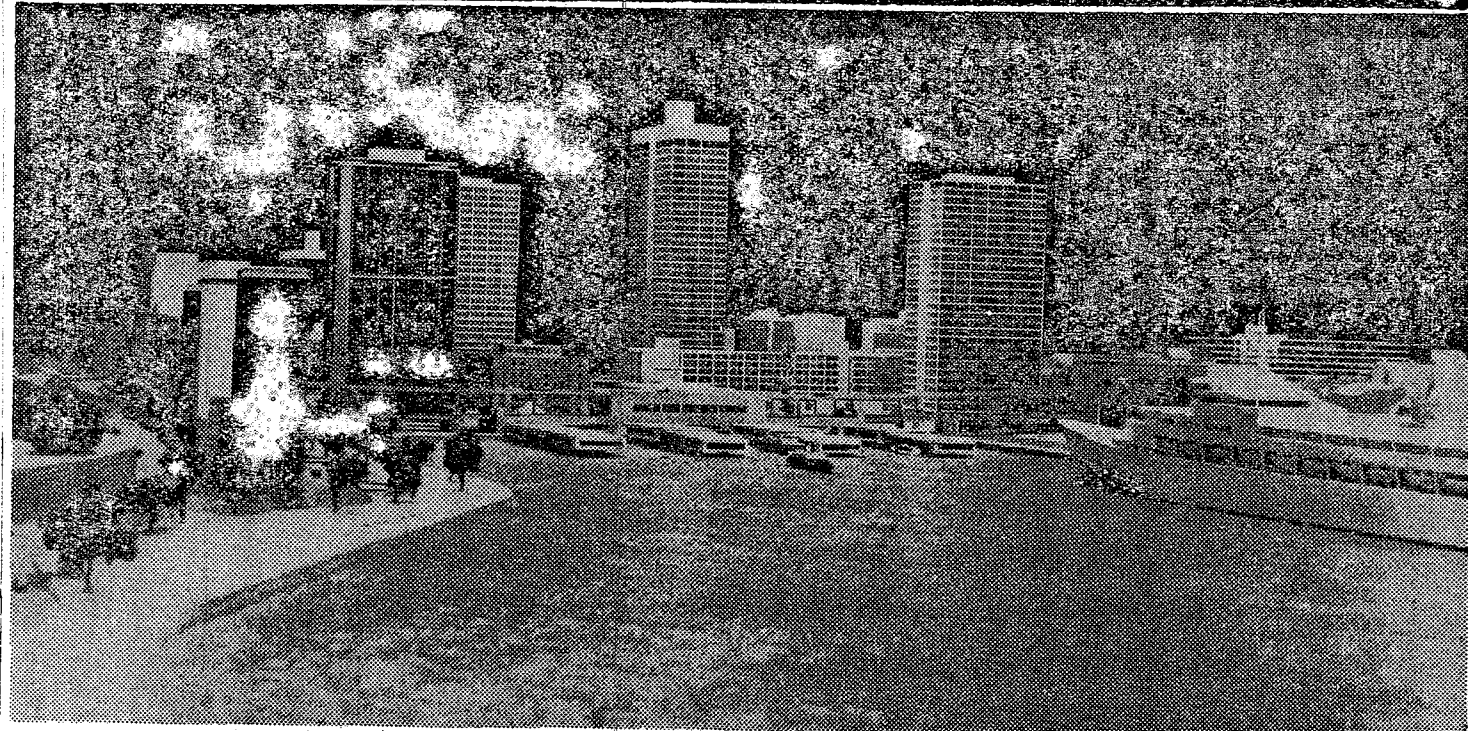


# LOOK TO THE FUTURE



A MODEL of the proposed plan for development of the Circular Quay area. The Sydney Cove Area Development Committee prepared the plan. Three new tall buildings are shown on the right of the A.M.P. building.

## 'Earnest' study for £30 m. Cove plan

The City Council would "earnestly consider" a £30-million plan to redevelop Sydney Cove, the Lord Mayor (Ald. Jensen) said yesterday.

Five of Australia's biggest private companies have backed the project.

They are the A.M.P. Society, British Tobacco Company (Aust.) Ltd, Imperial Chemical Industries, Lend Lease Corporation Ltd, and Unilever (Aust.) Pty. Ltd.

Professor Denis Winston, professor of town and country planning at Sydney University, and the Macquarie Club have backed the scheme also.

Professor Winston told the Council yesterday the plan envisaged redevelopment of three city blocks between Bridge Street, George Street, Phillip Street and Alfred Street.

It included:

- Pedestrian squares, free of vehicular traffic, along the width of Sydney Cove from Phillip Street to near George Street.
- Off-street parking
- Three multi-storey commercial buildings.
- Above-street shopping arcades, restaurants and entertainment centres.

The managing director of Lend Lease (Mr. G. J. Dusseldorp) told the council the alternative was "complete chaos in 10 years."

### More space

He said the plan provided three times more open space and three times more commercial floor space than existed in the area now.

Mr. Dusseldorp urged the council to:

1 APPROVE the plan in principle as an interim development.

2 ASK the Government to set up a Sydney Cove Redevelopment Agency with power to deal with resumption and other problems.

Professor Winston said planners envisaged a land exchange body such as existed in Rotterdam, Holland, and Hamburg, Germany.

"Present landowners, including the Government, could exchange their sites for others in the area," he said.

"If any owner refused to negotiate equitably, the Land Exchange authority could resume."

"This system would re-

duce compulsory acquisition to a minimum and ensure fair compensation where applicable."

With the now internationally known Opera House on the eastern arm and the soon-to-be-redeveloped Rocks district to the west, the Cove became a central link.

The new plan provided a tree-lined sweep of road from the Opera House to Cahill Expressway near the Harbor Bridge.

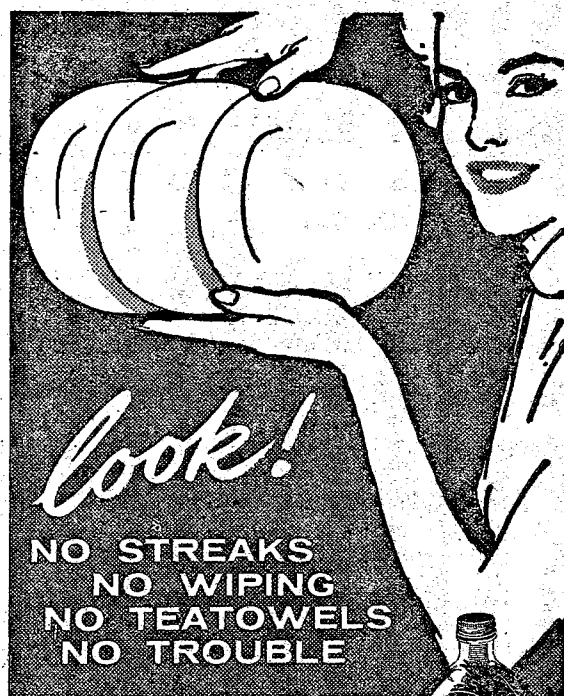
"At present the Cove

is an ugly hole in the great developments," he said.

"This scheme will provide a gateway worthy of the City of Sydney."

● FOOTNOTE: The Minister for Local Government (Mr. Hills) suspended the Sydney Cove area from the Cumberland County Council scheme on February 23.

Ald. Jensen said yesterday Mr. Hills had ordered the Council to send him any applications for development in the area.



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