

Sydney Cove

CO-OPERATION PLAN TO SUC

MAR 7th 62 Government, City Council and
prise co-operation could make the
Sydney Cove redevelopment plan a
Mayor (Ald. Jensen) said yesterday

A combined committee to overrule obstinate land-owners who tried to wreck the plan was essential, he said.

Five of Australia's biggest private companies submitted the plan this week.

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

The plan proposes redevelopment of three city blocks between Bridge, George, Phillip and Alfred Streets.

It provides three times more open space and three times more commercial floor space than exists in the area at present.

Ald. Jensen said: "This kind of three-dimensional planning — ground space, height and overall volume — is a must for Sydney today."

"The alternative is a wall of medium tall buildings ringing the Harbor to exclude everybody else."

"I believe some plan like the one now on view is most desirable."

"Extra profit"

"The only obstacle could be a few obstinate land-owners holding out for an extra profit."

Ald. Jensen said the City Council would be reluctant to use its resumption powers to help any individual developer gain a site.

The establishment of a land exchange authority might overcome the objections of reluctant landowners, he said.

The authority would be impartial.

It would have the power to offer present landowners sites in the new plan or resume at a fair figure.

Ald. Jensen said he welcomed a move by the Minister for Local Government (Mr. Hills) suspending the Sydney Cove area from the Cumberland County Council Planning Scheme.

"Mr. Hills has asked the City Council to prepare a plan for the area," he said.

"This might be the plan we submit."

"Perhaps Mr. Hills will appoint a committee representing all concerned."

"This, too, would be welcome, and a great step forward."

Mr. Hills said yesterday he was considering the Sydney Cove plan in the same way he was considering the Rocks area scheme.

The proposals would be under his direct control instead of under City Council control.

Applications

All applications for development in the area would have to be submitted to him.

This would include applications by anyone wanting to develop land which the Railways Department might lease.

The Professor of Town and Country Planning at Sydney University (Professor Denis Winston) said yesterday the Railways Department's decision to lease land could spoil the plan for Sydney Cove.

Professor Winston is a member of the committee which submitted the plan.

The Railways Department's land is an irregularly-shaped block at the western end of the Quay, bounded by Pitt, Alfred and George Streets.

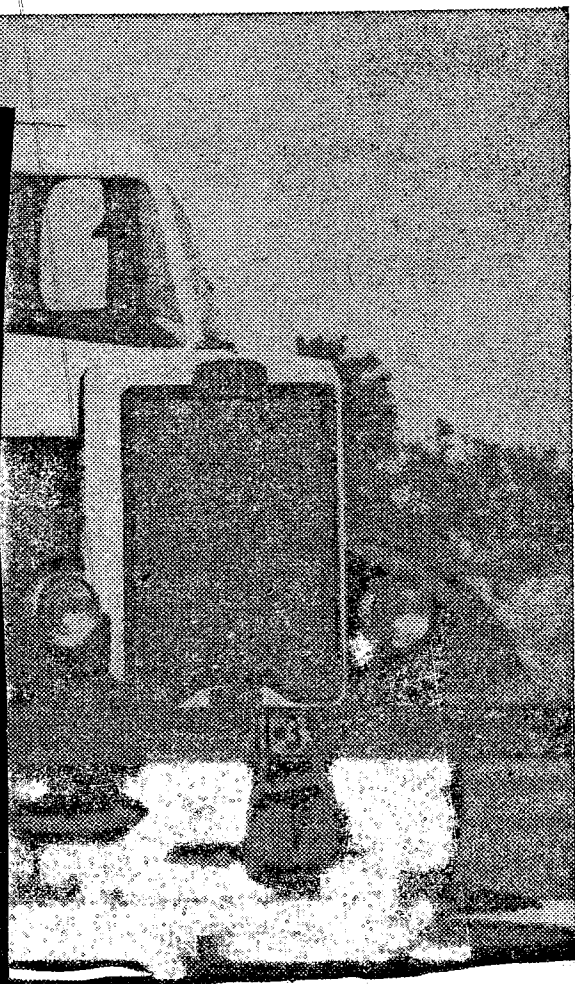
The Department plans to call tenders for a 99-year lease of the land for a multi-storey office block.

Professor Winston said the Railways Department decided to call tenders for the land before the redevelopment scheme was announced.

"The plan proposes to make the Quay a show-piece development — something really fine," Professor Winston said.

"The scheme could be spoiled if the Railways go

heavy costs 33 $\frac{1}{3}$ %"



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