



THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

JOINT COMMITTEE ON THE
AUSTRALIAN CAPITAL TERRITORY

REPORT ON
PROPOSALS FOR VARIATIONS OF
THE PLAN OF LAY-OUT OF THE
CITY OF CANBERRA AND ITS ENVIRONS
(FORTY-EIGHTH SERIES)

JOINT COMMITTEE ON THE AUSTRALIAN
CAPITAL TERRITORY

1. The Committee was appointed for the life of the 27th Parliament by Resolutions of the House of Representatives and the Senate on 25 November 1969. It was first appointed by Resolutions of both Houses of Parliament on 8 November 1956 and re-appointed in succeeding Parliaments.

2. The duties of the Committee are to :

- (a) examine and report on all proposals for modifications or variations of the plan of lay-out of the City of Canberra and its environs published in the Commonwealth of Australia Gazette on the nineteenth day of November 1925, as previously modified or varied, which are referred to the Committee by the Minister for the Interior; and
- (b) examine and report on such other matters relating to the Australian Capital Territory as may be referred to the Committee by the Minister for the Interior.

3. PERSONNEL OF THE COMMITTEE

Chairmen	..	Senator the Hon. J.E. Marriott *
		Senator R.G. Withers **
Deputy Chairman	..	Mr F.M. Daly, M.P.
Members	..	Senator D.M. Devitt
		Senator G.C. Hannan
		Senator C.R. Maunsell
		Senator B.R. Milliner
		Mr K.E. Enderby, M.P.,
		Mr E.M.C. Fox, M.P.,
		Mr J.M. Hallett, M.P.

Committee Clerk : B.M. Chapman.

* Senator the Hon. J.E. Marriott resigned from
the Committee on 14 September 1971.

** Senator R.G. Withers was appointed to the
Committee on 15 September 1971, and elected
Chairman on 28 September 1971.

R E C O M M E N D A T I O N S

The Committee considered the proposed variations, as set out in this Report, and recommends the implementation of these variations to the Plan of the lay-out of the City of Canberra, as gazetted in 1925, with the exception of Item No.1 about which the Committee is, as yet, unresolved.

It is proposed to report further on Item No.1 at a later date.

JOINT COMMITTEE ON THE AUSTRALIAN
CAPITAL TERRITORY

Report on the Forty-eighth Series of Proposed Variations
to the Plan of the Lay-out of the City of Canberra

In August 1971 the Minister for the Interior, the Hon. R.J.D. Hunt, M.P., requested the Committee to consider proposals of the National Capital Development Commission for a series of twenty-three variations to the plan of the lay-out of the City of Canberra, as gazetted in 1925.

The proposals were grouped together and designated the forty-eighth series of variations and are identified on the map which accompanies this report.

The Committee was assisted with its consideration of these proposals by officers representing the Department of the Interior and the National Capital Development Commission; two representatives of the A.C.T. Advisory Council attended as observers.

In the course of its examination of these proposals the Committee sought explanations about the following matters :

- (a) Street widths and the style and location of street names;

- (b) The general approach to physical planning of new towns and the extent to which experience acquired in Canberra is now being applied to new developments in the A.C.T.;
- (c) The range of retailing and other services provided for in planning neighbourhood, group and town centres;
- (d) The effect on labour cost of competition for services under conditions of sustained urban growth and development;
- (e) Car parking provision generally;

(f) In respect to existing and planned industrial areas -

- (i) adequacy of car parking;
- (ii) proposals to reduce the possibilities for unfavourable first visual impressions of those approaching Canberra;
- (iii) the size and adequacy of leases;
- (iv) the method of development - whether by speculators or those with specific need and purpose.

(g) The means of assessing economic viability of proposed enterprises and the methods of disposing of leases in cases of economic failure.

The proposals were :

Item No.1. Located at Pialligo Avenue
in the District of Pialligo and Gungahlin.
(See attached Map - No.28)

It is proposed to extend the north-south runway, known as runway 35/17, at Canberra Airport in a southerly direction so as to cross the present road, Pialligo Avenue, and consequently approval of a road deviation around the airport perimeter was sought.

The Committee is giving this matter further consideration and at the conclusion of its deliberations, will report to Parliament on this proposal.

Item No.2. Tuggeranong Freeway. Located
in Chifley and Stromlo District. Namatjira
Drive Extension to Village Creek from Fisher.
(See attached Map - No.26)

The Committee's concurrence with two associated variations and the implementation of the landscaping stage of a third and already approved variation, was involved in this item.

(a) With the commencement of Tuggeranong, the parallel provision of transportation corridors will be necessary, firstly to service the new areas and secondly to

preserve the character and environment of existing areas by preventing the mass intrusion of through traffic. As part of the proposed freeway system, the Tuggeranong Freeway will extend south of Hindmarsh Drive, and west of Mount Taylor on to Village Creek, Tuggeranong. Initially, the Commission proposes to construct a single carriageway between Hindmarsh Drive and Village Creek, but the ultimate road reservation is being identified, to enable a full appreciation of road and landscape requirements, adjacent land uses and, where necessary, to enable advanced plantings and screening.

- (b) It is proposed to extend Namatjira Drive from the west side of Fisher to give access to the first part of Village Creek.
- (c) The road reservation for Stage I of the Tuggeranong Freeway, north of Hindmarsh Drive has been gazetted and it is now proposed to identify the ultimate road reservation to enable landscaping treatments to proceed and to clarify adjacent land uses.

Item No.3. Located in Stromlo District,
Tuggeranong, Village Creek.

(See attached Map No.26)

This proposal sought approval of the basic planning philosophy for the new town of Tuggeranong which has evolved from experience in Woden-Weston Creek and Belconnen.

The area of initial development in the new town of Tuggeranong will be in the Village Creek location. The road pattern for the first part will provide for about 2,250 blocks for individual detached houses; about 6,000 houses will be contained in the total area of this territorial unit.

Item No.4. Located in the Weston Creek
Neighbourhood of Stirling.

(See attached Map -- No.22)

A proposed road layout for a neighbourhood to the west of Namatjira Drive and east of Streeton Drive was placed before the Committee. Providing frontage to about 350 blocks for individual detached houses this item set out a distributor road system, collector roads and cul-de-sacs with provision for pedestrian access linking the back of residential blocks to the group shopping centre to the north.

Item No.5. Located at the Weston Creek
Group Centre, east of Holder.

(See attached Map - No.18)

In order to heighten the sense of identity in the smaller than usual new town of Weston Creek it is proposed to provide only one large town centre to serve the eight neighbourhoods.

The large centre will provide a wider range of services than would be available in most group centres in Canberra. It is planned to provide 30,000 sq. ft. of retail shopping initially with the possibility of future expansion.

Evidence satisfied the Committee that due consideration has been given to an appropriate relationship between different types of retailing activity, the height of commercial buildings and car parking.

Item No.6. Located at Belconnen B Group
Centre, in the Neighbourhood of Hawker.

(See attached Map - No.15)

This second group centre in Belconnen, after the Jamison Centre, is proposed to serve Weetangera, Hawker, Scullin and Page - a population of about 15,000 - an area which has been fully developed. The plan provides for some 40,000 square feet of retail space, with the

first stage likely to be about 10,000 or 15,000 square feet, and providing the services likely to be needed in group centres.

Item No.7. Located at Belconnen C.

A Group Centre, east of Holt.

(See attached Map - No.10)

The item sought agreement to a third group centre to be developed in Belconnen to provide for 40,000 sq. ft. of retail floor space plus offices for personal services and banks.

This centre will serve four suburbs on the extreme western side of Belconnen, viz., Higgins, Holt, Latham and an unnamed suburb known as Belconnen 19.

Item No.8. Located at Belconnen 22

Section 40. Proposal for a Shopping

Centre and Town House/Flats.

(See attached Map - No.9)

The proposal sought agreement to the provision of roads giving access to sites for development of sixteen two-bedroom and ten three-bedroom town houses; with sites adjoining for three blocks each containing eight flats.

Item No.9. Located at Crace.

An Intertown Industrial Area.

(See attached Map - No,11)

This proposal sought agreement with a road plan for an industrial area intended to complement the growth of Canberra. It will form the western sector of an area to be developed as an intertown centre, located between inner Canberra and a new town ultimately to be developed north of Gungahlin-Milligans Flat.

The Committee was advised that the environment within the industrial area will be created by landscaped spine roads of a broad open nature which will provide a background for industrial architecture. There will be a clean sense of scale and direction; commercial vehicles will have separate access to the rear of each site and parking will be conveniently located.

Item No.10. Located at City, Section 5,
South of Darwin Place and west of London
Circuit.

(See attached Map - No.17)

The development of Darwin Place in the north-west part of the city requires access to the sites and the proposed variation provides for such access off Marcus Clarke Street to one completed building and to further building sites yet to be released.

Item No.11. Located at Woden Town
Centre Forecourt, Phillip.

(See attached Map - No.20)

Evidence was presented of a new master plan for the Woden Town Centre and a consequent adjustment to the internal roads in the area; mainly in the forecourt which was provided for in a previous master plan and now changed.

The variation proposes that some road reservations be removed from the plan.

Item No.12. Located at Wanliss
Street, Latham, Belconnen.

(See attached Map - No.1)

It is proposed to provide an omnibus bay on the eastern side of Wanliss Street, Latham, adjacent to the shopping centre. This is a minor variation arising from a modified engineering design of some importance.

Item No.13. Located at Belconnen 26.

(See attached Map - Nos.2,3,4,5,6,7 and 8.)

It was explained to the Committee that a series of proposed modifications is desirable to improve the design and alignment of cul-de-sacs and other roads in the Belconnen 26 neighbourhood.

Item No.14. Located adjacent to
Dallaght Street, Page, Belconnen.
(See attached Map - No.14)

The Committee was informed that this proposal for a minor variation provided for improved access to blocks for town houses and flats at the western ends of cul-de-sacs off Dallaght Street, Page.

Item No.15. Located at Banambila
Street, Aranda, Belconnen.
(See attached Map - No.16)

Evidence of demand for scout hall facilities led to this proposal to provide access from the north-western corner of Banambila Street, Aranda, to Block 15, Section 1; this being the site to be leased as a scout hall.

Item No.16. Located at Aspinall
Street, Watson.
(See attached Map - No.12)

It is proposed to extend Aspinall Street in a north easterly direction to provide access to a site adjoining a carotel.

Item No.17. Located at Antill
Street, Dickson.

(See attached Map - No.27)

Approval was sought for a new cul-de-sac off Antill Street, Dickson, giving access to proposed lease for a putting golf course.

The Committee was informed that the variation would be valid even if the proposed use proves unprofitable, in which case access will be necessary for alternative use of the lease.

Item No.18. Located at Section 34,
Garran, Woden.

(See attached Map - No.21)

Approval was sought for the provision of a road link between Boothby Place and Mackaness Place, Garran, giving access to further blocks for town houses and flats.

Item No.19. Located at Tooms Place,
Lyons, Woden.

(See attached Map - No.19)

Approval was sought for the provision of access from the north-eastern end of Tooms Place, Lyons, to a site to be leased for a scout hall.

Item No.20. Located Sections 3
and 4, Chapman, Weston Creek.

(See attached Map - No.23)

Evidence placed before the Committee demonstrated the need, arising from engineering factors, for relocating a road in the new neighbourhood of Chapman.

Item No.21. Located at Sections 12,
25 and 26, Higgins, Belconnen.

(See attached Map - No.13)

This proposal sought approval for the provision of access by means of cul-de-sacs to four sites enabling blocks to be released for forty-four town houses.

Item No.22. Located at Araluen Street,
Fisher, Weston Creek.

(See attached Map - No.25)

Approval was sought to modify a road plan whereby access can be provided by means of cul-de-sacs to sites for the construction of twenty-eight duplex flats at Section 15, Fisher.

Item No.23. Located at Darwinia Terrace,
Chapman, Weston Creek.

(See attached Map - No.24)

It was explained to the Committee that road plan modifications are required for cul-de-sac access to sites

for forty-three town houses and courtyard houses close to shops and other services in Section 11 of the neighbourhood of Chapman.

With the exception of Item No.1, need for the foregoing proposals was demonstrated to the Committee's satisfaction and their implementation is now recommended.


R.G. WITHERS
Chairman.

September 1971.

