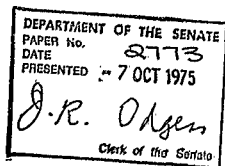


THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA



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.

(FIFTY-NINE (A) SERIES)

PERSONNEL OF THE COMMITTEE

Chairman : Senator D.M. Devitt ¹
Deputy Chairman : Senator the Hon. J.E. Marriott
Senator the Hon. Sir Kenneth ²
Anderson, K.B.E.
Senator G.S. Davidson ³
Senator C.G. Primmer ⁴
Mr P.S. Fisher, M.P. ⁵
Mr K.L. Fry, M.P.
Mr H.A. Hewson, M.P. ⁶
Mr J.W. Howard, M.P.
Mr J.C. Kerin, M.P.
Mr R.B. Whan, M.P.

- 1 Senator Devitt was elected Chairman on
12 August 1975 in place of
Senator B.R. Milliner (deceased).
2 Resigned 11 December 1974.
3 Appointed 11 June 1975.
4 Appointed 26 August 1975.
5 Resigned 21 May 1975.
6 Appointed 21 May 1975.

JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

1. The Committee was appointed for the life of the 29th Parliament by resolutions of the Senate and the House of Representatives in July 1974. 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 Parliament.

RECOMMENDATION

The Committee 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.

JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

REPORT ON THE 59(A) SERIES OF PROPOSED VARIATIONS
OF THE PLAN OF LAY-OUT OF THE CITY OF CANBERRA
AND ITS ENVIRONS

On 12 September 1975 the Minister for the Capital Territory, the Hon. G.M. Bryant, E.D., M.P., pursuant to paragraph 1(a) of the Resolution of Appointment of the Committee referred 6 items of proposals for variations of the plan of lay-out of the City of Canberra and its environs for examination and report by the Committee. These proposals, designated the 59(A) Series, were considered at a meeting called for that purpose on 25 September 1975. At this meeting officers of the National Capital Development Commission (N.C.D.C.) and the Department of the Capital Territory (D.C.T.) were present to explain the proposals to the Committee.

The proposals were -

Item No.1 - Hawker - Section 32

This proposal alters the road layout at Block 1, Section 32, Hawker by deleting part of the road reservation which provides access to a proposed corner shop to be situated at the corner of Murraraji and Tanumbirini Streets. This modification will improve access and traffic flows and ensure the preservation of a large tree in the vicinity.

Proposals for the original access arrangements were presented and agreed to by the Committee as part of the 56th Series of Variations. Subsequently, a more accurate survey of the site disclosed that a mature tree which was intended to be retained would be lost as it was in a slightly different location to that shown on the original survey.

The proposed change deletes the proposed entry off Tanumbirini Street, retains the existing tree and provides another entry and exit further south off Tanumbirini Street.

The Committee was concerned that this variation could add to the costs of development but was informed that it will probably result in a financial saving as the road area involved is now less than originally planned.

Item No.2 - Bruce

This variation concerns the addition of access roads to the National Athletics Stadium, stage 1 of which is to be constructed at Bruce for the 1977 Pacific Conference Games.

The proposed access road will connect the Bruce inter-town centre with Ginninderra Drive. Ultimately access will also be provided to Gungahlin Parkway when it is constructed.

Provision of access roads will result in an increase in the volume of traffic along Ginninderra Drive which could cause problems of traffic congestion and noise pollution. It is doubtful that traffic congestion will occur as there is provision for widening Ginninderra Drive if required. The residential area being developed on the northern side of Ginninderra Drive should not be affected by noise as the area is approximately 200 metres distant and protected by an acoustic barrier.

Item No.3 - Cook - Sections 37-41

This variation concerns the addition of access roads and culs-de-sac to be built from Lyttleton Crescent, Cook and to provide access to sites which are to be developed for town houses and flats by the Cook-Aranda Co-operative Housing Society Ltd..

The proposal originally intended that the lessees should construct and maintain all roads, services and landscaping within the site. Because of costs, the Co-operative requested the N.C.D.C. to provide the basic roads and services within the site. The N.C.D.C. subsequently agreed to this request.

The Committee was concerned that the parking areas and minor access roads to be provided by the Co-operative should meet reasonable standards of construction. The N.C.D.C. assured the Committee that all internal roads must be constructed to a standard laid down as a condition in the lease. The condition also stipulates that maintenance of the internal roads is the responsibility of the lessee, unless the roads are accepted for incorporation into the plan of lay-out of the City of Canberra. Such an acceptance would require the approval of this Committee.

Item No.4 - City

This variation involves the reduction in width of the reservation for Constitution Avenue between London Circuit and Allara Street, bringing it into conformity with the remainder of Constitution Avenue.

In 1962 the N.C.D.C. proposed that the reservation be reduced from the original 61 metres to 46 metres. The then Joint Parliamentary Committee on the Australian Capital Territory agreed to this variation at the time. However, before the variation was formalised, the then Department of the Interior decided against taking action on this particular section. The N.C.D.C. now considers that it would be appropriate to make the width of the reservation of Constitution Avenue consistent for its entire length. This variation simply reflects the intention expressed in 1962 and agreed to at that time by the predecessor Committee.

The strip of land which will remain for the time being under the control of the D.C.T. could ultimately be leased to the Y.M.C.A., to allow extensions to the Association's premises, which adjoin the land involved in this variation.

The Committee was assured that the reduced road reservation is adequate for future needs.

Item No.5 - Deakin

Proposed by this variation is the deletion of one section of the previously gazetted reservation for Gowrie Drive and the addition of a cul-de-sac access road to the proposed Deakin Telecommunications Centre.

An objection was lodged to this proposal by some local residents who felt it could lead to the possible abandonment of construction of Gowrie Drive. The Committee therefore sought assurances from the N.C.D.C. that the present de-gazettal proposal in no way implied such an intention. The Committee was informed that the present variation would not prejudice in any way future decisions taken in respect of the development of Gowrie Drive. Any further development would require an environmental impact inquiry involving public participation and any consequent variations to the gazetted reservation for Gowrie Drive would require the approval of the Committee. Under these circumstances the Committee believes the interests of the objectors are protected.

Item No.6 - Belconnen

This variation concerns the deletion of Totterdell Street between Lathlain Drive and Benjamin Way to enable sufficient land to be set aside for the development of a retail shopping mall.

Originally the retail mall was proposed to be developed on the eastern side of Benjamin Way. Earlier this year it became apparent that a larger area for the mall was necessary. After reviewing the original proposal, representatives of the D.C.T., the N.C.D.C. and the Canberra Commercial Development Authority (C.C.D.A.) recommended that Stage One of the project be developed on a site on the western side of Benjamin Way, thus necessitating the deletion of Totterdell Street.

Provision of parking facilities at the proposed mall is still the subject of negotiations between the N.C.D.C. and the C.C.D.A. The N.C.D.C. assured the Committee that deletion of Totterdell Street from the City Plan was in no way dependent upon any future decisions in respect of the development of parking facilities.

OCTOBER, 1975



(D.M. DEVITT)
Chairman

PART 1

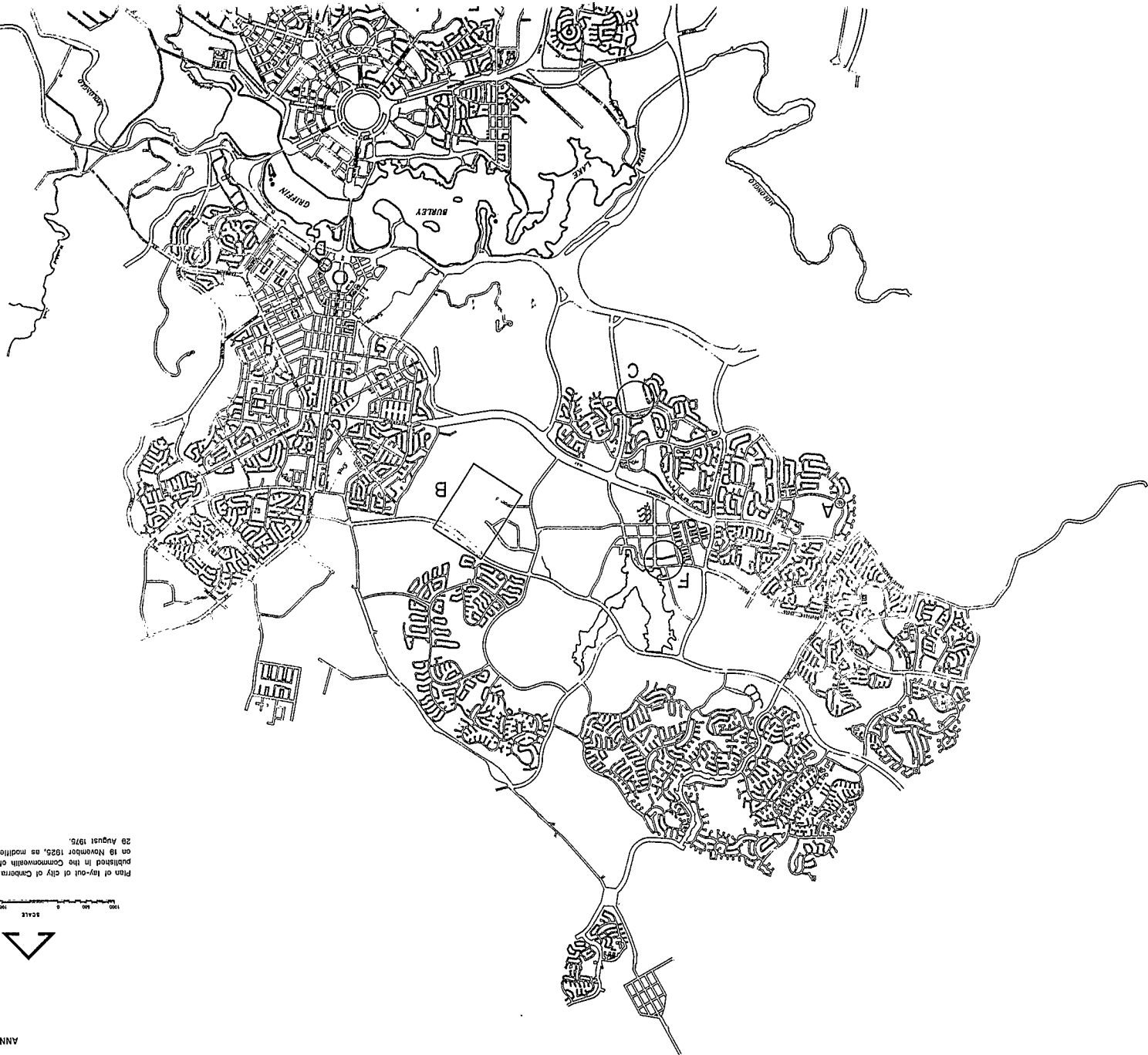


PART 2

SCALE
1000 METERS



Plan of lay-out of city of Canberra and its environs
published in the Commonwealth of Australia Gazette
on 19 November 1925, as modified or varied to
20 August 1975.



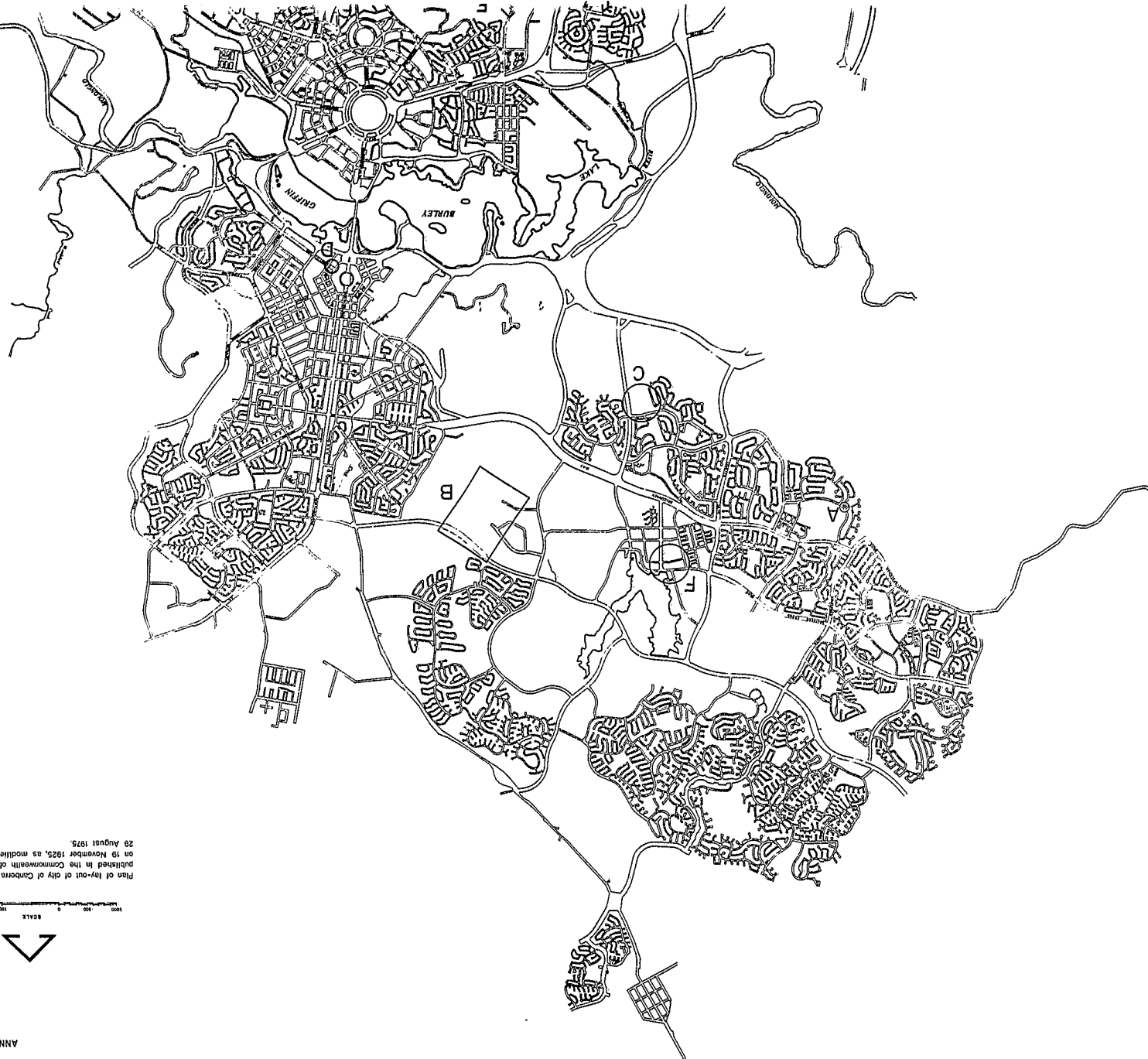
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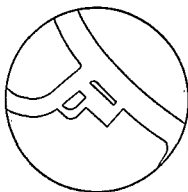


ANNEX 1



ANNEX 2

DIAGRAM A1



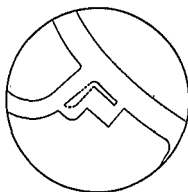
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DIAGRAM A2



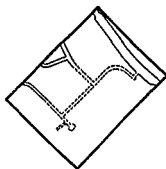
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DIAGRAM A3



0 100 METRES

DIAGRAM B2

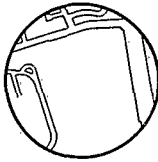


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ANNEX 3

ANNEX 4

DIAGRAM C1



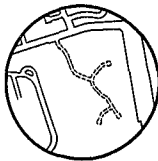
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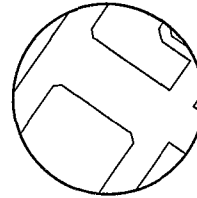
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DIAGRAM C3



0 500 METRES

DIAGRAM D1



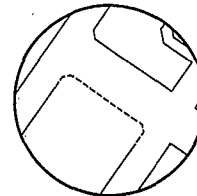
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DIAGRAM D2



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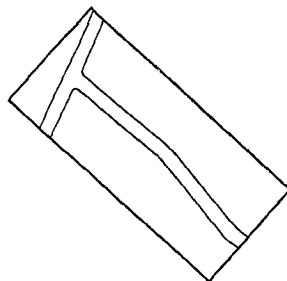
DIAGRAM D3



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ANNEX 5

DIAGRAM E1



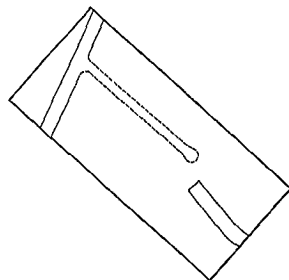
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DIAGRAM E2



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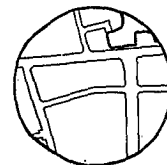
DIAGRAM E3



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ANNEX 6

DIAGRAM F1



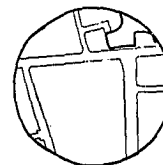
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DIAGRAM F2



0 1000 METRES

DIAGRAM F3



0 500 METRES

**CHAIRMAN'S TABLING STATEMENT - 59(A) SERIES
OF VARIATIONS TO THE PLAN OF LAY-OUT OF THE
CITY OF CANBERRA AND ITS ENVIRONS**

Mr President,

The Report tabled on behalf of the Joint Committee on the Australian Capital Territory is the fourth this year involving variations to the Plan of Lay-out of the City of Canberra, and brings to sixty-four the number of variations approved by the Committee this year.

Six items are involved in the present series.. Three items are of a machinery nature and I do not propose to comment upon them. The remaining three items are, however, worthy of mention to the Senate.

Item two in the series provides access roads to the First Stage of the National Athletics Stadium, which is to be the venue for the 1977 Pacific Conference Games. The Stadium will provide athletic facilities of international standard. A soccer or hockey field will also be provided within the athletics track. As well as the major Stadium, a warm-up track will be built. A stand which will hold 6000 spectators will be provided. The stand will be augmented by other covered and temporary stands which will give the stadium a spectator capacity of 20000.

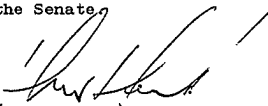
Item five provides for the deletion of portion of the gazetted reservation for Gowrie Drive, a proposed by-pass road in the suburb of Deakin. The proposal also provides for the provision of a cul-de-sac access road to the recently approved Deakin Telecommunications Centre adjacent to the originally gazetted reservation for Gowrie Drive.

An objection to this proposal was lodged by a number of residents of Deakin who feel they could be adversely affected if the proposed variation indicated an intention that the N.C.D.C. no longer intended pursuing the development of Gowrie Drive as a by-pass road. The N.C.D.C. assured the Committee that it had not taken such a decision and the present variation in no way prejudiced any decision which may be taken in the long-term concerning Gowrie Drive.

The final item, Item 6 involves development of the Belconnen Retail Mall which is being undertaken by the Canberra Commercial Development Authority. The variation identifies the site for Stage One of the development and requires the closure of Totterdell Street in the Belconnen Town Centre to allow the development to proceed. In the Committee's view, it is planned that the Canberra Commercial Development Authority is planning to open part of the development by October 1976.

Currently the question of parking facilities at the Mall is the subject of negotiations between the N.C.D.C. and the Canberra Commercial Development Authority. The Committee was assured that the deletion of Totterdell Street was in no way dependent upon future decisions in respect of parking facilities, and accordingly the Committee has recommended the implementation of this variation, together with the five accompanying proposals.

I commend the Report to the Senate.


 (D.M. DEVITT)
Chairman