

28

Telephone: 92 1124

23.1.1975

ROYAL AUSTRALIAN PLANNING INSTITUTE  
NEW SOUTH WALES DIVISION

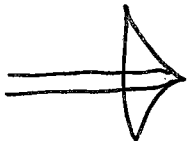
196 MILLER STREET NORTH SYDNEY NSW  
BOX 541 P.O. NORTH SYDNEY 2060

23 January, 1975

quotes  
1971 CoSSP  
on the 'Loo  
disaster of  
the 1968 SPA  
& City Council  
adopted scheme.

WOOLLOOMOOLOO - JOINT SUBMISSION BY THE ROYAL AUSTRALIAN PLANNING  
INSTITUTE (NEW SOUTH WALES DIVISION) AND THE ROYAL AUSTRALIAN INSTITUTE  
OF ARCHITECTS (NEW SOUTH WALES CHAPTER)

It is most encouraging to see the three tiers of government co-operating on the planning of Woolloomooloo. Our Institutes support the open way in which the area's planning is being carried out. We hope that full information on the planning process will continue to be made available as development proceeds.



1. The City of Sydney Strategic Plan, 1971, identified the potential of Woolloomooloo as follows:

"For the future economic well-being of the City as a whole, the valley of the 'Loo, excluding the Boulevard frontages of the William Street Precinct, should be re-established as much as possible in predominantly residential uses. Hotels, shops, restaurants, entertainment and office uses will line William Street. Offices and institutional uses may predominate between the Domain and the Eastern Distributor".

Our Institutes endorse the general intent of this statement.

2. The exhibition of alternatives for consideration by the public played a valuable role in encouraging discussion and highlighting the open manner in which the area's planning is being carried out. However, our Institutes feel that the alternatives presented were based on assumptions which should be further examined. These assumptions include:

- a) the size of the proposed population -
- b) the distribution of development -
- c) the location of the Eastern Distributor -
- d) relationship to the Harbour - and
- e) the area's apparent treatment in isolation from the surrounding precincts.

3. Size of the proposed population

The location of the Woolloomooloo Basin, adjacent to the City Centre, Domain, Harbour and Kings Cross, suggests that it should accommodate as many people as environmental and other constraints permit. All the exhibited alternatives propose a residential population of 6,000 people. The reasons for this have not been explained. To ensure that the area's potential is fully realised, the effect of alternative population numbers should be examined in terms of:

- : physical design possibilities, particularly regarding rehabilitation of suitable buildings -
- : public and private housing for varying income groups -
- : impact on existing residents -
- : residential amenity -
- : land cost per dwelling -
- : impact on surrounding areas and traffic.

4. Distribution of Development

The exhibited alternatives show various dispositions of building bulk. However, the differences are very small, because all the alternatives are based on low-rise development in the "basin", with the exception of areas fronting William and Victoria Streets. Other forms of development should also be considered, including a more even distribution of building height, bulk and intensity.

5. Location of the Eastern Distributor

Alternative routes of the Eastern Distributor to minimise demolition of residential areas should be examined, with consideration to extend well beyond the study area.

6. Relationship to the Harbour

The Woolloomooloo Basin has always been closely related to the Harbour. The exhibited alternatives show little evidence that problems of movement created by waterside activity have been adequately considered. Future development of the waterfront by the Maritime Services Board should be integrated with the proposed plan.

7. Isolation from surrounding precincts

The Woolloomooloo Basin's natural boundaries are beyond those of the study area. A "wall" of buildings along William and Victoria Streets will have considerable impact on the areas behind them which are in another precinct. Blocking views down streets such as Forbes, Bourke, Palmer, Crown and Riley Streets could have an adverse effect on the area between William and Oxford Streets. We therefore suggest that the City Council co-ordinate the planning of these adjoining precincts to a greater degree than is evident so far.

8. Immediate Action

It seems to our Institutes that it is critical for the bodies involved to set an example by taking immediate action initially in ways that are not likely to be controversial. Two such ways are recommended:

- a) Producing a scheme for low cost housing development on the large Commonwealth Site between Dowling and Forbes Streets -
- b) Developing as landscaped open space the surplus land areas associated with the railway viaduct.

Both actions would be entirely consistent with all expressed views on Woolloomooloo's future and would quickly give tangible expression to the regeneration of the area.

The success of Woolloomooloo will depend mainly on the quality of design of public and private housing and on the co-ordination between the various public authorities and private organisations concerned. Our Institutes hope that the best possible design advice will be sought; that there will be opportunity for the professions to comment on them; and that maximum co-operation, in particular with the Department of Main Roads, the Public Transport Commission and the Maritime Services Board will be maintained.

Our Institutes will continue to follow the project with great interest.

Yours sincerely,

John Roseth  
President  
Royal Australian Planning Institute  
New South Wales Division

J. A. Fisher  
President  
Royal Australian Institute of  
Architects  
New South Wales Chapter

ROYAL AUSTRALIAN PLANNING INSTITUTE  
NEW SOUTH WALES DIVISION  
196 Miller Street North Sydney NSW 2060

*Letter forwarded to:*

*Li John Fuller.*

with compliments

*Hon. T. Uren*

*Mr. N. Shebodie*  
*Lord*  
*maya*

Box 541, P.O. North Sydney 2060 Tel: 92 1124