

DEPARTMENT OF THE SENATE	
PAPER No.	1021 -
DATE PRESENTED	30 APR 1981
<i>MacLaurin</i> Clerk of the Senate	



THE PARLIAMENT OF THE COMMONWEALTH
OF AUSTRALIA

JOINT COMMITTEE ON THE
AUSTRALIAN CAPITAL TERRITORY

REPORT ON PROPOSALS FOR
VARIATIONS OF THE PLAN OF
LAYOUT OF THE CITY OF CANBERRA
AND ITS ENVIRONS

SEVENTY-FIRST/SEVENTY-SECOND SERIES
FINAL REPORT



THE PARLIAMENT OF THE COMMONWEALTH
OF AUSTRALIA

JOINT COMMITTEE ON THE
AUSTRALIAN CAPITAL TERRITORY

REPORT ON PROPOSALS FOR
VARIATIONS OF THE PLAN OF
LAYOUT OF THE CITY OF CANBERRA
AND ITS ENVIRONS

SEVENTY-FIRST/SEVENTY-SECOND SERIES
FINAL REPORT

TABLE OF CONTENTS

	<u>Page</u>
Establishment and Terms of Reference	iv
Membership of the Committee	v
Recommendations	vi
Introduction	1
Deakin Section 12	3
Belconnen District	6
Dissent by the Hon. J.D.M. Dobie, M.P.	22

APPENDIXES

APPENDIX I	Letter from the Minister for the Capital Territory referring the proposal for the Committee's consideration.
APPENDIX II	List of Witnesses and objections received.
APPENDIX III	Briefing notes supplied jointly by the Department of the Capital Territory and the National Capital Development Commission.

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 32nd Parliament by resolutions of the Senate and the House of Representatives in December 1980.

The duties of the Committee as specified in its Resolution of Appointment are to inquire into and report on:

- (a) 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) such matters relating to the Australian Capital Territory as may be referred to it by:
 - (i) the Minister for the Capital Territory, or
 - (ii) resolution of either House of the Parliament.

MEMBERSHIP OF THE COMMITTEE

Acting Chairman:

Mr K.L. Fry, M.P.

Senator G. Georges

Senator L.N. Neal

Senator E.A. Robertson

Mr J.M. Bradfield, M.P.

Mr A.G. Dean, M.P.

Hon. J.D.M. Dobie, M.P.

Mr N.J. Hicks, M.P.

Mrs R.J. Kelly, M.P.

Clerk to the Committee:

Mr P.F. Bergin.

RECOMMENDATIONS.

The Committee approves Variation 5 contained in the 71st Series of Variations and Variation 1 contained in the 72nd Series of Variations.

INTRODUCTION

1. On 26 February 1981 the Minister for the Capital Territory referred two variation proposals to the Committee. The two proposals had been considered by the Committee in the previous Parliament but the Committee had not fully concluded its deliberations. Accordingly the Minister again referred the variations to the Committee established in this Parliament. The letter referring the proposals to the Committee is at Appendix I.

2. The first proposal dealt with Section 12 of Deakin. It was Variation 5 in the 71st Series of Variations and is for the addition to the city plan of an existing carpark. Gazettal of the carpark will provide a lease frontage which allows the site to be developed for medical and professional offices.

3. The second proposal was Item 1 of the 72nd Series of Variations. It is for the addition to the plan of the extension of William Hovell Drive from Coulter Drive to Kingsford Smith Drive. The previous Committee received representations regarding the proposal and in its report on the 72nd Series commented "The Committee has not been able to consider in detail all the issues raised in the objections and comments, nor has it had the opportunity to hold a public hearing on the proposal. The Committee suggests that it be included in the next series of variations".¹

4. The Committee was advised that publicity would be given to the present reference. The reference was advertised in the Canberra Times and displays showing the intended changes were arranged at Belconnen Mall, Monaro Mall, Woden Plaza and Hawker College. The proposals had been publicised as part of the earlier series. Objections and comments which were received previously were considered along with those received in response to the publicity given to the present reference.

5. The Committee held public hearings on the proposal on 13 March and 28 April 1981. Twenty-two witnesses representing 11 organisations and/or individuals appeared at the hearings. A list of the witnesses who appeared before the Committee is at Appendix II. While the Committee considered all the material lodged with it, not all of those who lodged objections were called to appear before the Committee. Appendix II also lists the other objections and comments received. The transcript of evidence given at the hearing will be available for inspection at the Committee Secretariat of the House of Representatives and the National Library.

6. As on past occasions the Committee invited a representative of the A.C.T. House of Assembly (A.C.T. Assembly) to appear before the Committee. Ms Maureen Horder of the Assembly appeared before the Committee at the hearing on 13 March and the Committee had available to it the reports of the A.C.T. Assembly Standing Committee on Finance. Mr P. Whalan, Chairman of the Finance Committee of the A.C.T. Assembly appeared at the hearing on 28 April. The A.C.T. Assembly did not object to either variation, and the comments made on each of the variations are considered later in this report.

7. The National Capital Development Commission (NCDC) and the Department of the Capital Territory (DCT) supplied jointly prepared briefing notes which set out the background to the variations. These briefing notes are at Appendix III. For the sake of brevity, details contained in the briefing notes are not repeated, unless necessary, in the Committee's report. The briefing notes explain details of the variations such as the purpose, cost, existing and proposed development and the extent of community consultation. The Committee's report should therefore be read in conjunction with the briefing notes and the transcript of evidence.

DEAKIN, SECTION 12

8. The proposal is for the gazettal of a carpark and objections were lodged to the proposal by the John James Medical Centre Pty Ltd and Mr J.D. Lamb, a private citizen of Deakin. Deakin Spa Pty Ltd, which previously objected to the variation, did not pursue the objection. The Committee was advised that "the lease for the Deakin Spa has now been surrendered and the property is now the property of the Commonwealth. Therefore the objection from Mr Evans [Chairman of Directors, Deakin Spa Pty Ltd] has been withdrawn".²

9. Mr Lamb did not object to the construction of the offices on the site but rather objected to the development of a licensed club on the adjacent block, Section 8. "My objection in a sense is not to the specific gazettal of this carpark and the frontage for a small medical facility in that area. I do not disagree with it, provided it is done under certain conditions that would lead to the avoidance of the already developed and continuing problems in that area".³ It was further suggested that the parking was at present inadequate at certain times and should a club be developed on the adjoining site there would be real parking problems.

10. The Committee was advised that under the present lease conditions, Section 8 could be developed as a private club. This has been the case since 1978. In regard to the development of a club, the Committee was advised that "the area devoted for the club premises in the Deakin Spa lease was limited. It is in fact 276 square metres. That is a very small club".⁴

11. The John James Medical Centre was concerned about the development of additional office space. "The 497 square metres of building allowable could accommodate from eight to 10 medical consulting suites. We consider that this is much too big for the stated rationale of accommodating no more than two general

practitioners".⁵ The witnesses went on to claim "we feel this is encouraging excess provision of medical offices in the suburb of Deakin...we are not opposed to a couple of medical suites at the Deakin shops but the possibility of 10 medical suites there does concern us".⁶

12. In response to the objection, the DCT suggested that there was a clear demand for such small professional offices in the suburbs, and suggested that there would be less than 10 suites. "I have some reservations...that it would accommodate up to 10 medical practitioners. Our discussions with the AMA on the working group...would suggest that the average doctor would require round about 8 squares which would suggest that at best you would get 5 in there. Given that it is a two-storey building one would probably come down to about 4, which is the figure I spoke of earlier".⁷

13. In its report on the 71st Series of Variations the Committee commented that "the Committee is not satisfied with the information it has received on this matter or with the planning of the area involved. The Committee has therefore requested additional information on this issue and has now been provided with over 160 pages of correspondence and file notes".⁸ A summary of the information provided by NCDC was incorporated in the transcript of evidence.

14. The previous lessee of the Deakin Spa claimed he had been unfairly treated in that carparking was required on his lease while it was not required of the lessee of the nearby Deakin Squash Courts. Squash courts had been proposed for and approved for the Deakin Spa. The Committee considers that both lessees were treated fairly since neither was required to provide parking for customers for squash. The lessee of the Deakin Spa however, was still required to provide parking for customers for the other activities i.e. pool, gym and spa.

15. The Committee was advised by DCT that the proposed medical offices will meet a demand for suburban offices and that "we have encouraged medical and dental practices to move from residential locations...into a neighbourhood centre. Sites have already been identified in several suburbs. There was an opportunity here for a site to be identified for that purpose, and a practitioner approached the Department of the Capital Territory and asked whether one could be available".⁹

16. The ACT Assembly had no objection to the proposal. However, the provision of carparking is of some concern to the Committee and it would suggest to the authorities that the matter be kept under review and that a report on this matter be submitted to the Committee within twelve months.

17. The Committee approves the variation.

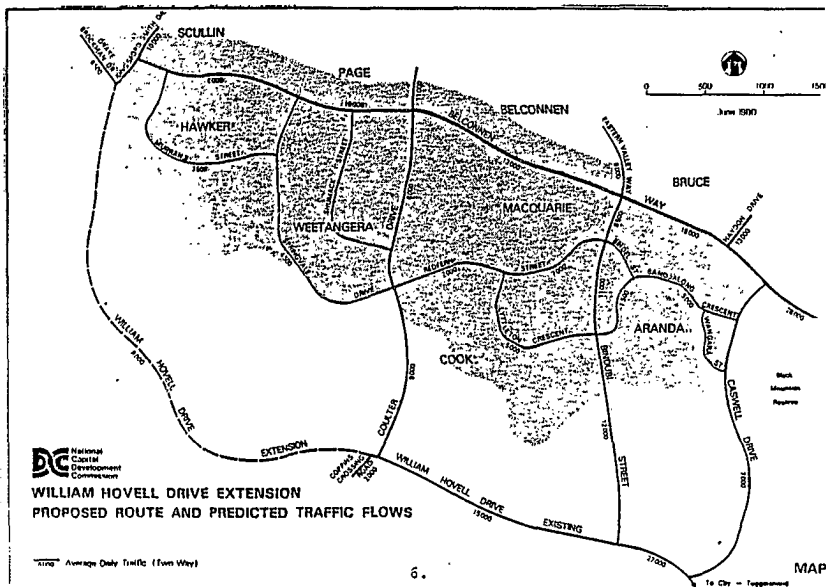
Endnotes:

1. Australia. Parliamentary Joint Committee on the Australian Capital Territory, Report on Proposals for Variations of the Plan of Layout of the City of Canberra and its Environs. (Seventy-second Series) p. 3.
2. Transcript, p. 35.
3. Transcript, p. 43.
4. Transcript, p. 48.
5. Transcript, p. 49.
6. Transcript, p. 49.
7. Transcript, p. 51.
8. Australia, Parliamentary 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. (Seventy-first Series) p. 7.
9. Transcript, p. 38.

BELCONNEN DISTRICT

Background

13. The proposal is for the addition to the plan of the extension of William Hovell Drive from Coulter Drive to Kingsford Smith Drive. Map 1 outlines the proposal as well as giving NCDC predicted traffic flows. It is estimated by NCDC that 8000 vehicles per day would use the proposed road and it was claimed that "the main purpose of the road is to assist in reducing environmental problems within the western part of Belconnen, particularly in respect of Belconnen Way and Coulter Drive"¹⁰ and further "it will generally reduce the traffic in the existing roaded areas in that region".¹¹



19. The road proposed is 5.2km long and would cost \$2.9m at 1980 prices. It is to be a continuous three lane road with one climbing lane being available for the whole distance. When the proposal was first gazetted 12 comments were received by DCT. These were considered by the Committee along with a further three lodged with DCT, and four sent to the Committee. The Hawker Residents Action Committee (HRAC) updated its earlier objection to the proposal and later provided additional information to the Committee. A sub-committee inspected the site on the afternoon of 13 March and the Committee inspected the site on the morning of 28 April. Other members of the Committee inspected the site during the course of the inquiry.

Public Consultation

20. As part of its process of public participation NCDC distributed over 500 sets of material to the residents of the area. An analysis of the responses received is set out in the briefing notes. At the hearing the Committee was advised that "203 letters and petitions - that is, signatories on the petitions are for the proposal and 214 are against the proposal".¹² However, a group of Holt residents expressed concern about the NCDC's process of public consultation and stated "We also wish to place on record our dismay at the NCDC's failure to consult or inform West Belconnen residents in this matter".¹³ They claimed residents of West Belconnen were ignored and the NCDC information was distributed to South Belconnen residents only. Further they suggested that a display should have been erected at the Kippax Centre as well as in Hawker.

House of Assembly

21. The A.C.T. Assembly did not object to the proposal but did recognise the conflicting interests. In its report it concluded "that adequate safeguards to preserve the residential amenity of the Hawker residents have been maintained and therefore sees no objection to the proposed extension of William

Hovell Drive being constructed on the NCDC preferred alignment".¹⁴

22. The Assembly representative referred to the urban development of Canberra, of which the road was a part, in the following terms. "If I choose to live in an urban environment, and Canberra is such an environment, it is only reasonable to expect that the accompanying urban environment facilities would be there".¹⁵ The representative also referred to the 13,000 other residents of Belconnen whose access to southern parts of Canberra would be facilitated by the proposal.

23. The HRAC was critical of the Assembly Report and claimed that "The House of Assembly's Report contains at least five errors of fact. It contains at least six conclusions which are not tenable on the evidence".¹⁶ A five page letter was provided to the Committee by HRAC to support its claims and this was responded to by the Finance Committee of the A.C.T. Assembly. The Committee has no wish to enter into a debate on the Assembly's report. It has authorised publication of the HRAC letter and of the response to it by the A.C.T. Assembly.

Is a road required

24. The need for the road was queried with reference to "what appears to be poor utilisation of public funds, for a proposal which will degrade the environment and alienate open space".¹⁷ By contrast it was also claimed that "the proposed extension is of fundamental importance to the satisfactory long-term functioning of the Belconnen road system".¹⁸ NCDC suggested that the road will be the route from which people in Tuggeranong, Woden, South Canberra and Weston Creek will travel north-west towards Belconnen. It will serve in particular the north-west of Belconnen.

25. At the hearing NCDC claimed that the plan prepared prior to the release of blocks in Hawker showed the proposed extension "as abutting the rear of the blocks in west Hawker".¹⁹ Later NCDC advised the Committee that the extension of Kingsford Smith Drive was shown in the following documents:

- Tomorrow's Canberra - National Capital Development Commission (ANU Press 1970) page 97;
- Belconnen - public pamphlet - June 1970;
- Hawker neighbourhood plan - available prior to and at the sale of land at Hawker;
- NCDC Annual Reports - 7 of the last 14 reports have indicated the extension of Kingsford Smith Drive.

26. It was suggested by HRAC that "the case for proceeding with this project is not yet made out"²⁰ since it is based on estimates of traffic flows which did not eventuate. Reference was made to Springvale Drive and Murrarji Street as well as Coulter Drive. At the hearing HRAC stated "although we believe the case is not entirely made out, nonetheless we do not oppose the construction of the highway".²¹

27. This claim was raised with NCDC which acknowledged that the estimates for Springvale Drive had not been realised. However, it was suggested the traffic was continuing to use Coulter Drive and that while "figures are difficult to predict"²² it was of the opinion "that Coulter Drive traffic is expected to drop from 14,000 to 12,000 vehicles down to 9,000 to 6,000 vehicles".²³ This would lead to the traffic on Belconnen Way near Page dropping from 17,000 to 10,000 per day.

28. After the first hearing had been held the Committee received a letter from 46 residents of Holt supporting the proposed extension and claiming "that every day construction is delayed represents a benefit to a few Hawker residents at the expense of thousands of other people".²⁴ A representative of these residents appeared at the hearing on 28 April 1981.

29. The Committee has long sought to ensure that where possible commuter traffic by-passes residential streets and acknowledges the NCDC contention that "the plan is primarily to get people who currently use Coulter Drive and Belconnen Way to use this road to get to Higgins, Holt, Latham and Macgregor".²⁵

The committee considers that it has been established that there is a requirement for such a link and will now consider whether the route proposed is the appropriate one.

The route of the road

30. It was suggested by HRAC that NCDC had not considered any alternative to the proposed alignment (the eastern alignment). They stated that "The NCDC has a responsibility to look seriously, both in engineering and environmental terms, at the alternatives and to bring them forward to this Committee so that it can take an informed decision".²⁶ If a road was considered necessary then HRAC and a number of others support the alignment to the west of the hill on which the old Weetangera Cemetery is located. This proposal (the western alternative) is 600 metres longer than the eastern alignment but was preferred by the then Department of Science and the Environment.

31. According to evidence given at the hearing by NCDC there were really only two possible routes that could be considered.

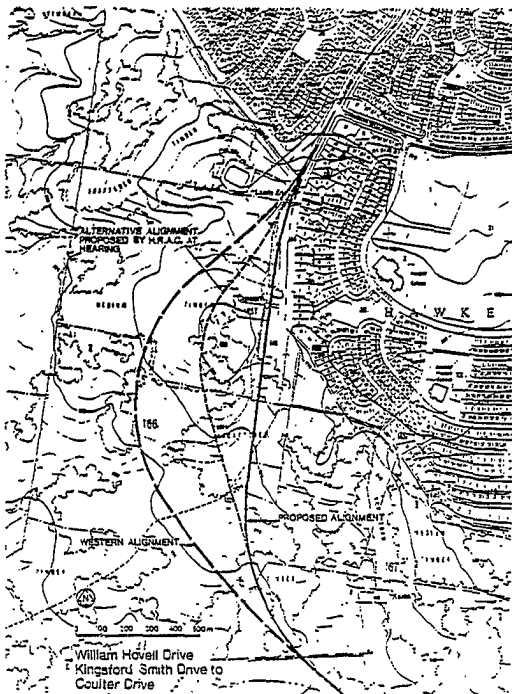
Mr Dean: "Am I putting it too simply to say that really there are only the two options - one side of the Hill or the other?"

Mr Pain [Chief Engineer, NCDC]: "I do not think that is too simple. I think it is correct to say so".²⁷

Yet it was also acknowledged that there could be minor variations on either of the two alternatives.

32. As a compromise MRAC put forward a third possible route (the second alternative) which is only 270 metres longer than the eastern alignment and according to MRAC "was prepared by consulting engineers whom we did not retain professionally. Therefore, it is schematic and nothing more. It is an indication of what may be possible, but it warrants examination".²⁹ The three proposals are set out on map 2 below.

Map 2



33. All three proposals would still leave some houses very close to a road. "There is approximately three metres between the sub-division boundary and the beginning of the mound at the intersection of Drake Brockman Drive".²⁹ This could be overcome by reconstructing the corner at Kingsford Smith Drive which was acknowledged by HRAC to be "one extreme".³⁰ This matter was raised with NCDC and it was suggested that the road could be moved 9m further west. This would reduce noise levels but would involve the reconstruction of the major part of the Drake Brockman/Kingsford Smith intersection. According to NCDC this would incur the expenditure of at least another \$30,000. Alternatively the same noise reduction could be achieved by raising the acoustic mounds to the east of the road by 0.5m. This solution was estimated by NCDC to cost around \$1,000-\$2,000.

The Western Alternative

34. The western alternative was rejected by NCDC in the following terms: "we have rejected that route on the basis of capital cost, user costs and land severance, particularly rural land severance".³¹

35. The then Department of Science and the Environment considered the western alternative to be preferable on environmental grounds. In a letter to NCDC it was stated that "While we have no environmental objections to the proposed extension of William Hovell Drive, the western alignment of the southern extension of Kingsford Smith Drive appears, on environmental grounds, to be preferable to the chosen (eastern) alignment".³²

36. The route would add 600 metres to the length of the road with a consequent increase in construction costs. According to NCDC "The costing is a preliminary estimate. It was given as \$350,000 for the capital cost of those works, without the additional costs of land severance or removal of houses, etc. It is a preliminary estimate, but I think it is good at this stage,

without costing the detailed design, including the amount of cutting and earthworks required".³³ The house on the existing rural property "Lands End" would be significantly affected. According to NCDC it would have to be removed. However, the Committee was advised that it did not have any historical significance.

37. A further cost was that to the motorist who travelled the route. NCDC suggested that "Based on 8,000 vehicles per day at 7c per kilometre, the user cost would add up to about \$120,000 per annum".³⁴ HRAC suggested that the added weekly cost for a commuter user would be 42 cents while the A.C.T. Assembly noted that the cost of each journey would increase by 4.2 cents.

38. Mr K.G. Enright also referred to the question of operating costs and suggested the estimate by NCDC was conservative. He stated "A number of residents have proposed a detour to the west of the cemetery for the drive. The NCDC has suggested that this would add \$120,000 a year in operating costs. These figures would seem valid if on the low side, as the NCDC assumes the rather low figure of 7c per kilometre operating costs".³⁵ However, HRAC referred to the costs incurred by the delay in the construction of the road. Another objector suggested that "The additional cost of a more westerly route, if as high as \$350,000, which is open to doubt, is a small price to pay to ensure the preservation of the amenity of the existing residential areas".³⁶ It was also suggested that the landscaping costs would be reduced.

39. The Committee would acknowledge that on environmental grounds the western alternative is preferable. However, the costs of preserving the environment would be borne not by residents of Hawker but of outer Belconnen.

The second alternative

40. This route was put forward by HRAC as a variation on the western alternative on the basis that "Engineers consulted by the HRAC have pointed out that one variation, which meets most of the environmental and other objections to the present proposal, is only 270 metres longer. The extra construction cost of this route might be about \$120,000".³⁷

41. The suitability of this route was raised with NCDC at the public hearings. At the first hearing NCDC was unaware of the proposal but later provided comments on it. "The proposal would appear to require excessive filled areas in at least two locations and would not sympathetically follow the existing topography. In addition, the proposal at the northern end was some 3-4 metres higher than the eastern alignment and may thus be noisier".³⁸

42. The Committee notes that the proposal would move the road further away from some blocks in Hawker. However, this is no guarantee that the environmental problems of noise pollution and visual amenity would be alleviated. It would still mean additional costs in construction and in measures to protect the residential nature of the area.

The Eastern Alignment

43. This is the proposal which has been referred to the Committee. While the Committee is able to comment on the desirability of the alternatives it must, if it is to discharge the reference, advise the Parliament on the proposed extension. According to NCDC it is the correct alignment. "We believe that the eastern alignment is the correct one. There are a number of roads of this sort that abut private property in Canberra".³⁹ It was stated that "while the location of the end connections of the extension are fixed by existing roads, the intervening alignment

has been chosen to minimise adverse impacts on the existing environment and to balance the movement of material from cut to fill".⁴⁰ By contrast HRAC suggested that the proposal had adverse affects in respect of traffic noise, air quality, access to open space, recreation, visual impact and future road development.

44. Noise levels in West Hawker would increase by at least $2\frac{1}{2}$ times as a result of the road and this "would be a substantial impairment of the existing noise environment in the area".⁴¹ It was suggested by HRAC that the noise levels would no longer be representative of a rural area but rather an urban area. NCDC referred to the provision of acoustic mounds and claimed "We do not expect the 65dB noise level to be exceeded in that general area west of Hawker".⁴²

45. There was some dispute as to what noise level is appropriate. HRAC claimed that the standard acceptable in Victoria for an urban environment is 52dB. NCDC in response claimed that it was advised by the Victorian Environmental Protection Authority that it "does not have or propose any 'standard' of noise level for the urban environment. In fact the EPA estimates that more than 85% of Melbourne's main roads have noise levels in excess of 68dB(A)".⁴³

46. Air quality would, according to HRAC, be significantly affected. NCDC acknowledged that while there would be some affect on air quality this would not be significant and claimed that HRAC "did not provide any evidence which demonstrated that this view is incorrect"⁴⁴ and further claimed "the air pollutant most relevant to the William Hovell Drive situation is carbon monoxide. The NDMRC has not yet proposed air quality goals for carbon monoxide, although the World Health Organisation goals which have been adopted by NCDC are widely used throughout Australia and overseas".⁴⁵ The Commission holds to its view that the effect on William Hovell Drive will be insignificant."⁴⁵

47. According to HRAC people living adjacent to the road in West Hawker could be subjected to a level of lead in the air in excess of that recommended by the National Health and Medical Research Council and concluded the proposed road would be likely to result in significant periods of excessive lead-in-air pollution".⁴⁶ The NCDC responded by claiming "We do not expect air pollution to go anywhere near the World Health Organisation standards".⁴⁷

48. In respect of visual impact it was claimed by HRAC that "notwithstanding provision in the proposal for cuttings, earth mounds and tree planting west of Hawker, vehicular movement is bound to be visible".⁴⁸ This is in conflict with the NCDC statement "We believe that the road will not be seen from the rear of houses in the western Hawker area when mounds are provided and later of course when the trees grow".⁴⁹ This aspect is one which will need to be reviewed over time or rather as the trees grow and perhaps block out the views to the Brindabellas.

49. It was also suggested that the road would eventually need to be further developed into a dual carriageway. NCDC acknowledged that while part of the road could be extended north-west towards New South Wales "We do not believe that the portion from Drake Brockman down to the intersection of that proposed parkway would need to be widened at this stage. When you look at the map of Belconnen you will see that very little further development is available in the western part of Belconnen and that is in part why we believe that the traffic volume is not likely to become much greater."⁵⁰

50. Further issues raised were the access to recreation areas and the Weetangera cemetery and the possible use of the proposed road by commercial traffic. The Uniting Church claimed that "The present proposed location of the extensions would isolate the designated church site from the residential areas of the Central Belconnen Parish which may have future need for the

erection of a church on that site."⁵¹ This issue was raised by NCDC which advised that access to the site would continue for both vehicles and pedestrians.

51. Access to the rural leases in the area would be significantly affected by the road according to HRAC who referred to the courtesy of the lessees "who do not object to access to the paddocks by residents".⁵² But as NCDC pointed out "in fact no public open spaces are affected. The affected areas are rural leases".⁵³ It was acknowledged that commercial traffic could use the road as a way to Woden. However, according to NCDC "The connection to Kingsford Smith Drive at the northern end is a circuitous route...some semi trailers find it".⁵⁴

52. The present proposal has detrimental affects for the residents of Hawker but the Committee has been informed of measures taken to reduce those affects. In fact the measures taken to protect the Hawker environment prompted claims from other residents of Belconnen for similar treatment. "Why should acoustic protection be provided for Hawker residents backing onto William Hovell Drive and no protection be provided for Weetangera and certain Macquarie residents who back onto Coulter Drive? I suggest it is an unjust discrimination by NCDC planners".⁵⁵

53. The Committee is however, concerned with the affect of the road on those residences which are extremely close to the road at the Kingsford Smith Drive/Drake Brockman Drive intersection.

54. The House of Assembly noted "those residents likely to be most effected by an increase in noise levels are those closest to the Kingsford Smith Drive/Drake Brockman Drive intersection. The Committee is of the opinion that whatever alignment was chosen...the noise levels in that vicinity would be similar".⁵⁶ The possibility of realigning the proposed road further away from

the houses in Hawker nearest the Lands End homestead was referred to in paragraph 33.

Dungowan Street - Extension

55. Another matter raised was that of direct access from Hawker to William Hovell Drive. It was claimed that "Direct access from Hawker to William Hovell Drive via an extension of Dungowan Street was clearly shown on proposed plans".⁵⁷ Both HRAC and NCDC were opposed to the proposed extension as was the Parents and Citizens Association of the Hawker School. According to NCDC the proposed extension "would interfere with the amenity of Hawker".⁵⁸

Conclusion

56. In conducting this inquiry the Committee has had to consider the conflicting claims of resident groups. The Hawker Residents Action Committee was able to put before the Committee a comprehensive submission and then to clearly articulate their concerns before the Committee. At the same time other groups and individuals also made submissions to the Committee expressing concern about the costs to them of the preservation of the environment for Hawker residents. It was claimed "any increased residential amenity for Hawker residents would be at the expense of a deterioration in residential amenity for Higgins residents".⁵⁹ The House of Assembly also commented "the additional cost of constructing the westerly alignment as well as the continuing user costs far outweighed any disbenefits to the Hawker residents".⁶⁰

57. Mr K. Enright, a lecturer from the Canberra College of Advanced Education suggested that the residents of Hawker were asking other west-Belconnen residents "to each pay out \$30 a year

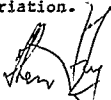
for the privilege of their aural privacy. This does not seem equitable".⁶¹

58. The Committee has in previous reports commented that it is the long established principle of Canberra planning for commuter traffic to by-pass residential streets. Previously in this report it has endorsed the need for William Hovell Drive and would propose that the road be constructed on the gazetted alignment. It would however, draw to the attention of the NCDC its comments in its letter of 23 March 1981 about the possibility of re-aligning the proposed road further away from the houses in Hawker at the Kingsford Smith Drive/Drake Brockman Drive intersection.

59. The NCDC suggested that an alternative, which would achieve the same effect, would be to raise the level of the acoustic mound to the east by 0.5m. Such a proposal would avoid the cost of re-construction of the Drake Brockman Drive intersection. The NCDC in its briefing notes outlined the steps it proposed to take to retain the aesthetics of the Hawker residences. The Committee would trust that these measures are carried out and would also suggest that the level of the acoustic mound be raised by the 0.5m. The Committee did note the claims of other areas of Belconnen for treatment similar to that provided to the Hawker residents.

60. The Committee considers that the Hawker residents purchasing properties there, would have been aware of the proposed road. Certainly, the Committee was informed that it was shown on the plan at the time when the blocks were purchased. While there is no guarantee that such plans will always be implemented there was awareness of the possibility. This was supported by submissions from certain residents of Hawker. The Committee has suggested measures in para 59 to assist those most affected by the proposed variation.

The Committee approves the variation.



Ken Fry
Acting Chairman

April 1981

Endnotes

10. Transcript, p 151
11. Transcript, p 155
12. Transcript, p 168
13. Letter of 17 March 1981
14. Transcript, p 66
15. Transcript, p 9
16. Transcript, p 189
17. Transcript, p 100
18. Transcript, p 90
19. Transcript, p 154
20. Transcript, p 119
21. Transcript, p 186
22. Transcript, p 169
23. Transcript, p 155
24. Letter of 17 March 1980
25. Transcript, p 172
26. Transcript, p 187
27. Transcript, p 162
28. Transcript, p 193
29. Transcript, p 171
30. Transcript, p 186

31. Transcript, p 159
32. Transcript, p 197
33. Transcript, p 163
34. Transcript, p 165
35. Transcript, p 90
36. Transcript, p 87
37. Transcript, p 128
38. Letter of 23 March 1981
39. Transcript, p 163
40. Transcript, p 55
41. Transcript, p 122
42. Transcript, p 159
43. Letter of 23 March 1981
44. Letter of 23 March 1981
45. Letter of 23 March 1981
46. Transcript, p 124
47. Transcript, p 169
48. Transcript, p 126
49. Transcript, p 160
50. Transcript, p 165
51. Letter of 13 March 1981
52. Transcript, p 125
53. Transcript, p 159
54. Transcript, p 177
55. Transcript, p 107
56. Transcript, p 65
57. Transcript, p 68
58. Transcript, p 166
59. Letter of 17 March 1981
60. Transcript, p 66
61. Transcript, p 90

DISSENT BY HON J.D.M. DOBIE, M.P.

While I agree on the need for a road to link Coulter Drive and Kingsford Smith Drive, I cannot agree with the Committee's approval of the gazetted proposal as noted in paragraph 60 of the report.

The road as proposed will be extremely close to residential leases in certain areas. The distance between the residential leases and the road would be 13 metres and 10 of these 13 metres would be taken up in mounds. According to the Chief Engineer of NCDC "the mound being approximately 2 metres high and approximately 8-10 metres wide at the base" (transcript, p.171). The witnesses then went on to acknowledge there is approximately 3 metres between the sub-division boundary and the beginning of the mound.

In paragraphs 33 and 54 of the report there is reference to the possibility of constructing the road within its gazetted alignment yet moving it 9 metres further west. I would support this alternative as it would increase the area of space between the residences and the mounds. The Committee has suggested the alternative proposed by the authorities of raising the level of the mound by a further 0.5 metres. I would have preferred that the road be moved. The argument raised against this proposal was the effect on the Lands End farm dwelling and the additional construction costs at the intersection.

The costs of the re-construction of the intersection were considered to be of the order of \$20-30,000 yet I still need to be convinced of the need for the re-construction of that part of the intersection. I also do not accept the need to provide protection for the Lands End farm dwelling on the scale suggested by the authorities. I remain to be convinced that the farm dwelling is an integral part of the agricultural property. The moving of the road by 9 metres west would assist the residents of



COMMONWEALTH OF AUSTRALIA

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

28 FEB 1981

My dear Senator,

You will recall that two variation proposals, one each from the 71st and 72nd series of variations to the City Plan, had not been finalised when Parliament rose for the General Election last year, and that the reference to the Committee therefore lapsed on the dissolution of the 31st Parliament.

It is necessary for the reference of the two items, relating to Section 12 Deakin, (Variation 5, 71st series) and the William Hovell Drive extension (Variation 1, 72nd series) to be renewed. In order to ensure that the public is adequately informed of the proposals, displays will be mounted in several areas and the renewal of the reference will be given wide publicity. A further two weeks will be allowed for public comment and for supplementary comment by those who lodged submissions at the time of gazettal.

In accordance with paragraph 1(a) of the Committee's Instrument of Appointment, I formally refer the two variation proposals (Variation 5, 71st series and Variation 1, 72nd series) to the Committee for continuation of its investigations and for report.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Michael Hodgman', written over a horizontal line.

MICHAEL HODGMAN
Minister for the Capital Territory

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

APPENDIX 11

LIST OF WITNESSES

Witness

National Capital Development Commission

Mr G.J. Campbell,
Chief Planner

Mr G.D.W. Pain,
Chief Engineer

Department of the Capital Territory

Mr E.G. Davenport,
Assistant Secretary,
Residential Leases Branch

Mr R.G. Gallagher,
Assistant Secretary,
Business Leases Branch

Mr K.R. Black,
Officer-in-Charge,
Statutory Processes,
Lands Division

Dr B.H. Pratt,
Director,
Conservation and Agriculture
Branch

A.C.T. House of Assembly

Ms M. Horder,
Member

Mr P.R. Whalan,
Chairman,
Finance Committee

Residents Action Committee

Dr B.S. Middleton,
Chairman

Mr P.A. Smith,
Committee Member

Mr S.P. O'Halloran,
Committee Member

Mr T.M. Clarke,
Committee Member

John James Medical Centre Pty Ltd

Dr P.D. Hughes,
Chairman, Board of Directors

Dr B.G. Cutter,
Director

Dr J.D. Hehir,
Director

United Church in Australia

Reverend N.D. McDonald,
Presbytery Officer & Secretary

Reverend K.L. Doust,
Member,
Canberra Presbytery

Private Citizens

Mr R.L. Chapman,
17 Macnaughton Street,
Holt, A.C.T. 2615

Dr J.B. Coombe,
153 Springvale Drive,
Weetangera, A.C.T. 2614

Mr K.G. Enright,
School of Environmental Design,
Canberra College of Advanced Education,
Belconnen, A.C.T. 2617

Mr Justice R. Else-Mitchell,
36 Elsey Street,
Hawker A.C.T. 2614

Mr J.D. Lamb,
74 Macgregor Street,
Deakin A.C.T. 2600

Persons and organisations that made objections/submissions
but did not appear at the public hearings

Mr R. Andrew,
33 Nicholas Street,
Higgins A.C.T. 2615

Mr D.C. Butters,
27 Mathieson Crescent,
Weetangera, A.C.T. 2615

Capital Territory Health Commission,
Phillip, A.C.T. 2606

Mr N. Collings,
16 Bathurst Street,
Macquarie, A.C.T. 2614

Mr J.B. Dickson,
47 Ambalindum Street,
Hawker, A.C.T. 2614

Mr P.H. Gray,
8 Erldunda Crescent,
Hawker, A.C.T. 2614

Mr J.W. Harris,
44 Murranji Street,
Hawker, A.C.T. 2614

Parents & Citizens Assn Inc,
The Hawker School,
Erldunda Crescent,
Hawker, A.C.T. 2614

Mr H. Lepp,
P.O. Box 38,
Belconnen, A.C.T. 2617

Mrs F. Lyons,
27 Findlay Street,
Higgins, A.C.T. 2615

Mr J.L. Readshaw,
7 Kurundi Place,
Hawker, A.C.T. 2614

Mr P. Steven,
5 Dungowan Street,
Hawker, A.C.T. 2614

Mr D.R. Tully,
'Hillview',
4 Skinner Street,
Cook, A.C.T. 2614

Mr J.C. Van Beurden,
42 Spalding Street,
Flynn, A.C.T. 2615

DEPARTMENT OF THE CAPITAL TERRITORY
NATIONAL CAPITAL DEVELOPMENT COMMISSION

71ST SERIES OF VARIATIONS TO THE CITY PLAN
(VARIATION 5, DEAKIN, SECTION 12)

72ND SERIES OF VARIATIONS TO THE CITY PLAN
(VARIATION 1, WILLIAM HOVELL DRIVE)

BRIEFING NOTES, PUBLIC COMMENTS AND OBJECTIONS

MARCH 1981

THESE BRIEFING NOTES CONTAIN MATERIAL RELATING TO TWO PROPOSED VARIATIONS TO THE PLAN OF LAYOUT OF THE CITY OF CANBERRA AND ITS ENVIRONS.

ONE PROPOSAL WAS INCLUDED AS VARIATION 5 IN THE 71ST SERIES AND RELATES TO THE INCLUSION OF AN EXISTING CARPARK AT SECTION 12, DEAKIN, TO PROVIDE LEASE FRONTAGE TO A SITE FOR COMMERCIAL DEVELOPMENT:

THE OTHER PROPOSAL WAS PROPOSED AS VARIATION 1 IN THE 72ND SERIES OF VARIATIONS. IT RELATES TO A PROPOSAL TO EXTEND WILLIAM HOVELL DRIVE FROM COULTER DRIVE TO KINGSFORD SMITH DRIVE.

NEITHER OF THESE VARIATIONS HAD BEEN FINALISED WHEN PARLIAMENT WAS DISSOLVED IN 1980. THE MINISTER FOR THE CAPITAL TERRITORY, MR. MICHAEL HODGMAN, HAS RENEWED THE REFERENCE OF THESE MATTERS TO THE JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY TO ENABLE THE COMMITTEE TO FURTHER CONSIDER THE PROPOSALS AND REPORT TO PARLIAMENT.

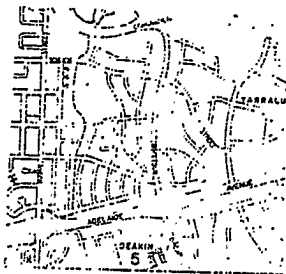
71ST SERIES OF VARIATIONS

VARIATION 5

DEAKIN, SECTION 12

VARIATION 5--(MAP-N5):

DEAKIN, Section 12: Addition to the plan of a easement to provide lease frontage to Block 14, Section 12, so that the site can be developed for medical and professional offices.



Bus Route
John James

71ST SERIES OF VARIATIONS TO THE CITY PLAN

BRIEFING NOTES

VARIATION 9, MAP 45

DEAKIN, SECTION 12

1. PURPOSE

To gazette an access road and carpark to provide a lease frontage to Block 16 Section 12 Deakin so that the site can be released for commercial development.

2. LENGTH

The total length of the carpark is approximately 185 metres but required gazettal for only 70 metres of that length.

3. ESTIMATED COST

NIL - the carpark is already constructed. The Parliamentary Joint Committee on the ACT was advised on 23 April 1979 that it may be necessary to gazette the carpark after its construction should a decision be made to lease the small parcel of land created by the development of the carpark. That decision has now been taken.

4. EXISTING DEVELOPMENT

Block 16, Section 12, Deakin is adjacent to the Deakin Health Spa (Block 8, Section 12 Deakin), Central Squash Courts (Block 12, Section 12, Deakin) and the ACT Bridge Association Inc. (Block 14, Section 15 Deakin).

5. PROPOSED DEVELOPMENT

It is proposed that a small building of approximately 500 square metres will be constructed on Block 16, Section 12, Deakin for commercial use.

6. PARTICULAR PLANNING CONSIDERATIONS

The proposed site is close to parking, public transport and facilities associated with medical and small commercial uses.

It is therefore considered most suitable for the type of development proposed.

7. ENVIRONMENTAL CONSIDERATIONS

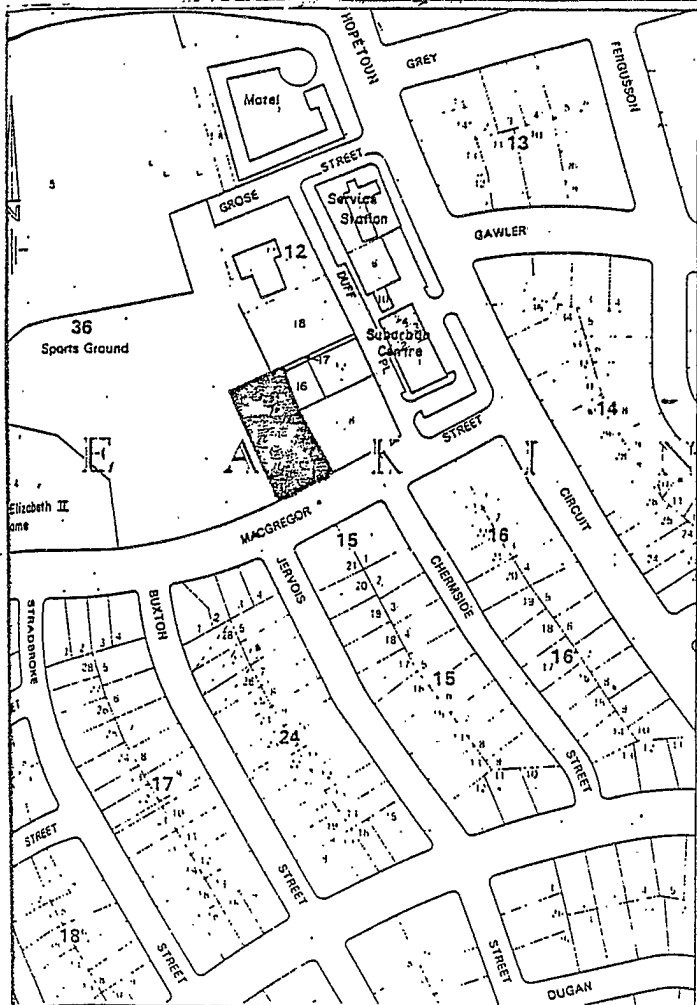
NIL.

8. PUBLIC CONSULTATION

Residents in Macgregor, Jervois and Euxton Streets, Deakin, have expressed concern at the visual impact of the carpark, the apparent lack of

landscaping, and have also questioned the need for the carpark.

A large number of shrubs and trees have been planted and additional planting to screen the carpark from residential areas will be undertaken.



SERIES OF VARIATIONS TO LAYOUT OF CANBERRA AND ENVIRONS



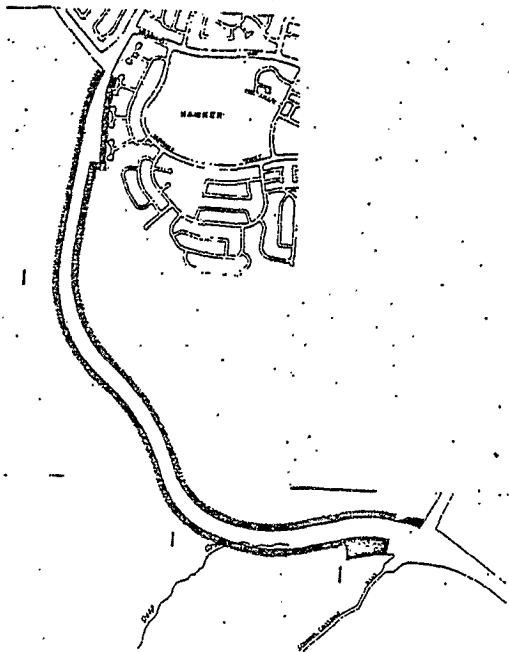
72ND SERIES OF VARIATIONS

VARIATION 1

WILLIAM HOVELL DRIVE

VARIATION 1--MAPS 24, N4, N5:

BELCONNEN DISTRICT: Addition to the plan of
the road reservation for the extension of William
Howard Drive from Coulter Drive to Kingsford
Smith Drive.



72ND SERIES OF VARIATIONS TO THE CITY PLAN

BRIEFING NOTES

VARIATION 1, MAPS P4, N4, N5

WILLIAM HOWELL DRIVE EXTENSION - COULTER DRIVE TO KINGSFORD-SMITH DRIVE

1. PURPOSE

The road hierarchy of Canberra provides for access, collector and distribution roads to service frontage development in residential areas while arterial roads provide access to town centres and between towns. The highest category of this hierarchy is the parkway system which is planned to skirt the periphery of the developed area and connect the arterial roads. In Belconnen this peripheral road function is provided by the Barton Highway on the north and William Howell Drive on the south. Thus, the proposed extension of William Howell Drive is an important link in Belconnen's peripheral road system.

The proposed road will connect existing William Howell Drive with Kingsford-Smith Drive. The easterly connection will be made by the tee junctions to the existing Coulter Drive and Coppins Crossing Road while the western connection will be made at the existing Drake-Brockman Drive/Kingsford-Smith Drive junction.

The road will assist to protect the suburbs of Hawker and Weetangera from through traffic, to reduce traffic on Belconnen Way west of Coulter Drive and to provide improved accessibility from the north western suburbs of Belconnen to other parts of Canberra.

It is anticipated that approximately 8,000 vehicles per day will use the road.

2. LENGTH OF ROAD

The length of the proposed road is 5.2 km.

3. ESTIMATED COST

The estimated cost of the proposed road is \$2,800,000.

4. DESIGN STANDARDS

The road is planned with a 100 kph design speed. The pavement is proposed as a continuous 3 lanes wide with the third lane being used as a climbing lane to ease overtaking manoeuvres. Each lane is proposed as 3.7 m wide with sealed shoulders at least 1.2 m in width or wider where appropriate.

5. EXISTING AND INTENDED DEVELOPMENT

Existing Development

The proposed road largely passes through rural leases used for grazing and agistment except at the western end where it joins the existing road system in the built up area.

Intended Development

There are no proposed changes in adjoining development.

6. PARTICULAR PLANNING CONSIDERATIONS

While the location of the end connections of the extension are fixed by existing roads, the intervening alignment has been chosen to minimise adverse impacts on the existing environment and to balance the movement of material from cut to fill. Two stock and vehicle underpasses are proposed to provide for safe crossing of the road for rural leases and an equestrian/pedestrian underpass is proposed for the area near Hawker. This underpass will allow the existing equestrian trail to continue approximately on the same alignment as at present.

7. PUBLIC INFORMATION/CONSULTATION

Community Involvement

On 6 July 1980 the NCDC distributed over 500 sets of material to residents of Hawker, Westangera, Macquarie, Higgins and Scullin.

A display of the proposal was placed in the Belconnen Mall from 7-31 July 1980.

Responses were requested by 18 July 1980 but this was later extended to 31 July 1980.

The responses received comprised:-

107 - individually written letters

197 - form letters distributed by the Hawker Residents' Action Committee

4 - petitions with a total of 160 signatures.

90% of the individually written letters and three petitions (113 signatures) strongly supported the proposal.

The form letters stressed preference for an alternative western alignment.

One petition (47 signatures) requested the provision of acoustic protection along Kingsford-Smith Drive north of Belconnen Way.

8. ENVIRONMENTAL CONSIDERATIONS

Over the section closest to the housing in Hawker the road will be in cutting for most of its length. Where it is not in cutting an acoustic mound will be provided. Extensive screen planting will also be provided, however a compromise must be reached between generous acoustic protection and the maintenance of views from the rear of the leases. Further away from Hawker a smaller mound will be provided to screen vehicle headlights. The predicted noise levels are below the levels stated in the Commission's guidelines for new residential areas. There will be no significant air pollution effects from the road.

THIRTY-SECOND PARLIAMENT
JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY
MINUTES OF PROCEEDINGS
NO. 5
FRIDAY, 13 MARCH 1981
at Canberra

PRESENT: Mr Fry (Acting Chairman)
Senator Georges
Senator Neal

Mr Dean
Mr Dobie
Mrs Kelly

1. The Committee met at 9 a.m.

2.

3.

4.

5.

6. INSPECTION - WILLIAM HOVELL DRIVE

The Committee deliberated.

Resolved - On the motion of Mr Dean -

That a sub-committee be appointed
consisting of Mr Fry, Mr Dobie and
Mrs Kelly for the purpose of conducting

an inspection of the proposed extension
of William Hovell Drive.

7. PUBLIC HEARING - SPECIAL VARIATIONS

Press and public admitted.

The Acting Chairman opened the hearing and
made a statement.

Ordered - That the following documents be
incorporated in the transcript of evidence.

The letter from the Minister for the
Capital Territory referring the inquiry
to the Committee.

Briefing Notes from the National Capital
Development Commission and the Department
of the Capital Territory.

Letter of 11 March from Mr J. Lamb.

Statement of 12 March by the Hawker
Residents Action Committee.

Reports Nos 14 and 20 of the Standing
Committee on Finance of the A.C.T.
House of Assembly.

Ms Maureen Horder,
Member - Finance Committee,
A.C.T. House of Assembly

was called, made an affirmation and was examined.
Ms Horder withdrew.

The following witnesses were called

Mr Geoffrey John Campbell,
Chief Planner,
National Capital Development Commission

made an affirmation

Mr George Desmond Wellesley Pain,
Chief Engineer,
National Capital Development Commission

Mr Edwin George Davenport,
Assistant Secretary,
Department of the Capital Territory

Mr Kevin Raymond Black,
OIC, Statutory Processes,
Lands Division,
Department of the Capital Territory

Mr Raymond George Gallagher,
Assistant Secretary,
Department of the Capital Territory

were sworn.

The witnesses were examined together.

The witnesses withdrew.

Ordered - That the letter of 13 March 1981
from the National Capital Development
Commission be incorporated in the transcript
of evidence.

Mr John Derwent Lamb,
Private citizen of 74 Macgregor
Street, Deakin

was called, made an affirmation and was examined.

Mr Lamb withdrew.

Mr Geoffrey John Campbell,
Chief Planner,
National Capital Development Commission
and

Mr Raymond George Gallagher,
Assistant Secretary,
Department of the Capital Territory

were recalled and further examined.

Mr Campbell and Mr Gallagher withdrew.

The following witnesses representing the John
James Medical Centre were called, sworn and
examined together.

Dr Peter Dalton Hughes,
Chairman, Board of Directors

Dr Bryan Geoffrey Cutter,
Director

Dr John Hehir,
Director

The witnesses withdrew.

The following witnesses were recalled, and
further examined.

Mr Geoffrey John Campbell,
Chief Planner,
National Capital Development Commission

Mr George Desmond Wellesley Pain,
Chief Engineer,
National Capital Development Commission

Mr Edwin George Davenport,
Assistant Secretary,
Department of the Capital Territory

Mr Kevin Raymond Black,
OIC, Statutory Processes,
Lands Division,
Department of the Capital Territory

The witnesses withdrew.

The following witnesses representing the Hawker Residents Action Committee were called, sworn and examined together.

Dr Bruce Stanley Middleton,
Chairman

Mr Peter Anthony Smith,
Member

Mr Simon Patrick O'Halloran,
Member

Mr Timothy Michael Clarke,
Member

8. APPOINTMENT OF A SUB-COMMITTEE

Resolved - On the motion of Mr Dean -

That a sub-committee be appointed consisting of Mr Fry, Mr Dean and Mrs Kelly for the purpose of continuing the hearing on the special series of variations to the City Plan.

9. PUBLIC HEARING - SPECIAL VARIATIONS

Examination continued of the witnesses from the Hawker Residents Action Committee.

The witnesses withdrew.

Mr John Barry Coombe,
Private citizen of 153 Springvale
Drive, Weetangera

was called, sworn and examined.

The witness withdrew.

Mr Justice Rae Else-Mitchell,
Private citizen of 36 Elsey Street,
Hawker

was called, sworn and examined.

The witness withdrew.

10. PUBLICATION OF EVIDENCE

Resolved - On the motion of Mrs Kelly -

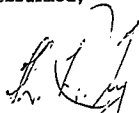
That pursuant to the power conferred by sub-section 2(2.) of the Parliamentary Papers Act 1908 this Committee authorises publication of the evidence given before it at the public hearing this day.

11.

ADJOURNMENT

At 12.50 p.m. the Committee adjourned until
a date and hour to be fixed by the Acting
Chairman.

Confirmed,

A handwritten signature, possibly reading "H. J. ...", is written over a horizontal dotted line.

ACTING CHAIRMAN

THIRTY-SECOND PARLIAMENT

JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

MINUTES OF PROCEEDINGS

NO. 6

TUESDAY, 7 APRIL 1981

at Canberra

PRESENT: Mr Fry (Acting Chairman) Mr Dobie
Mr Bradfield Mr Hicks
Mr Dean Mrs Kelly

1. The Committee met at 9.22 a.m.

2.

3.

4. SPECIAL VARIATIONS

The Acting Chairman brought up for consideration his draft report on the Seventy First/Seventy Second Series of Variations - Final Report.

Paragraphs 1 to 17 by leave taken together amended and agreed to.

Paragraphs 18 to 60 by leave, postponed.

5. WILLIAM HOVELL DRIVE

The Committee deliberated.

6.

7. ADJOURNMENT

At 10 a.m. the Committee adjourned until
Wednesday, 22 April at 9.30 a.m.

Confirmed

.....
ACTING CHAIRMAN

THIRTY-SECOND PARLIAMENT
JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL
TERRITORY

MINUTES OF PROCEEDINGS

NO. 7

* WEDNESDAY, 22 APRIL 1981

at Canberra

PRESENT: Mr Fry (Acting Chairman)
 Senator Georges

Mr Dean
Mr Hicks
Mrs Kelly

1. The Committee met at 9.30 a.m.
- 2.
- 3.
4. SEVENTY-SECOND SERIES OF VARIATIONS TO THE CITY PLAN
The Committee deliberated.
- 5.

6. PUBLICATION OF EVIDENCE

Resolved - On the motion of Mr Dean -

That pursuant to the power conferred by sub-section 2(2.) of the Parliamentary Papers Act 1908, this Committee authorises publication of the following letters submitted to its inquiry on the 72nd Series of Variations.

2.

Letter from the Department of the Capital
Territory of 2 April 1981

Letters from the National Capital
Development Commission of 23, 25 and
27 March 1981

Letters from the Uniting Church of Australia
of 13 March and 13 April 1981

Letter from the Capital Territory Health
Commission of 6 April 1981

Letter from the Hawker Residents Action
Committee of 18 March 1981

Letter from Mr H. Lepp of 19 March 1981

Letter from Mr R.L. Chapman and others of
17 March 1981

7.

THIRTY-SECOND PARLIAMENT
JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY
MINUTES OF PROCEEDINGS
NO. 9
TUESDAY, 28 APRIL 1981
at Canberra

PRESENT:	Mr Fry (Acting Chairman)	Mr Hicks
	Mr Dean	Mrs Kelly
	Mr Dobie	

1. The Committee met at 9.30 a.m.

2.

3.

4.

5.

6. PUBLIC HEARING - SPECIAL SERIES OF VARIATIONS

Press and public admitted.

The Acting Chairman opened the hearing and made a statement.

Ordered - That the following letters be incorporated in the transcript of evidence.

From the Department of the Capital Territory dated 2 April 1981.

From the National Capital Development Commission dated 23, 25 and 27 March 1981.

From the Canberra Presbytery of the Uniting Church in Australia dated 13 March 1981 and 13 April 1981.

From the Capital Territory Health Commission dated 6 April 1981.

From the Hawker Residents Action Committee dated 18 March 1981.

From Mr H. Lepp of Belconnen dated 19 March 1981.

From 46 residents of Holt dated 17 March 1981.

From 26 outer Belconnen residents dated 17 March 1981.

From the Chairman of the Finance Committee, A.C.T. House of Assembly dated 27 April 1981.

Mr Paul Whalan,
Chairman, Finance Committee,
A.C.T. House of Assembly

was called, sworn and examined.

The witness withdrew.

Mr Geoffrey John Campbell,
Chief Planner,
National Capital Development Commission

Mr George Desmond Wellesley Pain,
Chief Engineer,
National Capital Development Commission

Mr Edwin George Davenport,
Assistant Secretary,
Department of the Capital Territory

Mr Kevin Raymond Black,
OIC, Statutory Processes,
Department of the Capital Territory

were recalled

Dr Bryan Harry Pratt,
Director - Conservation and
Agriculture Branch,
Department of the Capital Territory

was called and sworn.

The witnesses were examined together.

Ordered - That the "Conditions for Sale of Residential Leases" tabled by the Department of the Capital Territory be treated as Exhibit 1 and included in the Committee's records.

Examination continued.

The witnesses withdrew.

The following witnesses from the Hawker Residents Action Committee were recalled and further examined.

Dr Bruce Stanley Middleton,
Chairman

Mr Peter Anthony Smith,
Member

Mr Simon Patrick O'Halloran,
Member

Ordered - That the document "Plan of Blocks 16-23 Section 39, Blocks 6-22, 38-46, Section 41, Higgins tabled by the Hawker Residents Action Committee be treated as Exhibit 2 and included in the Committee's records.

Examination continued.

The witnesses withdrew.

Mr Ronald Laurence Chapman,
Spokesman,
Holt Residents Group

was called, sworn and examined.

The witness withdrew.

Mr Kelvyn Grenfell Enright,
Course Convenor,
Urban and Regional Planning,
Canberra College of Advanced
Education

was called, made an affirmation and was examined.

The witness withdrew.

The following witnesses representing the Canberra Presbytery of the Uniting Church in Australia were called, sworn and examined together.

Rev Norman David McDonald,
Presbytery Officer and Secretary

Rev Keith Lachlan Doust,
Member, Canberra Presbytery

The witnesses withdrew.

The following witnesses were recalled and
further examined.

Mr Geoffrey John Campbell,
Chief Planner,
National Capital Development Commission

Mr George Desmond Wellesley Pain,
Chief Engineer

Mr Edwin George Davenport,
Assistant Secretary,
Department of the Capital Territory

Mr Kevin Raymond Black,
OIC, Statutory Processes,
Department of the Capital Territory

Dr Bryan Harry Pratt,
Director - Conservation and Agriculture
Branch,
Department of the Capital Territory

The witnesses withdrew.

7. PUBLICATION OF EVIDENCE

Resolved - On the motion of Mr Dean -
That pursuant to the power conferred
by sub-section 2(2.) of the Parliamentary
Papers Act 1908, this Committee authorises
publication of the evidence given before it
at the public hearing this day.

Press and public withdrew.

8. SPECIAL SERIES OF VARIATIONS

The Committee deliberated.

Consideration resumed on the Chairman's
Draft Report.

Paragraphs 18 to 60 by leave, taken together,
amended and agreed to.

Resolved - On the motion of Mr Dean -
That the report, as amended, be agreed to.

Resolved - On the motion of Mrs Kelly -
That the appendixes be agreed to.

The Committee deliberated.

5.

9. ADJOURNMENT

At 12.20 p.m. the Committee adjourned until
Tuesday, 5 May at 9.30 a.m.