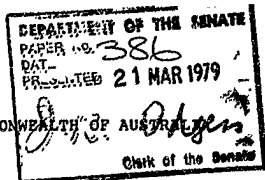


TABLED PAPER

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THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA



JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL
TERRITORY

REPORT ON
GINNINDERRA CREEK-LAKE GINNINDERRA AND
PROPOSALS FOR VARIATIONS OF THE PLAN OF
LAY-OUT OF THE CITY OF CANBERRA
AND ITS ENVIRONS

February 1979

(Incorporating 66A Series)

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CONTENTS

	<u>Page</u>
Terms of Reference	v
Membership of the Committee	vii
Findings and Recommendations	viii
Chapter 1	
INTRODUCTION	1
Background to the Inquiry	1
Conduct of the Inquiry	2
Planning in Canberra	3
Chapter 2	
PLANNING FOR BELCONNEN	5
Ginninderra Creek	5
Lake Ginninderra	7
Chapter 3	
THE IMPORTANCE OF GINNINDERRA CREEK AND LAKE	9
Historical	9
Recreational	9
Educational	14
Environmental	15
Appeal of Natural Areas	15
Chapter 4	
THE FUTURE OF LAKE GINNINDERRA	17
The Northern Peninsula	19
The Western Side	21
The Eastern Side	23
North Eastern Lake Shore	23
Chapter 5	
FUTURE DEVELOPMENT OF GINNINDERRA CREEK	25
Background	25
Latham District Park	26
Melba-South West Evatt District Park	29
Giralang Park	32

Chapter 6	OTHER ISSUES	35
	Submissions Received	35
	Community Involvement	36
	Community Facilities	37
	Costs	38
Dissent by Mr K.L. Fry M.P., Senator M.A. Colston, Senator S.M. Ryan and Mr U.E. Innes M.P.		43
Dissent by Mr J.W. Haslem M.P. and Mr A.G. Dean, M.P.		45

APPENDIXES

APPENDIX I	Minister's Letter referring to the Committee the Inquiry	47
APPENDIX II	Gazette No. S226 notifying the Minister's intention to vary the Canberra City Plan	48
APPENDIX III	Witnesses who appeared before the Committee	53
APPENDIX IV	Persons and organisations who made submissions but did not appear at public hearings	54

JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

The Joint Committee on the Australian Capital Territory was first appointed by resolution of both Houses of Parliament in 1957 and has been re-appointed in succeeding Parliaments. Both Houses resolved to appoint a Joint Committee on the last sitting day in 1956 but time did not permit the appointment of members. The present Committee was appointed for the life of the 31st Parliament by resolutions of the Senate and the House of Representatives in March 1978.

The duties of the Committee as specified in its Resolution of Appointment are to:

- (a) examine and report on all proposals for modification or variations of the plan of lay-out of the City of Canberra and its environs published in the Commonwealth of Australia Gazette on 19 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.

On 30 October 1978 the Minister for the Capital Territory referred to the Committee the following matters:

(a) pursuant to paragraph 1(a) of the Committee's Resolution of Appointment, proposals to vary the plan of lay-out of the City of Canberra and its environs relating to the planning and development of the Ginninderra Creek area as published in the Commonwealth of Australia Gazette on 27 October 1978;

(b) pursuant to paragraph 1(b) of the Committee's Resolution of Appointment, the general matter of the planning and development of the Ginninderra Creek corridor and the Lake Ginninderra areas.

MEMBERSHIP OF THE COMMITTEE

Chairman: Senator J.W. Knight
Deputy Chairman: Mr K.L. Fry, M.P.

Members: Senator M.A. Colston
Senator B.C. Teague
Senator S.M. Ryan
Mr W.G. Burns, M.P.
Mr A.G. Dean, M.P.
Mr J.W. Haslem, M.P.
Mr U.E. Innes, M.P.
Mr P.E. Lucock, M.P.

Clerk to the Committee: Mr P.F. Bergin

FINDINGS AND RECOMMENDATIONS

The Committee finds that

- (a) proposals for housing on the Lake Ginninderra peninsula are unacceptable; and
- (b) there should be no future development on the peninsula other than for recreational purposes.

The Committee recommends that the NCDC in setting out its proposals for the Lake Ginninderra peninsula

- (a) provide a range of options for the development of the peninsula for recreational purposes;
- (b) indicate the estimated cost to the community of the various options; and
- (c) consult the community before final decisions are made.

para. 38

The Committee finds that

- (a) the present proposals for the western side of Lake Ginninderra do not provide for a sufficient distance between the foreshores and the proposed developments; and
- (b) the existing park on the western side is unable to cater for the demands of the residents.

viii

The Committee recommends that

- (a) the area on the western side of Lake Ginninderra bounded by Joynton Smith Drive, Morell Street and Sutherland Crescent be retained as parkland; and
- (b) further provision be made in that park for picnic and barbeque areas.

para. 42

The Committee finds that the proposed future development bounded by Aikman Drive, Ginninderra Drive and the eastern foreshore would allow development very close to the foreshores. The Committee believes that this area should be retained for institutional or recreational purposes.

The Committee recommends that NCDC in planning any future development of this area should leave a much more extensive area of open or green space between the foreshores and the proposed development.

para. 43

The Committee finds that a wildlife refuge on the north-eastern section of Lake Ginninderra would add to the natural appeal of the area.

The Committee recommends that

- (a) the Department of the Capital Territory in co-operation with the National Capital Development Commission investigate the possibility of the establishment of a wildlife refuge in the area around Lake Ginninderra;

ix

- (b) if possible, the refuge be established in the area bounded by Ginninderra Drive, William Slim Drive and the Royal Australian Navy Wireless Transmitting Station;
- (c) if the refuge is established in the above area that no housing development be permitted in the area; and
- (d) such refuge area be so planned to allow for limited public access and that emphasis be given to access for school and relevant interest groups.

para. 46

The committee recommends that

- (a) the variations proposed by NCDC to Section 105 of Latham be approved; and
- (b) the gazettal of Sections of 102, 103 and 104 of Latham stand.

para. 55

The Committee finds that certain parts of the housing development proposed for Evatt will intrude into the natural areas of Ginninderra Creek.

The Committee recommends that

- (a) the proposed development for Evatt be changed as set out below:

Section 91; delete blocks 20 and 21 (off Spain Place).

Section 92; delete block 13 (off Spain Place) and blocks 2, 3, 6 and 7 (battle axe blocks off Sharwood Crescent).

Section 93; delete blocks 2, 3, 6, 7 and 9 (battle axe blocks off Sharwood Crescent).

Section 98; delete all five blocks.

Section 103; delete blocks 9, 10, 13, 14, 17, 18 and 21 (battle axe blocks).

Section 105; delete blocks 1, 2, 16, 17 and 18.

Section 109; delete seven blocks and incorporate the remaining four blocks in Section 108.

Section 110; delete block 5.

Section 112; delete all three blocks;

- (b) the road within section 107 of Evatt be modified as proposed by NCDC; and
- (c) the proposed extension of Conley Drive to Copland Drive not be proceeded with until there is clear demand and need for that extension.

para. 61

The Committee recommends that the residents of Giralang be consulted on proposals for the development of Ginninderra Creek and its surrounds adjacent to Giralang.

para. 64

The Committee recommends that

- (a) the NCDC provide a clear statement of what constitutes a community building; and
- (b) there be more precise descriptions available of the different types of community buildings that might be considered for particular sites.

para. 72.

CHAPTER 1

INTRODUCTION

Background to the Inquiry

On 30 October 1978 the Minister for the Capital Territory, the Hon. R.J. Ellicott, Q.C., M.P. advised the Committee of proposals to vary the plan of lay-out of the City of Canberra and its environs relating to the planning and development of the Ginninderra Creek area. The proposals were published in the Commonwealth of Australia Gazette of 27 October 1978. The reference to the Committee of the variations to the plan of lay-out was made under Paragraph 1(a) of the Committee's Resolution of Appointment. In his letter the Minister referred to the Committee "the general matter of the planning and development of the Ginninderra Creek corridor and the Lake Ginninderra areas". This reference was made pursuant to Paragraph 1(b) of the Resolution of Appointment. The Minister's letter referring these proposals is at Appendix I. The relevant maps and plans are at Appendix II.

2. The issue of planning and development of the Ginninderra Creek corridor was commented on in the Committee's report on the 65th Series of Variations which was tabled on 11 May 1978.¹ In that report the Committee requested that the National Capital Development Commission (NCDC) brief the Committee on future proposals for the Ginninderra Creek area. The Committee also suggested that in preparing such

1. Australia. Parliament Joint Committee on the Australian Capital Territory, Report on the Proposals for Variations of the Plan of Lay-out of the City of Canberra and its Environs (Sixty Fifth Series). Parliamentary Paper 26/2978.

proposals for development of the area there should be full consultation between NCDC and the community. Interest in the issue was indicated by a petition received by the Committee on 8 September 1978 which contained over 1,600 signatures opposing many aspects of proposed developments for Ginninderra Creek and Lake Ginninderra.

3. The Australian Capital Territory Legislative Assembly at its meeting on 27 November 1978 passed the following resolution:

- (1) That the Assembly is of the opinion -
 - (a) That housing should be built at a distance from Lake Ginninderra and Ginninderra Creek sufficient to:
 - (i) preserve the recreational value of these areas,
 - (ii) minimise pollution and maintain life in the water, and
 - (iii) guarantee public access to the water fronts, and
 - (b) That there should be no residential development on the peninsula south of Ginninderra Drive, and
- (2) That the Assembly is also of the opinion that in view of Belconnen's need for access to water recreation facilities, funds should be allocated for the development of Lake Ginninderra and Ginninderra Creek for recreational purposes.

Conduct of the Inquiry

4. The Committee advertised the inquiry in the Canberra Times and received fifty-five submissions. The Committee inspected the Ginninderra Creek/Lake Ginninderra area on the morning of 27 November 1978. Public hearings were held on the afternoon of 27 November and on 4 December 1978 at which sixteen persons representing five organisations appeared

before the Committee. The transcript of evidence given at those hearings is available for inspection at the Committee Office of the House of Representatives or at the National Library. Appendix III lists the witnesses who appeared before the Committee whilst Appendix IV lists those persons or organisations which made submissions but were not called to give further evidence.

5. The inquiry conducted by the Committee has centred mainly on the matter referred under Paragraph 1(b) of the Resolution of Appointment i.e. the general matter of planning and development of the Ginninderra Creek corridor and the Lake Ginninderra areas. The proposed variations are covered by the more general inquiry but are referred to specifically in this report.

Planning in Canberra

6. That the Committee undertook this particular inquiry is a reflection of the growing concern about the development of Canberra and of the interest of the citizens in their city. It is only in recent times, partly in response to this interest, that the Committee has held public hearings in respect of variations to the plan of lay-out. The first such public hearing was held on 20 September 1977.

7. The more general matter of planning and development within Canberra is at present being considered by the Committee in its inquiry into planning procedures and processes. The report of that inquiry will provide the Minister with suggestions for community involvement in the development of the urban environment. The Committee would consider that an organisation such as the Ginninderra Community Council illustrates what can be done on the community side and that what remains now to be done is to provide a link between the community and the planners.

8. It is now widely accepted that those authorities involved in urban planning and development have a responsibility not only to preserve important elements of the natural environment for their own sake and value but also as an essential element in the future urban environment for a variety of recreational and educational purposes. Even with the recent slow down in the growth rate, Canberra is a rapidly growing urban area. The more rapid growth is, the more difficult it is to gain a long-term perspective on future community needs with respect to such amenities as open or green spaces. This only makes the responsibility of all authorities involved greater. It is essential that the future needs of a highly urbanised society for open or green spaces should be taken into account to the maximum practical extent in urban planning. Because of its relatively rapid growth rate this is an issue of considerable significance to all those associated with, or more particularly living in, the National Capital.

9. The Committee has tried to frame recommendations taking these factors into account. However, at the same time the Committee has recognised that it does not have the specialised expertise to be dogmatic about all future planning needs or priorities. The Committee has therefore set down its views as clearly as possible indicating how it believes development along Ginninderra Creek and around the Lake should proceed, but to do so wherever possible in a sufficiently flexible framework for future planning needs. All of this has been done in the context of the views expressed to the Committee in submissions and in the course of this inquiry by members of the community who have shown a special interest in these issues.

10. The outline plan for the new town of Belconnen was completed in 1963. Two factors which were taken into account in the preparation of that plan were the distribution of open space and the control and disposal of stormwater flows. These factors posed particular difficulties since Belconnen was not well endowed with areas which would provide a natural setting for recreation, the site was sparsely wooded and the watercourse of Ginninderra Creek was deeply scoured by the rapid run-off of water from grazing properties. The solution finally adopted was the creation of Lake Ginninderra which would not only control the frequency of peak flooding and the rate of discharge but also provide in itself a major recreation facility. The solution also provided a corridor of open space along the length of the Creek.

Ginninderra Creek

11. A study of the Creek was made prior to the development of the first of the surrounding suburbs.² The study proposed a plan which would allow for a linear park with accessibility to open space for a substantial part of the population of Belconnen. It would also allow for a system of trails to meet leisure needs. The plan was adopted and since 1971 \$430,000³ has been spent on successive programs of soil stabilisation, advance planting and pathway

2. Scott and Furphy, Engineers Pty. Ltd. - Ginninderra Creek Master Plan 1971.

3. Transcript of evidence p. 17.

construction. The provision of the open space did not however, ensure the visual isolation of housing from most areas along the Creek.

12. In its Report on Proposals for Variations to the plan of lay-out of the City of Canberra and its environs - 65th Series⁴ this Committee expressed its concern about the future availability of Ginninderra Creek for recreational use. It requested that certain variations which had been approved in 1975 not be developed until the Committee had received a more detailed briefing.

13. In July 1978, NCDC advised the Committee that its main objectives for the Creek and its environs are:

- . to develop the area for passive recreation;
- . to enhance its landscape character;
- . to provide recreation trails for the enjoyment of residents of Belconnen; and
- . to provide at appropriate locations children's playgrounds, car parking and picnicking facilities.

14. Development of the area commenced in 1974 and NCDC stated that there has been and will continue to be discussions with interested residents. The majority of the discussions centred on issues such as the planting of trees and shrubs and the provision of playground equipment. The Ginninderra Community Council claimed, however, that while NCDC officers are prepared to listen politely to its proposals, NCDC was either unwilling or unable to agree to changes in the plans which have already been developed.

4. Parliamentary Paper 26/1978.

15. In its submission to the Committee NCDC noted that to date the purpose of development has been to establish a basic framework. It also stated that it had adjusted its plan to strengthen the role of the district parks and improve the visual interface between housing and recreation land. The proposed variations are part of the revised plan. Advice was received from NCDC that a further \$158,000 is to be spent on its program for the construction of trails and landscaping along the Creek. The work involves the extension of the recreation trail from Copland Drive to William Slim Drive and the planting of approximately 13,000 trees and shrubs along the Creek downstream of the spillway.

Lake Ginninderra

16. Planning studies for the Lake are not yet complete. However, in a brochure published in April 1977⁵ NCDC noted that the Lake, apart from being a scenic attraction, has a number of functional uses. The Lake traps silt and run-off from developed areas upstream and provides the water for cooling nearby offices. The Lake embankment takes Ginninderra Drive across the steeply incised gully as well as carrying a trunk sewer main. The brochure also noted that the Lake is surrounded by eighty-seven hectares of parkland which are to be developed over a number of years. It was stated by NCDC in its submission that the present proposals for the foreshores of the Lake would result in a generous provision of open space by Canberra standards. It was suggested that while certain areas on the south edge of the Lake were proposed for housing development they were not included in any program at the moment. Any development is

5. NCDC Lake Ginninderra/Belconnen, April 1977.

likely to take place over the next 5 years. Mr G.J. Campbell, First Assistant Commissioner, Planning, NCDC said:

"I can also say that in any work that is going on in those areas of the northern peninsula, the western and the eastern side there would certainly be discussions with the public and we would be looking to get a representative view from the public about response to policies in those areas. Further, development in those areas would inevitably have to come back to this Committee for gazettal action."⁶

CHAPTER 3

THE IMPORTANCE OF GINNINDERRA CREEK AND LAKE

Historical

17. European settlement along Ginninderra Creek occurred about 1826. In a recent article⁷ Mr L. Gillespie demonstrates that the Creek is of considerable historical significance in the Australian Capital Territory. The article refers to the Aboriginal people of the area, the early settlement by Europeans as well as to the flora and fauna of the area.

Recreational

18. A report on A Land Use Plan for the A.C.T.⁸ which was prepared in 1975 by NCDC referred to the need for further development along the Murrumbidgee to avoid overcrowding of certain areas as well as damage to the river environment. That same report referred to proposals for developments by 1985. Those proposals included development of more recreation areas around Lake Burley Griffin and further development of recreation areas on the Murrumbidgee between Pine Island and Point Hut to serve Tuggeranong. Developments were also proposed upstream and down stream of Uriarra Crossing to serve Belconnen.

7. L. Gillespie "If Ginninderra Creek Could Speak", Canberra Historical Journal, September 1978, pp. 20-25.

8. NCDC, A Land Use Plan for the A.C.T., Canberra, March 1975, p. 30

6. Transcript p. 43.

19. Professor George Seddon in a policy review of an open space system for Canberra⁹ referred to the lack of recreation facilities in Belconnen. He noted that with the exception of Lake Ginninderra, all the natural sites for water-based recreation are on or south of the Molonglo as are most of the popular picnic and barbeque sites. It was considered that the north side of Canberra is comparatively monotonous and poor in natural resources for recreation.

20. In its submission NCDC referred to the development of a major corridor of open space along the length of Ginninderra Creek which would result in a provision of open space for Belconnen of some 9 ha. for each 1,000 persons. NCDC claimed that this was a standard well in excess of the widely used minimum provision of 4 ha. per 1,000 persons. Comparison of the provision of open space in other cities is set out below.

TABLE I
Comparison of Open Space Standards

<u>STUDY</u>	<u>YEAR</u>	<u>OPEN SPACE</u> ha. per 1,000 population
Sydney Region Open Space	1972	3.55
Metropolitan Adelaide	1977	5.00
Brisbane Development Association	1975	6.44
Bathurst - Orange	1978	3.90
Albury-Wodonga	1978	4.0
Woden Weston Creek	1978	6.86

Source: Information supplied by NCDC.

9. Professor G. Seddon, "An Open Space System for Canberra", NCDC, Technical Paper No. 23, Canberra, October 1977.

21. In the Land Use Plan Report NCDC also referred to the 4 ha. minimum provision for parks, playgrounds and sports-grounds per 1,000 persons provided within the city area. Reference was also made to a standard of 5 ha. per 1,000 persons available in the river corridors of the Murrumbidgee and Molonglo Rivers.

22. During its inquiry the Committee questioned NCDC as to the criteria used in making this assessment¹⁰. The Ginninderra Community Council raised a number of questions and objections to NCDC's assessment and comparisons. The Council noted that the standard was in fact the minimum standard and that there was an alternative standard of 10 per cent of gross urban area. The Council claimed that under this alternative standard 258 ha. listed by NCDC as local and ancillary space would be excluded and this would reduce the provision for Belconnen to 6.9 ha. per thousand persons. The quality of the open space is obviously important. The Council suggested that what is regarded as open space is not in some cases readily usable and that NCDC in fact has plans for housing and development so that "it is not planned as good usable recreation space, it is just what is left over".¹¹ As noted elsewhere in this report Professor Seddon in his review of an open space system for Canberra concluded that Belconnen is significantly less well provided with recreational areas than other parts of Canberra.

23. In the 65th Series of Variations the Committee recommended approval of a variation to provide new access to the lower Murrumbidgee River. According to NCDC a major planning consideration in the variation was to provide

10. Transcript pp. 52-57.

11. Transcript p. 220.

access to the river recreation facilities for residents of Belconnen. It was noted that under present circumstances Belconnen residents have to travel long distances to reach existing facilities. The Ginninderra Community Council expressed doubts as to whether the residents of Belconnen would in fact utilise the Murrumbidgee. The Council suggested that the residents would prefer closer and more readily accessible areas.

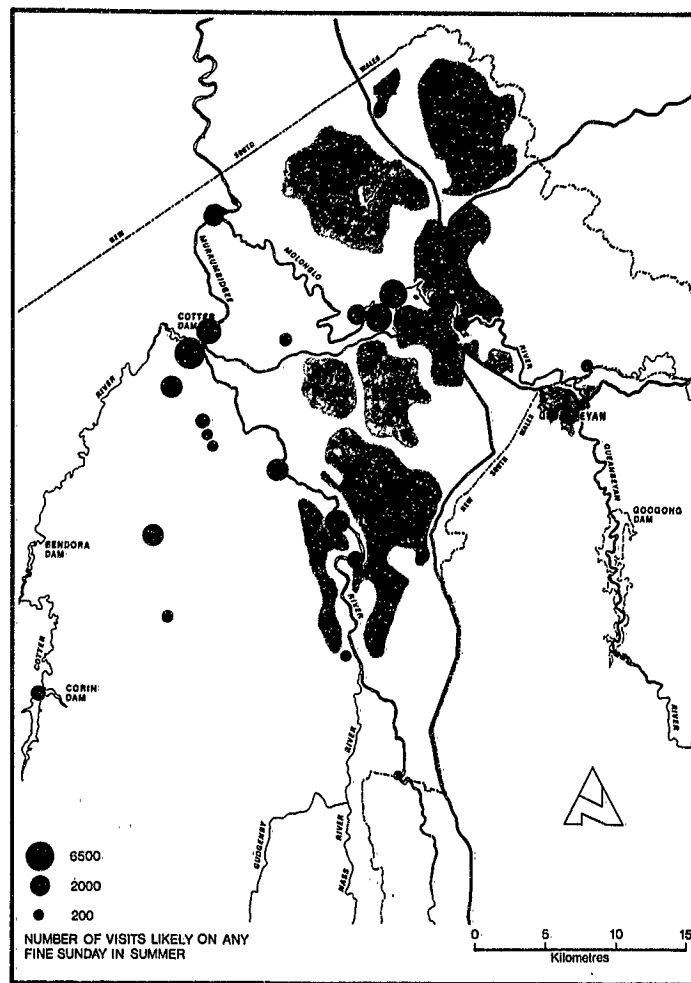
24. The proposed road is included in NCDC's construction program for 1978/79. The Committee was advised by NCDC that it is proposing to develop access and recreation facilities in this area during 1979/80, following stabilisation of the operation of the Lower Molonglo Water Quality Control Centre. However NCDC also advised that the proposal is still being discussed with the Department of the Capital Territory. The Committee also understands that there is concern about a number of environmental issues as well as the problem with the Lower Molonglo Water Quality Control Centre.

25. The conclusions of Professor Seddon's Report are of particular relevance to this inquiry. The major conclusion is that "Canberra needs, deserves and can afford a generous open space system".¹² A further conclusion noted the inequities in the distribution of natural resources for recreation and suggested that special attention should be given to the needs of present and future residents north of the Molonglo.

26. An indication of the use of recreation centres is given in the following figure which shows recreation participation in the A.C.T. in 1975.

12. Seddon, p. 65.

FIGURE I RECREATION PARTICIPATION - 1975



Source: NCDC - National Capital Open Space System - Interim Report December 1976, p. 28.

Since 1975 there has been some development of recreation facilities on the shores of Lake Ginninderra. These facilities provide a diversity of attractions and are extensively used by Belconnen residents. However, there is a need to extend such facilities available to people living in the northern areas of the territory to re-dress the inequity to which Professor Seddon referred.

Educational

27. The value of the Creek itself as an educational resource was acknowledged by NCDC. This value was illustrated in the submission from the Charnwood Primary School. The submission referred to the spontaneous learning experiences resulting from the proximity of the natural parkland. It was acknowledged that other schools in the neighbourhood frequently use the Creek for a variety of activities.

28. The easy accessibility of Ginninderra Creek eliminated the need for transport. The studies were claimed to be very meaningful since the Creek area is a crucial part of the school children's everyday environment. It was noted that follow-up excursions took place out of school hours. While acknowledging that there were other areas which might be used, these areas did not have the easy accessibility of the Creek.

29. Ginninderra Creek is also able to provide a wealth of material relating to the area's early history. This relates not only to the early days of European settlement but also to the Aboriginal people in what is now the Northern A.C.T. The Charnwood Primary School referred to the Creek as playing an important part in the early settlement of the area. Because of this it is able to make a contribution to the study of history and enables the pupils to understand

more of the local history of the area, and to gain some historical perspective on the A.C.T. and Australia.

Environmental

30. The ecological characteristics of the Creek corridor were commented on by NCDC. It was suggested that the existing aquatic ecology of the Creek would not be significantly influenced by the proposed urban development. In this regard it was pointed out that the existing vegetation along the Creek has been substantially modified from the original savannah woodland as a result of agricultural activity. It was suggested in a number of other submissions that the construction of houses closer to the Creek would disturb the existing ecology. The Ginninderra Community Council referred to possible pollution of Lake Ginninderra. It was suggested that precautions need to be taken to minimise phosphorous pollution. The Council suggested that there should be an Environmental Impact Statement. The Minister for Science and the Environment has advised the Committee that no inquiry would be undertaken by his Department until this Committee had reported to the Parliament.

Appeal of Natural Areas

31. The Ginninderra Community Council claimed that the "natural" structure of the Creek and Lake provided a desirable contrast to the neatly trimmed geometry of playing fields and school playgrounds. It was suggested that the trend towards informal recreation was an increasing one and that many of the residents were seeking natural areas such as the rocky outcrops, pools and rapids in areas such as the Creek.

32. The Charnwood Primary School referred to the importance of a natural open space area. It was noted that the Ginninderra Creek area was one of the few areas in the city where the natural landscape has remained undeveloped and hence unspoilt. A particular feature of Ginninderra Creek is that it has provided significant uninhibited natural areas which allow freedom of movement.

33. The Department of the Capital Territory (DCT) suggested that aesthetically it might be desirable if much of the northern peninsula of Lake Ginninderra remained open space. This would protect the view of the Lake from the established suburbs and the Town Centre. It would enhance the feeling of remoteness from suburbia.

CHAPTER 4

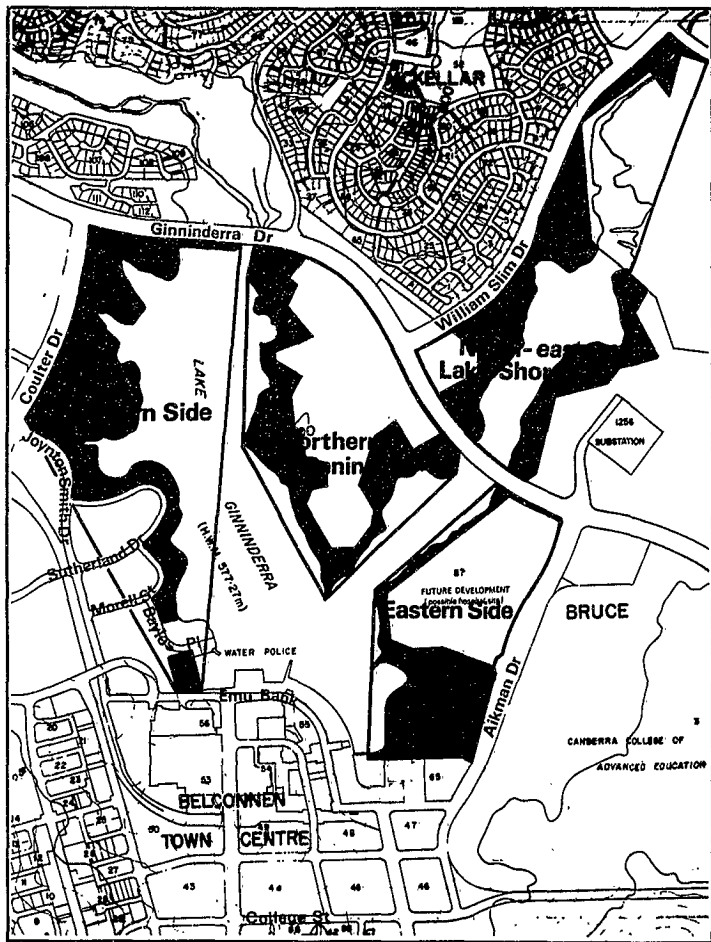
THE FUTURE OF LAKE GINNINDERRA

34. A map showing parklands in relation to present and proposed development of Lake Ginninderra was published by the NCDC in April 1977. See figure 2. The Ginninderra Community Council considered that Lake Ginninderra is the most vital part of Belconnen's open space system. It was argued that residential development proposed for the foreshores would be detrimental not only to the Lake but to the region's open space system. The Council proposed the creation of a Belconnen regional park around Lake Ginninderra. It was suggested that this park be large enough to supply the needs of a wider region which will in future years stretch to Hall and Gungahlin as well as those areas of Belconnen now developed or to be developed.

35. Lake Ginninderra was regarded by DCT as being a potentially more important conservation and recreation resource than the Creek. The Department considered that the potential of Lake Ginninderra as a recreation resource had been under-rated. DCT referred to the NCDC pamphlet of April 1977 on Lake Ginninderra which stated "Lake Ginninderra is a central scenic feature of Belconnen ... providing an attractive setting for the Town Centre and an important recreational resource for Belconnen residents".¹³ DCT expressed concern at the prospect of the foreshores and more easily manageable sites around the Lake being given over to private ownership while the less attractive, and less easily manageable Creek corridor was developed as open space. DCT expressed interest in the plans for the development of Lake Ginninderra and cautioned against too much residential development on the northern foreshores.

13. NCDC, Lake Ginninderra - Belconnen, April 1977.

FIGURE 2
LAKE GINNINDERRA SHOWING PARKLAND



36. The Ginninderra Community Council claimed that the Lake is the focal point of the whole region and partly through the Lake residents identify with Belconnen. The Lake is central to Belconnen and is within cycling distance of the furthest suburbs. The Council strongly opposed the concept of the Lake being "owned by those residents actually living on the foreshores".¹⁴ The Lake should be such that it could be enjoyed by all residents of Belconnen. It was emphasised by NCDC that plans for development around Lake Ginninderra have yet to be finalised.

37. For this inquiry the Committee has considered developments around the Lake in four sections and these are identified on the map opposite. The four sections are:

- . the northern peninsula;
- . the western side including the Town Centre;
- . the eastern side including the town park and possible hospital site; and
- . the north-eastern Lake shore including the northern shallows.

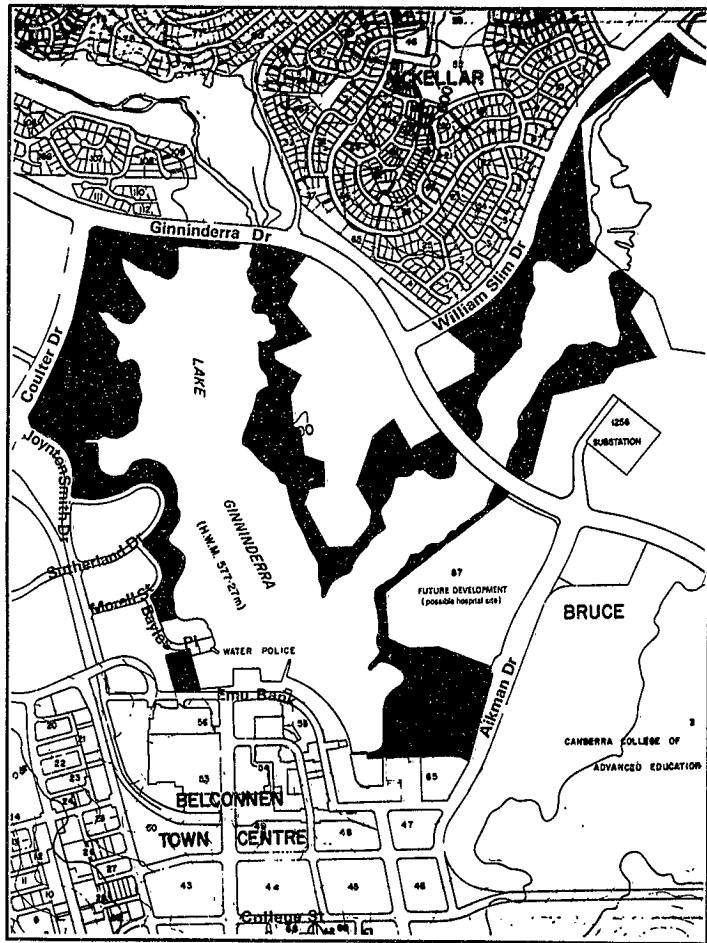
The particular areas are indicated in figure 3.

The Northern Peninsula

38. It has been suggested that much of this area might be used for future housing but DCT considered that too much residential development on the peninsula could make access to the northern shores of the Lake difficult because of the uneven waterside terrain. The Committee would prefer that all of the peninsula up to Ginninderra Drive be retained as open space. The Committee finds that

14. Transcript, p. 194.

FIGURE 3
LAKE GINNINDERRA - SECTIONS CONSIDERED BY THE COMMITTEE



- (a) proposals for housing on the Lake Ginninderra peninsula are unacceptable; and
- (b) there should be no future development on the peninsula other than for recreational purposes.

The Committee recommends that the NCDC in setting out its proposals for the Lake Ginninderra peninsula

- (a) provide a range of options for the development of the peninsula for recreational purposes;
- (b) indicate the estimated cost to the community of the various options; and
- (c) consult the community before final decisions are made.

The Western Side

39. This is the area bounded by Coulter Drive, Joynton Smith Drive and extending to the town park on the eastern side. It includes the Belconnen town centre. The northern part has been established as a park of 20 ha. and there is further provision of 3 ha. of parkland on the foreshore and a city gardens open area of 1.2 ha. There is also provision for medium density housing. The town centre goes right down to the Lake and NCDC termed this "the hard edge" of the development.¹⁵

40. Medium density housing has been proposed for the area around Sutherland Crescent and Morell Street. This development is not in any program of works at present but

15. Transcript, p. 41.

the area is likely to be developed over the next five years if there is an interest in medium density housing.

41. The Ginninderra Community Council suggested that the existing park be extended to replace those areas proposed for officers and medium density housing. The Council recommended the degazettal of Sutherland Crescent east of Joynton Smith Drive, Morell Street and Bayles Place since these roads came to within 50 to 100 metres of the foreshore.

42. The Committee is concerned about the prospect of offices and housing close to the foreshore and with the overcrowding and over-utilisation of the existing parkland. It considers that the area on the eastern side of Joynton Smith Drive up to Morell Street should be retained as parkland. The Committee would not however, suggest that the proposed roads be degazetted as they will provide easier access to the foreshores. The Committee finds that

- (a) the present proposals for the western side of Lake Ginninderra do not provide for a sufficient distance between the foreshores and the proposed development; and
- (b) the existing park on the western side is unable to cater for the demands of the residents.

The Committee recommends that

- (a) the area on the western side of Lake Ginninderra bounded by Joynton Smith Drive, Morell Street and Sutherland Crescent be retained as parkland; and
- (b) further provision be made in that park for picnic and barbeque areas.

The Eastern Side

43. This area concerns the land bounded by Aikman Drive and Ginninderra Drive which is adjacent to the proposed Town Park and was to have been used for the Belconnen Health complex. This is at present designated for future development including possible constructions on a substantial length of foreshore. The Committee however, considers that any future development should in fact be set well back from the water's edge. The Town park could be continued to include all that area proposed for future development. However, such plans are still being developed. The Committee finds that the proposed future development bounded by Aikman Drive, Ginninderra Drive and the eastern foreshore would allow development very close to the foreshores. The Committee believes that this area should be retained for institutional or recreational purposes. The Committee recommends that NCDC in planning any future development of this area should leave a much more extensive area of open or green space between the foreshores and the proposed development.

44. In making this recommendation the Committee has declined to set a specific distance from the foreshores but trusts that planning consideration will provide for a substantial amount of green space on the foreshores. In particular an effort should be made to extend this beyond the areas suggested. It is recognised that this will depend on other considerations relevant to future development.

North Eastern Lake Shore

45. This area is bounded by William Slim Drive, the Royal Australian Navy Wireless Transmitting Station and Ginninderra Drive. There is housing proposed for the area of Ginninderra Drive and William Slim Drive. The Committee

would be reluctant to endorse proposals for housing in that area. It was suggested by DCT that the Lake would appear to have considerable potential for becoming an area for wildlife similar to parts of Lake Burley Griffin.

46. A suggestion was made for a water bird area in the north eastern shallows. The Committee sees particular value in this suggestion. The Committee finds that a wildlife refuge on the north-eastern section of Lake Ginninderra would add to the natural appeal of the area. The Committee recommends that

- (a) the Department of the Capital Territory in co-operation with the National Capital Development Commission, investigate the possibility of the establishment of a wildlife refuge in the area around Lake Ginninderra;
- (b) if possible, the refuge be established in the area bounded by Ginninderra Drive, William Slim Drive and the Royal Australian Navy Wireless Transmitting Station;
- (c) if the refuge is established in the above area that no housing development be permitted in the area; and
- (d) such refuge area be so planned to allow for limited public access and that emphasis be given to access for school and relevant interest groups.

CHAPTER 5

FUTURE DEVELOPMENT OF GINNINDERRA CREEK

Background

47. The 1971 study of Ginninderra Creek provided for a linear park which would allow good accessibility to open space for a substantial part of the population of Belconnen. This linear park would be intersected by district parks along the length of Ginninderra Creek. NCDC claimed that this would result in a generous standard of access to the Creek for residents from a number of suburbs. The proposed linear park would allow for a system of trails and provide for an off-road system of routes between the various suburbs along the length of the Creek.

48. It was also noted that it would not be possible to ensure the visual isolation of housing from most areas along the Creek. Consequently, substantial tree plantings were recommended along the length of the Creek. NCDC in its submission claimed that the development of Ginninderra Creek should provide a strong landscape corridor, reinforcing a system of district parks. These parks are to be interlined by a variety of recreational trails and minor spaces. The design was also to allow for adequate water movement and dispersal.

49. The Ginninderra Community Council proposed the creation of three district parks along the Creek. Each of these district parks would supply the recreation needs of the surrounding suburbs. The district parks would be joined by a corridor of parkland. District parks were proposed for the following areas - Latham, Melba/South West Evatt, and Giralang/McKellar. These proposals are now considered in turn.

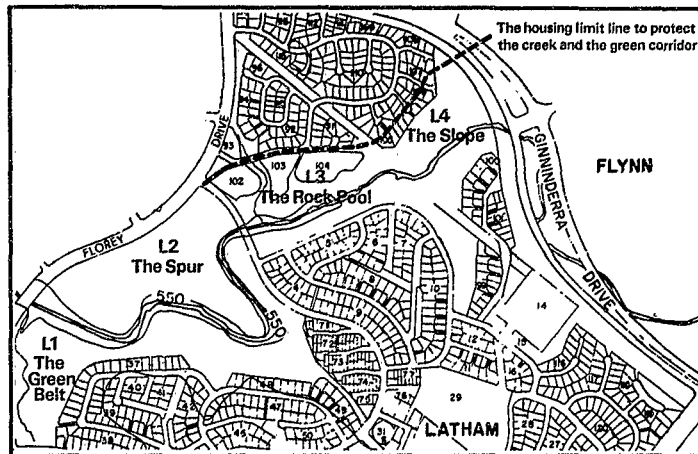
Latham District Park

50. The Latham District Park was seen by the Ginninderra Community Council as being ideally situated to supply open space parkland for the immediately adjacent suburbs of Latham, Macgregor, Charnwood and lower Flynn as well as nearby suburbs of Holt and Higgins. Because of its proximity to such a large population this park was considered to have the highest potential popularity and usage of the three parks.

51. It was proposed by the Ginninderra Community Council that the Latham District Park and corridor be gazetted. In their submission the Council indicated a housing limit line north of Ginninderra Creek, below which development should not take place. This line and the area proposed for the Latham District Park are set out in figure 4. Concern was also expressed about community buildings proposed for certain areas. The Council expressed concern about possible developments and suggested that no development of areas proposed for community buildings be approved without the concurrence of interested community groups and nearby residents. The question of community buildings is considered in Chapter 6.

52. The proposal by the Ginninderra Community Council requires the degazettal of Sections 102, 103 and 104 of Latham as well as a number of other blocks. The other blocks proposed were 9, 10, 18, 19 and 20 of Section 105 and 4, 5, 6 and 7 in Section 106 and 6 in Section 107. The variations proposed to the Committee by the NCDC were for the modification of Section 105 by reducing the number of blocks from 20 to 14. The proposed variation will allow more effective recreational space in the Ginninderra Creek corridor.

FIGURE 4
PROPOSED LATHAM DISTRICT PARK



53. In its Report on the 65th Series of Variations the Committee requested that Sections 102, 103 and 104 not be developed until it had received further briefing. In that report the Committee expressed concern about the future availability of Ginninderra Creek for recreational uses.

54. The Ginninderra Community Council also is concerned about the future extension of Dalley Crescent across the Creek. The construction of Dalley Crescent was recommended by the Committee in the 38th Series of Variations in 1967. NCDC advised that the Dalley Crescent extension to Florey Drive is shown on the Commission's Policy Plan for Belconnen but is not scheduled for construction in the present Three Year Program. NCDC also advised that should long term traffic reviews warrant the degazettal of the Dalley Crescent extension the opinion of the local residents and institutions would be sought. This would include the residents of North West Latham, an area which is not yet settled.

55. Sections 102, 103 and 104 are intended for release to developers who are able to demonstrate designs for high quality cluster housing. This would still allow the residents of the area to utilise the rock pool. According to DCT attempts have been made to recognise the interest of the population in the immediate vicinity of the Creek corridor. The Committee recommends

- (a) that the variations proposed by NCDC to Section 105 of Latham be approved; and
- (b) the gazettal of Sections 102, 103 and 104 of Latham stand.

56. The Committee suggests that in planning for the development of Sections 102, 103 and 104 provision be made to ensure that the natural quality of the open spaces in the area is maintained. In its submission NCDC concluded that a great deal of public reaction to the developments along the Creek stem from the fact that the tree plantations are in their early stages of growth. Because of this it is not possible to perceive the area as being one of contained

parkland. Action should be taken as quickly as possible to overcome these problems and establish the park as proposed, with particular attention to the planting of trees.

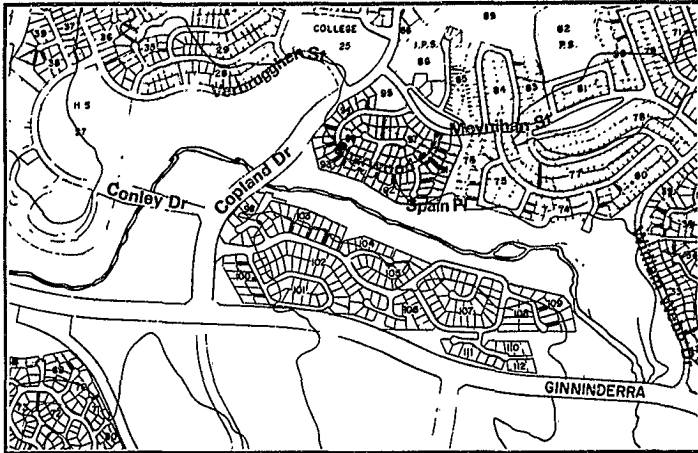
Melba-South West Evatt District Park

57. Figure 5 sets out the area considered in this part of the report. A modified road system is proposed by NCDC in South West Evatt which is designed to reduce the number of blocks in South West Evatt from 200 to 179. The variations improve the amenity of the Creek corridor. The Ginninderra Community Council indicated its satisfaction with the plans for the east end of South West Evatt but made further recommendations to improve the quality, attraction and use of the Creek corridor. It was claimed that the Creek valley in South West Evatt was very attractive and while it would have been admirable to have left it as a rural valley in an urban setting, it would not be possible to maintain this without foregoing a great number of serviced blocks.

58. The Ginninderra Community Council proposed to retain as much of the corridor as possible and make the area between the Creek and Ginninderra Drive as attractive as possible for passive recreational use. It was also suggested that this would provide a contrast to the monotony of the total Belconnen urban scene. The area proposed for the park is that bounded by Kingsford Smith Drive in the west, Ginninderra Drive to the south, the gazetted extension to Verbrugghen Street and Moynihan Street to the north.

59. The Council recommended that all residential roads in South West Evatt be degazetted and that an alternative land use to housing be sought. In respect of the area in South West Evatt north of the Creek, the council recommended the deletion of all blocks south of Sharwood Crescent, deletion of blocks at the end of Spain Place and the removal of the

FIGURE 5
EVATT/MELBA



community building from the area west of the William Webb extension. In respect of the South West Evatt corridor the Council suggested that the recreation track planned for the north side of the Creek be duplicated.

60. It was claimed that the Melba area presented a valuable recreational resource but the recreational quality for the large part of the land was at risk by NCDC proposals to allow two groups of community buildings and the extension of Conley Drive. It was recommended that Conley Drive not extend past the Creek. In respect of Conley Drive NCDC

advised that the extension has been gazetted but is not scheduled for construction in the present Three Year Program. NCDC advised that it did not propose to delete the road from the Policy Plan for Belconnen but should long term traffic planning reviews warrant their exclusion the opinion of local residents and institutions effected would be sought.

61. The Committee has considered the submission made by the Ginninderra Community council and notes the intrusion of residential development into the natural areas near the Creek. The Committee finds that certain parts of the housing development proposed for Evatt will intrude into the natural areas of Ginninderra Creek. The Committee recommends that

- (a) the proposed development for Evatt be changed as set out below:
 - Section 91; delete blocks 20 and 21 (off Spain Place).
 - Section 92; delete block 13 (off Spain Place) and blocks 2, 3, 6 and 7 (battle-axe blocks off Sharwood Crescent).
 - Section 93; delete blocks 2, 3, 6, 7 and 9 (battle-axe blocks off Sharwood Crescent).
 - Section 98; delete all five blocks.
 - Section 103; delete blocks 9, 10, 13, 14, 17, 18 and 21 (battle-axe blocks).
 - Section 105; delete blocks 1, 2, 16, 17 and 18.
 - Section 109; delete seven blocks and incorporate the remaining 4 blocks in Section 108.
 - Section 110; delete block 5.
 - Section 112; delete all three blocks;

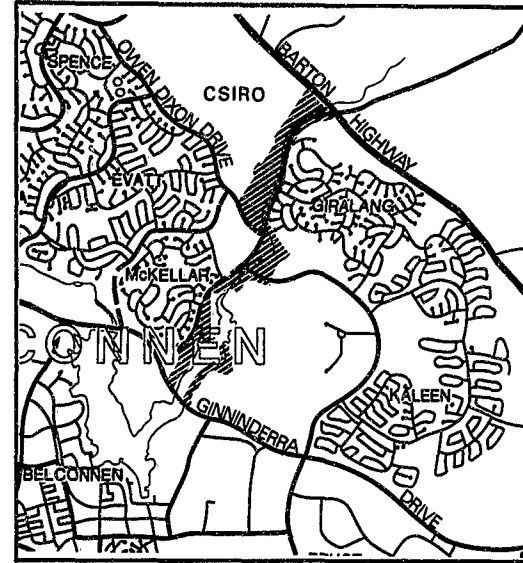
- (b) the road within Section 107 of Evatt be modified as proposed by NCDC.
- (c) the proposed extension of Conley Drive to Copland Drive not be proceeded with until there is clear demand and need for that extension.

Giralang Park

62. The Ginninderra Community Council proposed the creation of a district park along the west of William Slim Drive. The Council also suggested that a corridor consisting of all the land east of the Creek to the west of William Slim Drive and north of Owen Dixon Drive and a minimum of 100 metres along the west bank of the Creek in this area be agreed in principle. It further suggested that this corridor should be effectively linked with the stretch of creek south of Owen Dixon Drive and up to the Lake. The Council advised that while it was proposing the park it had not considered the proposal in any detail. The Council suggested that the policies which had been suggested for the two earlier parks should be followed in Giralang as well.

63. In its submission NCDC concentrated on the areas below the Lake and there was only passing reference to those areas above the dam wall. The Committee was subsequently advised that the use of the area of land between William Slim Drive, Giralang and the CSIRO is to be determined. The area of the land involved is 24.7 ha. and is shown in Figure 6. These are serious limitations imposed on the use of this land by the 100 year flood level of Ginninderra Creek. The Committee considers that the particular area of land could be of value to the residents of Giralang if it was retained as open space.

FIGURE 6 GIRALANG - OPEN SPACE



64. Giralang Community Centre Association made a submission to the Committee and suggested that all three sections i.e. the upper Creek and surrounds, Lake and surrounds and lower Creek and surrounds should be considered as composites of a total plan. Concern was also expressed that the upper Creek area adjacent to Giralang could be subject to a compromise if any section were considered first and out of context of the total plan. The Association referred to the need for a comprehensive statement of the likely use and types of users of facilities in Ginninderra Creek. The Association maintains strongly that the Lake surrounds should be left for recreational purposes only and recommended that residents be consulted on their opinions and preferences in regard to recreational facilities. The Committee supports this view and recommends that the residents of Giralang be consulted on the proposals for development of Ginninderra Creek and its surrounds adjacent to Giralang.

CHAPTER 6

OTHER ISSUES

Submissions Received

65. The Committee sought to involve itself in an inquiry into Ginninderra Creek and Lake Ginninderra as a result of and because of issues which arose in variations and the public concern shown by residents of Belconnen in the proposed developments. The Committee requested that the Minister forward a reference to it on this matter. The Committee was particularly anxious to commence its inquiry and though the reference was received on 30 October 1978 public hearings were commenced on 27 November 1978. This allowed the organisations with an interest in the inquiry some three weeks to make submissions, after advertisements were placed in the media. The Committee assumed that those organisations would have had much of the material relating to the inquiry readily available and that the time allowed would have been adequate. In May 1978 the Chairman of the Committee had written to the Commissioner of NCDC requesting that NCDC prepare a document indicating the short and long term proposals for the development of the Creek since the Committee was concerned about the future availability of Ginninderra Creek for recreational use.

66. The submission received from the Ginninderra Community Council stood in stark contrast to that from both NCDC and DCT. The submission from the Council ran to 58 pages and canvassed a large number of issues relating to the inquiry. By contrast the submission from NCDC was concerned mainly with the Creek and was in fact a booklet produced in October 1978. The booklet had previously been given a wide distribution. The Committee had hoped that NCDC would have been able to provide additional information to the Committee

prior to the public hearing. The submission from DCT amounted to 7 pages. The Committee would have expected a far more comprehensive submission from the Department and must register its view that the submission was deficient in several respects and therefore inadequate. The Department has considerable responsibility in the A.C.T. and an obligation to provide more comprehensive and relevant material to parliamentary inquiries, especially those of this Committee. The Committee has since sought additional information from both DCT and NCDC.

Community Involvement

67. In its report on the 65th Series of Variations the Committee expressed concern about the future availability of Ginninderra Creek for recreational uses. It was also suggested in that report that in preparing any proposals for development and use of the Creek area there should be full consultation between NCDC and the community. NCDC indicated that following the report of the Committee plans for Ginninderra Creek were discussed at meetings which had been attended by representatives of the Ginninderra Community Council and Giralang Community Centre Association.

68. The Ginninderra Community Council claimed that there had not been full consultation with NCDC in the development of new proposals. The impression that the Council received, according to Council representatives, was that NCDC was not really interested in meaningful consultation with the community. Suggestions by the Council had not been taken into account by NCDC. NCDC suggested, however, that as a result of a review of issues raised by the community adjustments had been made to the plan for Ginninderra Creek with the aim of strengthening the role of the district parks as well as improving the visual relationship between housing and recreation land.

Community Facilities

69. One particular issue which had been raised during the course of the inquiry was the definition of community buildings. The Ginninderra Community Council contended that NCDC makes use of the term community buildings to enable it to retain for future development areas which they cannot at the moment justify for housing and dared not claim for institutions. The Council had asked NCDC for a definition of the term "community buildings" but had been given different answers on different occasions. The answers range from scout halls to sporting clubs.

70. The Committee was advised by NCDC that by strict definition the term "community building" would apply to a wide range of uses including welfare, child care or guidance facilities, meeting halls, houses, hostels or other institutions for the handicapped. NCDC suggested that scout halls or other buildings used for development and special cultural, educational or health and recreation buildings may also be compatible with the open space nature of the Creek but that facilities which generate traffic of an unacceptable level would not be favoured for location near the Creek.

71. In its submission NCDC advised that its policy is to permit the development of community facilities within the park at locations convenient for vehicle access and where there is no interference with the amenity of nearby residential areas. It was also stated that no development of these areas will be approved without discussions with interested community groups and nearby residents. The Ginninderra Community Council contended that the development of areas suggested for community buildings should not proceed without the approval of interested community groups

and nearby residents. The Council suggested that in discussions with NCDC there was no clear understanding of what is meant by a community building.

72. The Committee is concerned at the uncertainty created by this lack of a clear indication of the intended use of certain areas not only within the Creek corridor but in the A.C.T. in general. The Committee recommends that

- (a) the NCDC provide a clear statement of what constitutes a community building, and
- (b) there be more precise descriptions available of the different types of community buildings that might be considered for particular sites.

Costs

72. In its submission to the Committee NCDC estimated the overall costs which would result from the loss of residential land and further provision of open space to meet the requests of the residents as being \$3.3M. This estimate relates only to the Creek below the dam wall. The estimate was made up of direct losses from potential sales of \$1.5M plus an on-going maintenance cost of \$.8M and the extra cost of the same amount of new residential land of \$1.0M. In evidence to the Committee however, NCDC stated that the indication of cost is "a fairly broad one".¹⁶ Estimates were later provided to the Committee of the cost implications of not proceeding with housing development around the Lake. It was estimated that if all the areas in question along the Creek and Lake were not developed as currently proposed the cost to the Commonwealth would be of

16. Transcript, p. 58.

the order of \$13.6M. A more detailed explanation of the costing was provided by NCDC and is summarised in the following table which deals separately with the proposed hospital site (\$4.6M).

73. The Ginninderra Community Council considered that some weight should be given to the benefits of the recreation space. Reference was made to a number of studies that had been done on the social benefits of recreation. The Council suggested that since the costs of maintaining the open space had been quantified some attempt should be made to quantify the benefits. Reference was also made to the costs involved of the additional distance travelled by Belconnen residents to areas such as Weston Park and the Cotter. The Committee was advised by NCDC that no attempt had been made to quantify any socio-economic benefits such as those of a recreational or environmental nature which might possibly flow to Belconnen and ACT residents if the areas were developed for open space purposes. The Committee has considered the cost figures provided to it. The appropriateness of certain aspects of the costings was raised at the public hearings. In respect of Ginninderra Creek the Committee has recommended deletion of only a further 19 blocks and not the 40 ha. for which the costs were provided. The Committee has also suggested that the 4.5 ha. proposed for offices remain for office space. However it has suggested that the former hospital site be retained for institutional or recreational purposes. In the Committee's view, projected additional costs, including those for alternative development, and the loss of revenue from non-development are open to question. Consideration should, for example be given to offsetting these costs by the sale of alternative sites.

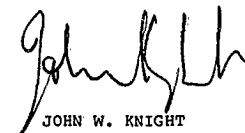
TABLE 2
NCDC COST ESTIMATES

Classification	Ginninderra Creek \$m	Lake Ginninderra* \$m	Hospital Site \$m	Total \$m
Direct Costs				
Land servicing	0.9	2.0		2.9
Establishment and maintenance of parkland	0.8	0.8	0.4	2.0
Potential Costs				
Loss of revenue from non-development	0.7	1.3	0.8	2.8
Additional Cost for Alternative Development				
	1.0	2.2	1.2	4.4
Indirect Costs - Under-utilisation of constructed capacity				
	n.a	3.9	2.2	6.1
Total Costs	3.4	10.2	4.6	18.2

* Includes the peninsula area and the area bounded by Morell Street Bayles Place and Joynton Smith Drive, i.e. the Lake area excluding the proposed hospital site.

Source: Information supplied by NCDC.

74. During the course of this inquiry the Committee has endeavoured to adopt a reasonable approach to the development of residential accommodation and the provision of recreational facilities for the residents of Belconnen. It is recognised that the community's needs and wishes even in the near future may differ from those of today. We have therefore not sought to be dogmatic or over prescriptive in our findings, but rather to set guidelines to meet the community's wishes and to accommodate the complex and changing demands on planners. The Committee is conscious of the lack of natural recreational facilities in the Belconnen area when compared with other areas in Canberra. It is in an endeavour to redress this that the Committee has made recommendations for increased open space in the area. It is intended that Ginninderra Creek and Lake should be a valuable recreational, educational, social and historical resource for the residents of the area and that the plans for Lake Ginninderra and its surrounds should make suitable provisions for the recreational requirements of the residents of the area now and, more particularly, in the future.


JOHN W. KNIGHT
Chairman

February 1979

Dissent by Mr K.L. Fry, M.P., Senator M.A. Colston,
Senator S.M. Ryan and Mr U.E. Innes, M.P.

Whilst we are in general agreement with the report of the Committee, we cannot agree with the recommendations in paragraph 55 concerning the Latham District Park. The Committee has recommended that the development of sections 102, 103 and 104 for housing proceed.

It was suggested by NCDC that these sections were for release by private negotiation to developers who would be able to produce designs for high quality housing (Transcript page 34). The particular sections are located close to the Rock Pool which the NCDC acknowledged as being one of the most popular extensively used areas within the Creek (Transcript page 56). The Ginninderra Community Council claimed that, if the housing proposed for sections 102, 103 and 104 were agreed to, the Creek corridor in this vicinity would become one of the narrowest sections of the entire corridor (Transcript page 176).

We do not consider it appropriate for housing to be located so close to what is at present one of the most popular areas of the Creek. The proximity of such housing, however tasteful, will not only reduce the area available for recreation but will also lower the quality of the area and discourage the full utilisation of this most attractive part of the Creek corridor.

We therefore recommend that the area in latham covered by sections 102, 103 and 104 be retained as open parkland.

February 1979

K.L. FRY
M.A. COLSTON
S.M. RYAN
U.E. INNES

Dissent by Mr A.G. Dean, M.P. and Mr J.W. Haslem, M.P.

Whilst we are in general agreement with the report of the Committee we cannot agree with the findings and recommendations in paragraph 38 concerning the peninsula of Lake Ginninderra. The Committee has found that proposals for housing on the Lake Ginninderra peninsula are unacceptable and there should be no future development on the peninsula other than for recreational purposes.

The present NCDC proposals for the peninsula are for 22 ha. of open space and 23 ha. of housing. We consider that too much residential development on the peninsula could make access to the foreshores of the peninsula difficult and that suggestions which would take housing close to the foreshores are unacceptable. We do not consider that at this stage, all of the 45 ha. of the peninsula should be developed for recreational purposes. We would suggest that more information should be provided on a range of possible uses for the peninsula before the Committee decides to completely exclude housing or any other development.

We recommend that NCDC in setting out its proposals for the Lake Ginninderra peninsula -

- (a) provide a range of options for the development of the peninsula.
- (b) indicate the cost to the community of the various options.

- (c) give particular attention to developing options which would minimise housing and any use other than open space.
- (d) consult the community before final decisions are made.

February 1979

J.W. HASLEM, M.P.
A.G. DEAN, M.P.

46



COMMONWEALTH OF AUSTRALIA

MINISTER FOR THE CAPITAL TERRITORY
PARLIAMENT HOUSE
CANBERRA, A.C.T. 2600

30 OCT 1978

Dear Senator Knight,

Further to my letter of 27 September 1978, I wish to advise you that the proposals to vary the plan of layout of the City of Canberra and its environs relating to the planning and development of the Ginninderra Creek area will be published in the Gazette on 27 October 1978.

The proposals will be given wide publicity and a period of twenty-one days will be allowed for public objection and comment. All public response to the variations will be forwarded to the Committee for consideration.

Pursuant to paragraph 1(a) of the Committee's instrument of appointment, I now formally refer the proposals to the Committee for investigation and report. Further, pursuant to paragraph 1(b) of the instrument of appointment, I also refer the general matter of the planning and development of the Ginninderra Creek corridor and the Lake Ginninderra areas to the Committee for consideration.

Yours sincerely,

R.J. Ellicott
Minister for the Capital Territory

Senator J.W. Knight,
Chairman,
Joint Committee on the A.C.T.,
Parliament House,
CANBERRA, A.C.T. 2600

47

Commonwealth of Australia Gazette

Published by the Australian Government Publishing Service

No. 5226 Canberra, Friday, 27 October 1978



AUSTRALIAN CAPITAL TERRITORY

Seat of Government (Administration) Act 1910

NOTICE OF INTENTION TO VARY THE PLAN OF LAYOUT OF THE CITY OF CANBERRA AND ITS ENVIRONS (66A SERIES OF VARIATIONS)

IN pursuance of the powers conferred on me by Section 12A of the Seat of Government (Administration) Act 1910 (as amended), I, Robert James Ellicott, Minister of State for the Capital Territory, hereby give notice that at the expiration of twenty-one (21) days after publication of this notice in the Gazette (unless objections in writing specifying the nature and grounds of those objections are lodged with the Secretary, Department of the Capital Territory, P.O. Box 158, Canberra City, A.C.T. 2601 before the expiration of those twenty-one days) I intend to vary the plan of layout of the City of Canberra and its environs in the manner and to the extent described in the schedule hereto and in the maps Q4, Q5 and P5 attached hereto.

Dated this twenty-sixth day of October 1978.

R. J. ELLICOTT
Minister of State for the Capital Territory

THE SCHEDULE

VARIATION 1—(MAP Q4):

LATHAM, Section 105: Modification to the turning head of Dovey Place to serve a reduced number of residential housing blocks in Section 105. The proposed variation is intended to allow more effective recreational space in the Ginninderra Creek corridor by reducing the number of blocks in Section 105 from 20 to 14.

VARIATION 2—(MAPS Q5 AND P5):

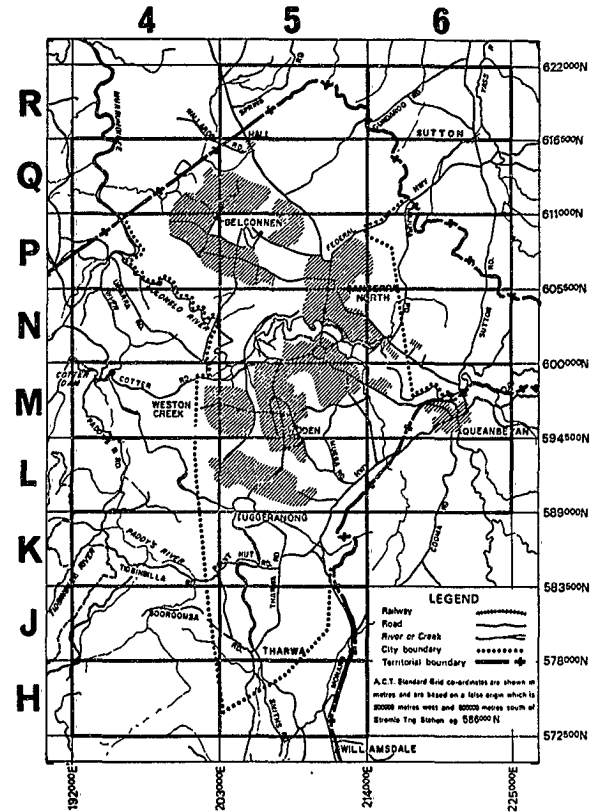
EVATT, Sections 98, 99, 103: Deletion from the plan of a previously gazetted cul-de-sac to improve the amenity of the Ginninderra Creek Open Space System by a reduction in the number of detached housing blocks.

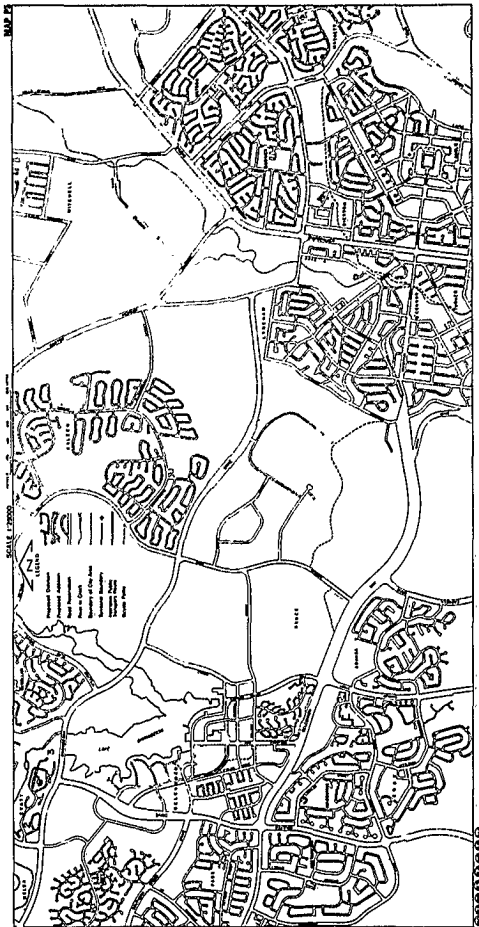
VARIATION 3—(MAP P5):

EVATT, Sections 107-112: Modification of a previously gazetted road and cul-de-sac and deletion from the plan of a cul-de-sac and laneway to the south of Ginninderra Creek. The variations are intended to improve the amenity of the Creek corridor by reducing the number of blocks available for detached housing. The modified road systems described in Variations 2 and 3 are designed to reduce the total number of blocks by 21—from 200 to 179.

Plan of Layout of City of Canberra and Its Environs
Published in the Commonwealth of Australia Gazette
on 19 November 1925 as Modified or Varied to
22 May 1978.

INDEX OF DETAIL MAPS INCORPORATING THE CITY PLAN





APPENDIX III

LIST OF WITNESSES

- Mr R.L.E. Beddis, Member, Ginninderra Community Council.
- Mr K.R. Black, Officer-in-Charge, Statutory Processes (Lands Division), Department of the Capital Territory.
- Mr G.J. Campbell, First Assistant Commissioner (Planning), National Capital Development Commission.
- Mr N.S. Fisk, Treasurer, Giralang Community Centre Association.
- Mr B. Hoyles, Member, Ginninderra Community Council.
- Mr W.E. Lawrence, Assistant Secretary, Urban Affairs Branch, Department of the Capital Territory.
- Mrs S. McCaffrey, Teacher, Charnwood Primary School.
- Mr L.D. McCowan, Town Planner, National Capital Development Commission.
- Mr D. McDonald, President, Ginninderra Community Council.
- Mr G.E. Moseley, Acting Director, District Planning, National Capital Development Commission.
- Mr A.J.W. Powell, Commissioner, National Capital Development Commission.
- Mr C.G.M. Randall, Community Relations Officer, National Capital Development Commission.
- Mrs K. Rasidi, Teacher, Charnwood Primary School.
- Mr J.H. Rossely, Executive Officer, Urban Economics, National Capital Development Commission.
- Mr M.M. Van Gelder, Assistant Secretary, Natural Resources Branch, Department of the Capital Territory.
- Dr C.L. Watson, Member, Ginninderra Community Council.

APPENDIX IV

Persons and organisations who made submissions but did not appear at public hearings.

Ms N. Aldridge - Holt.
H. Anderson - O'Connor.
L. Argento - Scullin.
C. Bellamy - Giralang.
E.J. Black - Fraser.
Mr J.R. Brain - Weetangera.
G.L. Broderick - Belconnen.
F. & P. Crome - Melba.
R.K. Davis - Melba.
P.K. Docherty - Scullin.
J. Everett - Holt.
Ms R.M. Frencham - Curtin.
Mr S.W. Foulkes - O'Connor.
N.W. Gallagher - Belconnen.
Mr R. Garland - Chapman.
Mrs P.M.L. Goodwin - Latham.
Ms J. Gyffyn - Red Hill.
Mr R.A. Jones - Macgregor.
I.J. & R.S.J. Kinder - Evatt.
Mrs C.M. Kwesius - Latham.
Mr P. Le Grant - O'Connor.
D. Lovatt - Macgregor.
Ms K.A. Lynch - Giralang.
A.R. & S.R. Metcalfe - Macquarie.
Mr R. & Mrs S. Millard - Cook.
A. Morschel and R. Doddrell - Weston.
Dr W.R. Mulford - Latham.
Ms B. Murlis - Holt.
North Belconnen Community Association.
Mr T. O'Brien - Weetangera.
J. O'Callaghan - Cook.

G.M. Ode - Belconnen.
Mr E. Peek - Holt.
Mr R.M. Pepper - Belconnen.
G. Perman & S. Johnstone - Waramanga.
Mr D. Poignand - Ainslie.
J. Prance - Higgins.
Mr P. Rey - Latham.
Mr G.R. Roach - Flynn.
Mr J. and Mrs M. Robinson - Melba.
R. Saberton - Weetangera.
G.P. Sharma - Giralang.
Mrs A. Street - Dickson.
E.M. Tregillgas - Flynn.
Mr B. Wansjula - Melba.
Mr S. Wagner - Ainslie.
Mrs D. Watney - Scullin.
Mr P. Watney - Scullin.
Dr C.L. Watson - Latham.
G. Wilson - Belconnen.