

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

DEPARTMENT OF THE SENATE	
PAPER NO.	1437 A
DATE	
PRESENTED	30 AUG 1973
<i>J.R. Odgers</i>	
Clerk of the Senate	

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

(FIFTY-SECOND SERIES)

JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

1. The Committee was appointed for the life of the 28th Parliament by Resolutions of the House of Representatives and the Senate on 3 May, 1973. 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 Capital Territory; and
- (b) examine and report on such other matters relating to the Australian Capital Territory as may be referred to the committee -
 - (i) by the Minister for the Capital Territory; or
 - (ii) by resolution of either House of the Parliament.

3.

PERSONNEL OF THE COMMITTEE

Chairman .. Senator B.R. Milliner

Deputy Chairman .. Mr. J.M. Hallett, M.P.

Members .. Senator the Hon. J.E. Marriott

Senator G.C. Hannan

Senator D.M. Devitt

Mr. R.B. Whan, M.P.

Mr.F. Olley, M.P.

Mr.J.C. Kerin, M.P.

Mr.N.M. Cooke, M.P.

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

The Committee has considered the proposals as set out in this Report and recommends the implementation of these variations to the plan of lay-out of the City of Canberra, as gazetted in 1925 as previously modified and varied.

JOINT COMMITTEE ON THE AUSTRALIAN
CAPITAL TERRITORY

Report on the Fifty Second Series of Proposed Variations to
the Plan of the Lay-out of the City of Canberra

In July, 1973, the Minister for the Capital Territory, the Hon. K.E. Enderby, M.P., requested the Committee to consider seventeen proposals for modification and variation to the plan of the lay-out of the City of Canberra and its environs as published in the Commonwealth of Australia Gazette of 19 November 1925, as previously modified or varied.

The proposals were assembled together and designated the fifty second series of variations and are identified on the map which accompanies this report.

The Committee was assisted in its consideration of these proposals by officers representing the Department of the Capital Territory and the National Capital Development Commission.

The proposals were:

Item No.1 Located in the Canberra City
District - Blocks 129 and 130

(see attached map - No.1.)

It was explained that the upgrading of the remaining length of the old Weetangera Road from the western end of Drake Brockman Drive, Holt, is necessary to provide improved access during the construction of the Lower Molonglo Water Quality Control Centre.

Item No.2. Located in the Belconnen
Suburb of Holt - Section 49 and 54

(see attached map - No.2.)

The modification sought was the provision of roads leading from Southern Cross Drive and Starke Street to provide access to and frontages for sites to be leased for town houses and flats adjoining the proposed Kippax Centre. It is anticipated that these areas could accommodate about two hundred and seventy town houses and seventy five flats.

Item No.3. Located in the Belconnen
Suburb, Charnwood - Group Centre D

(see attached map - No.3.)

This proposal involved the provision of access to and frontages for sites to be leased for shops, a service station, service trades and other purposes at the proposed Group Centre D. Group Centre D will serve the Charnwood area and adjoining suburbs.

Item No.4. Located in the Belconnen
Suburb, Hawker - Section 4 and 33 - 37

(see attached map - No.4.)

This proposal involves provision of access roads from Beetaloo Street to sites to be leased for twenty town houses and two hundred and fifty flats. Provision was also sought for access roads from Hawker Place, Coniston and Bonrook Streets to sites at the Belconnen B Group Centre.

Item No.5. Located at the Belconnen
Town Centre

(see attached map - No.5.)

This proposal involves the construction of a new road being an extension northwards from Cohen Street, near the western foreshore outline of Lake Ginninderra and joining on to Coulter Drive. This road will provide access to sites for a large number of flats and town houses to be built close to the foreshore of Lake Ginninderra.

It is also proposed to re-align a section of Coulter Drive, between Southern Cross Drive and the Ginninderra Arterial. This will not require additional construction work as that section of Coulter Drive to be re-aligned has not yet been constructed.

It is proposed to modify the road lay-out within the services trades area of the Belconnen Town Centre to provide a greater variety of sites by deleting Soundby Close and Walder Court and substituting a short length of street to the west and parallel to Josephson Street. It is also proposed to modify the plan by reducing the width of the road reservation Josephson Street, between Emu Bank and Cohen Street.

Item No.6. Located in the Belconnen
Suburb, Bruce

(see attached map - No.6.)

This proposal provides for a road, College Street, to link the Belconnen Town Centre with the access road to the College of Advanced Education and provide access to the Bruce Intertown Centre. It was explained to the Committee that due to an administrative oversight in the National Capital Development Commission, this road had been constructed before action to vary the plan of the lay-out of the City of Canberra had been taken. The Committee takes a serious view of this occurrence which appears to be contrary to Section 12A of the Seat of Government (Administration) Act 1910-1972 and Section 11(5) of the National Capital Development Commission Act 1957-1960. It is to be hoped that the National Capital Development Commission will ensure that a repetition of this incident does not occur.

Item No.7. Located in the Belconnen
Suburb, Cook - Section 36

(see attached map - No.7.)

It is proposed to develop a site of more than fifty acres south of Redfern Street and north of Lyttleton Crescent, between Bindubi Street and Cook Section 7. This will provide sites for approximately four hundred town houses to accommodate in the vicinity of twelve hundred and fifty persons. The road design provides for access from major adjoining streets and will discourage through traffic.

Item No.8. Located in the Belconnen
Suburb, Cook - Sections 37-39
(see attached map - No.8.)

This proposal is for a supplementary residential development south of Lyttleton Crescent, between Cook and Aranda to provide one hundred and six blocks for detached housing. This proposal has been the subject of controversy and the Committee had received a letter from a Cook resident outlining objections to the proposed development.

The National Capital Development Commission explained to the Committee that, due to the rapid escalation of land prices and the inadequacy of supply, it had to introduce areas for detached housing which could be developed quickly. In this proposal, the only works required are sub-divisional roads and services. Water and sewerage are already available.

The Committee asked the Commission to outline the negotiations which had taken place with the residents who were objecting to the proposal. The Commission advised the Committee that the residents had been told that the area had always been designated for building development and that for the previous two years it had been designated for town houses. This proposal was dropped because of the high demand for detached residential blocks. The residents made quite clear their wish to see the whole area remain undeveloped as parkland. The Commission took the view that it had no option than to undertake some residential development in Sections 37-39 in the broader community interest, but that a sensitive planning approach would be adopted and every endeavour made to preserve, as far as possible, those features which made the area attractive to the residents.

The original sketch submitted to the residents showed that the proposed development had a capacity of one hundred and forty blocks. The Commission agreed to reduce this to one hundred and eight blocks so as to preserve approximately nine acres as open space. This represents approximately twenty-five percent of the total area. The open space includes a large buffer zone varying from two hundred to three hundred feet in width between

the new developments and the existing houses in Cook. After further representations the Commission agreed to delete a further two blocks. The majority of residents remain opposed to any development in the area at all.

The Committee is satisfied that the Commission has made every effort to modify the sketch proposal to meet the wishes of the residents. The Committee believes that in the wider public interest the development should proceed. At the same time the Committee views with some concern, the absence of more formal procedures for dealing with citizen's objections although it is satisfied that the Commission accepts a responsibility to negotiate with residents likely to be affected by its proposals and is prepared to modify its plans in appropriate cases.

Item No.9. Located in the Gungahlin
Suburb, Grace

(see attached map - No.9.)

This proposal is for the extension of the road network in the proposed Grace Intertown Centre and will entail the extension of road DLS on the west and roads to the north of road DLH, and will enable sites to be made available in the northern portion for private enterprise industrial development.

Item No.10. Located in the Woden
Suburb, Farrer - Sections 58-62

(see attached map - No.10.)

As with Item No.8, this is a supplementary residential development which it is hoped will help meet the current high level of demand for residential blocks. The area was originally set aside for medium density housing. The area lies south of Beasley Street and west of Yamba Drive. It will provide fifty five additional blocks. It is proposed to preserve the hilltop area and create a buffer between Yamba Drive and the proposed development and also a walkway between the existing development and the proposed development.

Item No.11. Located in the Woden
Suburb, Pearce - Sections 9, 29,
30 and 49

(see attached map - No.11.)

The proposal is to deviate Melrose Drive, at a point immediately south of the service trades area of the Woden Town Centre, and to link up with the Yarra Glen extension. The remaining section of Melrose Drive immediately south of the service trades area as far south as Beasley Street Pearce, will be relieved of traffic. It is intended to reduce the width of this section, thereby increasing the width of Sections 9, 29 and 30 Pearce, which will be offered for leasing for town houses/flat development.

Item No.12. Canberra City District - Block 155A

(see attached map - No.12.)

This proposal is for a road reservation extending south, turning west, from the road leading to Queanbeyan near its intersection with Jerrabomberra Avenue-Monaro Highway. The proposed road will give access to sites intended for industrial development.

Item No.13. Weston Creek Suburb,

Weston - Section 51

(see attached map - No.13.)

This development, as with Items 8 and 10 above, will provide urgently needed residential blocks. Access will be from Buvelot Street to the area lying between Hindmarsh Drive, McInnes Street and the Tuggeranong Freeway. After discussions with community representatives, the original proposal was reduced from one hundred blocks to eighty nine blocks, due to the inclusion of three acres for public open space. The residents chose the location for the open space, which will include a children's playground.

Item No.14. Located in the Weston Creek
Suburb, Chapman - Sections 45-49
(see attached map - No.14.)

The area concerned was originally set aside for institutions, broad acre uses and hill and forest reserve. A supplementary development is now proposed to provide fifty additional blocks for detached housing. After representations from local residents, the Commission agreed not to construct blocks fronting Darwinia Terrace. However, the whole of the Darwinia Terrace frontage in this area still remains identified for institutional and broadacre uses.

The desirability of altering a land use proposal which has been advertised was raised with officers of the Commission. The Committee was advised that the land use intentions indicated on plans for uncommitted tracts of undeveloped land, are no more than notional indications of the Commission's thinking at a particular time as to an appropriate land use and that the Commission has not only a right but a responsibility to change such intentions in response to changing community needs. In this case the Commission satisfied the Committee of the desirability of the change.

Item No.15. Located in the
Tuggeranong Suburb, Kambah - Areas 5A, 5B
(see attached map - No.15.)

This proposal is a supplementary residential development (see Items 8, 10 and 13) which will provide three hundred and seventy additional blocks. The development will be in two parts, the smaller subdivision will contain ninety two blocks and is located near the Mt. Taylor Arterial south-east of the Tuggeranong Freeway. The larger subdivision, containing two hundred and seventy eight blocks is located to the north-west of the Tuggeranong Freeway.

Item No.16. Located in the Tuggeranong
Suburbs, Kambah and Wanniasa
(see attached map - No.16.)

It is proposed to widen the Mount Taylor arterial road along the north-east perimeter of Kambah and Wanniasa. This widening is necessary to allow the construction of earth mounding to act as a barrier to deflect noise and also to provide greater separation between the actual roadway and residential development.

Item No.17. - Tuggeranong Creek (North)
areas 1, 2 and 3

(see attached map - No. 17.)

This is the next territorial unit in the Tuggeranong new town, following Kambah and Wanniasa and in total will provide three thousand and fifty five residential blocks. The three suburbs are bounded by arterial roads which are designed to move traffic out of the Tuggeranong district onto the surrounding parkway system.

Because of the development of large group centres designed to serve a number of suburbs, community services may not necessarily be provided within each locality. Two group centres, one at Wanniasa and one located south of Tuggeranong Creek will be conveniently located to the three areas.

Tuggeranong 1 is located to the south of the proposed Wanniasa Arterial. The principal feature in the area is Erindale Hill. Special study has been given to the land associated with this hill in respect of design and siting of development. The subdivision provides for one thousand and sixty residential blocks. A golf course development is proposed to the south of the residential area.

Tuggeranong 2 is located south of the Kambah Road in a north-south valley, to the east of which is a pine forest and flood-way. The plan features an integrated system of pedestrian and cycle tracks. The subdivision provides for one thousand and ninety residential blocks.

Tuggeranong 3 is located north of the Kambah Road. There is a strong line of hills to the east and care has been taken to integrate groups of well grown trees throughout the area into the residential layout. The subdivision provides for nine hundred and five residential blocks.

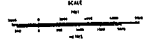
The desirability of the foregoing proposals was demonstrated to the Committee's satisfaction and their implementation is now recommended.

B.R. MILLINER
Chairman

August, 1973




CANBERRA
 SITE PLAN



1:1000 VARIATION OF THE PLAN OF LAYOUT OF THE CITY OF CANBERRA AND ITS SUBURBS