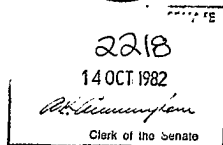


THE PARLIAMENT OF THE COMMONWEALTH OF
AUSTRALIA



JOINT COMMITTEE ON THE
AUSTRALIAN CAPITAL TERRITORY



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

(SEVENTY-SIX SERIES - ITEM 2/
SEVENTY-SEVENTH SERIES)



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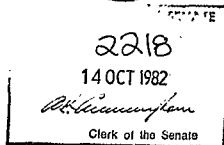
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OCTOBER 1982

THE PARLIAMENT OF THE COMMONWEALTH OF
AUSTRALIA

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AUSTRALIAN CAPITAL TERRITORY



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(SEVENTY-SIX SERIES - ITEM 2/
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TABLE OF CONTENTS

	<u>Page</u>
Terms of Reference	iii
Membership of the Committee	iv
Recommendations	v
Introduction	1
Matters Outstanding from the 76th Series	3
77th Series	
Variation 1 - Charnwood, Section 112 (North)	4
Variation 2 - Charnwood, Section 112 (South)	4
Variation 3 - Flynn, Section 18	4
Variation 4 - Scullin, Section 2	4
Variation 5 - Ainslie, Section 93	5
Variation 6 - Ainslie, Section 74	5
Variation 7 - Braddon, Section 53	5
Variation 8 - City, Section 47	6
Variation 9 - Narrabundah, Block 500	7
Variation 10 - Wanniaesa, Section 203	7
Variation 11 - Richardson, Section 452	7

APPENDIXES

APPENDIX I	Letter from the Minister for the Capital Territory referring the proposals 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.
APPENDIX IV	Letter from the Minister for the Capital Territory providing additional information about Item 2, 76th Series.
APPENDIX V	Report of the ACT House of Assembly Standing Committee on Development and Planning, Variations to the City Plan (77th Series)

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

Chairman: Senator M.E. Reid

Deputy Chairman: Mr K.L. Fry, M.P.
Senator G. Georges
Senator D.J. Hamer, DSC
Senator M.A. Colston
Mr J.M. Bradfield, M.P.
Mr W.P. Coleman, M.P.
Hon. J.D.M. Dobie, M.P.
Mr N.J. Hicks, M.P.
Mrs. R.J. Kelly, M.P.

Secretary: Mr A. Kelly

RECOMMENDATIONS

The Committee now approves variation 2 from the 76th Series which was deferred pending further information. In the 77th Series of Variations the Committee approves variations 1 to 7 and 9 to 11 and has decided to defer approval of variation 8 which provides for the degazettal of a site in Garema Place for development as a restaurant/cafe. The Committee wishes to receive additional information from the National Capital Development Commission and the Department of the Capital Territory about: the details of the maximum ground floor area of the proposed building; arrangements to ensure visual continuity between City Walk and Garema Place and measures to ensure that the present character of Garema Place as an important place for public activities and assembly will be maintained.

Introduction

1. In the Commonwealth of Australia Gazette 12 August 1982, the Minister for the Capital Territory, the Hon. W.M. Hodgman, M.P., pursuant to the powers conferred on him by section 12A of the Seat of Government (Administration) Act 1910, notified his intention to vary the plan of lay-out of the City of Canberra and its environs. Members of the public were invited to lodge objections in writing with the Secretary of the Department of the Capital Territory within 21 days of the publication specifying the grounds of those objections.

2. As part of its policy to stimulate public interest in and discussion on the proposals, the Department of the Capital Territory (DCT) advertised the variations in The Canberra Times on 14, 21 and 25 August 1982. Displays showing the proposals were arranged by DCT at the Belconnen Mall, Monaro Mall, Dickson Library, Woden Plaza, Cooleman Court and the Erindale Centre, Wannianassa.

3. On 9 August 1982, pursuant to paragraph 1(a) of the Resolution of Appointment of this Committee, the items contained in the Minister's proposals, and designated the 77th Series, were formally referred by the Minister for investigation and report. The Minister's letter referring these proposals for the Committee's consideration is at Appendix I.

4. The Committee, in keeping with the practice established in the 30th Parliament, held public hearings on the proposals on 27 September 1982. Officers of the National Capital Development Commission (NCDC) and DCT together with two private citizens gave evidence at the hearings. A list of the witnesses who appeared before the Committee is at Appendix II. The transcript of evidence given at those hearings will be available for inspection at the Committee Office of the House of Representatives and at the National Library.

5. The Committee is conscious of the role of the ACT House of Assembly as representing the views of citizens of the ACT and invited a representative from the ACT Assembly to provide comments on the proposed variations at the public hearing. Mrs B. Cains MHA addressed the Committee on the variations.

6. The Committee was provided with the report of the ACT House of Assembly Standing Committee on Development and Planning on the 77th Series of Variations to the City Plan, prior to the public hearing on the variations. The report approved all items in the Series. This report is at Appendix V.

7. The NCDC and DCJ supplied jointly prepared briefing notes which set out the background to the variations. These briefing notes form 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. The cost involved in the proposals is approximately \$3.5m. It should be noted, however, that variations 1 to 3, 6, and 7 to 10 have no cost.

MATTERS OUTSTANDING FROM THE 76TH SERIES

8. In the 76th Series of Variations to the City Plan item 2 (Bruce, Section 4) proposed the delation of a constructed length of cyclepath running diagonally between Haydon Drive and College Street and the addition of a replacement alignment, adjacent to Haydon Drive and College Street. This would enable the north-east part of section 4 to be released for future development.

9. The Committee recommended the deferral of this variation 'pending further information'.

10. The Minister for the Capital Territory advised the Committee by letter (Appendix IV) that the Minister for Education had approved the offer of a grant to assist with the construction of school facilities on the site. Furthermore, the Government has offered the Board of the proposed new Grammar School \$803,500 for capital works.

11. The information provided by the Minister satisfies the Committee's requirements as stipulated in its report on the item in the 76th Series and accordingly approves the variation.

77TH SERIES

Variation 1 - Charnwood (North), Section 112

12. This variation requires the addition to the City Plan of an existing access road and car park to fulfil Titles Office requirements and to enable the leasing of a site to the Belconnen Netball Association. No objections have been received.

13. The Committee approves the variation.

Variation 2 - Charnwood (South), Section 112

14. This proposal requires the addition to the City Plan of an existing access road to provide for possible future leasing action. No objections have been received.

15. The Committee approves the variation.

Variation 3 - Flynn, Section 18

16. This also involves the addition to the Plan of an existing road for possible future leasing action. There have been no objections lodged with the Committee.

17. The Committee approves the variation.

Variation 4 - Scullin, Section 2

18. This involves the provision of a single cul-de-sac off McMaster Street to provide access to 24 building sites, a further 6 can be serviced off McMaster Street and Harrison Street. All the sites are to be developed for government housing. Residents living near the site have been informed of the proposed development. No objections have been received.

19. The Committee approves the variation.

Variation 5 - Ainslie, Section 93

20. This variation provides for the inclusion of a cul-de-sac off Officer Crescent to serve 21 government housing sites. One objection has been received by a resident of Hackett who questions the traffic safety aspect of siting the access road so close to Majura Avenue.

21. Officials of the NCDC stated at the public hearing that the access road is approximately 38 metres from Majura Avenue and this is within the generally accepted standard for the distance of minor roads from road intersections.

22. The Committee therefore approves the variation.

Variation 6 - Ainslie, Section 74

23. It is proposed to provide two small culs-de-sac off Stephen Street, Ainslie at the site of the former bus depot. All 29 sites will be developed for government housing at a cost of approximately \$1.2 million. No objections have been received.

24. The Committee approves the variation.

Variation 7 - Braddon, Ainslie Avenue

25. This proposal requires addition to the Plan of a small section of the road reservation of Ainslie Avenue, which currently encroaches on the site of Gorman House, this variation will enable the leasing of Gorman House. No objections have been received.

26. The Committee approves the variation.

Variation 8 - City, Garema Place

27. The purpose of this variation is to degazette part of the existing paved area in Garema Place to extend a site previously made available for a restaurant/cafe.

28. Two objections to this proposal have been received. Mr D. Smith of Narrabundah makes several points, viz; the development of the site for commercial purposes would change the character of Garema Place as a public meeting area; the DCT has not considered the need for another restaurant/cafe in Garema Place and its effects upon adjacent businesses; and the variation provides for vehicular movements in Garema Place.

29. Mr C. Lourandos, proprietor of Canberra Photographic Specialists objects to the proposal, on the grounds that the plan is unclear as to the size of the proposed development. His letter of objection was supported by six other traders of Garema Arcade. He is concerned that a large development on the site could break the visual continuity between Garema Place and City Walk, thus re-directing pedestrian traffic to Monaro Mall thereby jeopardising businesses in Garema Place.

30. A late objection was received from Mr A. Petersilka who is of the same opinion as Mr Lourandos.

31. The Committee regards some of the points raised by the objectors to be of considerable merit. Accordingly, the Committee recommends that approval of variation 8 be deferred until further information is received from NCDC and DCT on:

- (a) the maximum ground floor area of the proposed building;
- (b) arrangements to ensure pedestrian access and visual continuity between City Walk and Garema Place;

- (c) the new location of the bandstand and power points for outside concerts in Garema Place; and
- (d) what is intended for the future development of Garema Place to ensure that its present character as an important place for public activities and assembly is maintained.

Variation 9 - Narrabundah, Block 500

32. This requires the deletion of approximately 600 sq. metres of the road reservation of Hindmarsh Drive to enable Gloucester Golf Course to extend the 14th hole of the course by re-siting the tee. No objections have been received.

33. The Committee approves the variation.

Variation 10 - Wanniasse, Section 203

34. It is proposed to add to the Plan an existing road and car park to fulfil Titles Office requirements and enable leasing of sites to community groups. No objections have been received.

35. The Committee approves the variation.

Variation 11 - Richardson, Section 452

36. This variation provides for an access road from Clift Crescent to the sites for a neighbourhood shopping centre, a proposed primary school, pre-school and health clinic. No objections have been received.

37. The Committee approves the variation.

October 1982


Margaret Reid
Chairman.



COMMONWEALTH OF AUSTRALIA

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

9 AUG 1982

My dear Senator,

On 10 August 1982, notice of my intention to vary the plan of layout of the City of Canberra and its environs, representing the 77th Series of Variations, will be published in the Gazette.

In accordance with the provisions of paragraph 1(a) of the Committee's Instrument of Appointment, I formally refer the variations to the Committee for investigation and report.

Eleven variations to the plan are included in this Series. As is usual, public participation will be encouraged through media releases, press advertisements and displays.

All comments or objections relating to the variation proposals which are received by the Department will be forwarded to the Committee for consideration during its examination of the proposals.

A special series comprising the Parliamentary Roadworks, which is the subject of a Cabinet Submission, is currently being prepared. It is understood that Cabinet will consider the proposed roadworks on Tuesday 10 August. If Cabinet supports the proposals I will formally refer the variations to the Committee immediately.

I should also be grateful if the Committee could devote some time during its examination of the 77th Series to consider a proposal to make some major changes to the content, format and methods of processing of the City Plan. Details of the suggested new procedures will be supplied separately by the Department of the Capital Territory.

Kind regards,

Yours sincerely,

MICHAEL HOGGMAN
Minister for the Capital Territory

Senator Margaret Reid,
Chairman,
Joint Committee on the A.C.T.,
Parliament House,
CANBERRA A.C.T. 2600

LIST OF WITNESSES

National Capital Development Commission

Mr M.M. Latham, Associate Commissioner
Mr G.J. Campbell, Chief Planner
Mr G.D.W. Pain, Chief Engineer
Mr P.A. Leonard, Assistant Secretary

Department of the Capital Territory

Mr K.R. Black, OIC, Statutory Processes

A.C.T. House of Assembly

Mrs B. Cains, Deputy Chairman - Standing Committee on
Development and Planning

Private Citizens

Mr C. Lourandos
Mr D.H. Smith

SEAT OF GOVERNMENT

PROPOSALS TO VARY THE PLAN OF LAYOUT OF THE CITY OF
CANBERRA AND ITS ENVIRONS (76TH SERIES)

This briefing material is intended to supplement the information contained in the notice of intention to vary the plan of layout of the city of Canberra and its environs (the City Plan) which was published in Gazette S166 of 12 August 1982. The material has been prepared for the public enquiry by the Joint Committee on the Australian Capital Territory into the 77th series of variations.

These variation proposals were referred to the Committee for investigation and report by the Minister for the Capital Territory in a letter dated 9 August 1982, pursuant to paragraph 1(a) of the Committee's instrument of appointment.

The 77th series of variations comprises 11 items, five of which are being sponsored by the National Capital Development Commission and six by the Department of the Capital Territory.

Copies of all public comments and objections which have been received as a result of the Department's publicity of the proposals are included in these briefing notes.

DEPARTMENT
OF THE
CAPITAL TERRITORY

STATEMENT
FOR PRESS

Eleven proposed changes were announced today by the Department of the Capital Territory, in the 77th series of Variations to the City Plan.

The changes provide for -

- . Addition of an existing access road and carpark to Section 112 Charnwood to enable the leasing of a site to the Belconnen Netball Association.
- . Addition of an existing access road to Section 112 Charnwood to provide for possible future leasing action.
- . Addition of an existing access road to Section 18 Flynn to provide for possible future leasing action.
- . Provision of a cul-de-sac off McMaster Street to provide access to government housing sites on Block 1 Section 2 Scullin.
- . Provision of a cul-de-sac off Officer Crescent to Block 1 Section 93 Ainslie to serve government housing sites.
- . Provision of two small culs-de-sac off Stephen Street to Section 74 Ainslie to serve government housing sites.
- . Addition of a small section of Ainslie Avenue to enable the leasing of Gorman House.
- . Degazettal of part of Garema Place to extend the site of the existing toilet block previously made available for redevelopment as a restaurant/cafe.
- . Deletion of part of the road reservation of Hindmarsh Drive to enable the extension of the 14th hole of Gloucester Golf Course to be extended.
- . Addition of an existing access road and carpark to Section 203 Wanniasa to enable leasing of sites to the Wanniasa Girl Guides Association and the Boy Scouts Association of Australia.

. Provision of an access road from Clift Crescent to the sites in Section 452 Richardson for a neighbourhood Shopping Centre, primary school, pre-school and health clinic.

Twenty-one days are allowed for public submissions or objections to any of the intended changes, which must be sent to the Secretary, Department of the Capital Territory, P.O. Box 158, Canberra City, 2601. All submissions received by the closing date of 1 September 1982 will be forwarded to the Joint Parliamentary Committee on the A.C.T. for consideration during their public hearings into the proposals.

The intended changes will be on display at Belconnen and Monaro Malls, Woden Shopping Square, Dickson Library, Coolan Court, and the Erindale Centre, Wanniasa until the closing date for lodgement of submissions. Copies of the Commonwealth of Australia Gazette containing the Notice of intention to vary the plan are available at the Government Bookshop in Alinga Street.

12 August 1982

PUBLIC INFORMATION

As part of its policy to stimulate public interest in the proposals, the Department mounted displays showing all of the variations at the Belconnen Mall, Monaro Mall, Woden Shopping Square, Cooleman Court, Dickson Library and the Erindale Centre, Wanniassa. The Department also advertised the variations in the Canberra Times on three occasions, and sought media coverage of the proposals.



P.O. BOX 158, CANBERRA CITY, A.C.T. 2601

DEPARTMENT OF THE
CAPITAL TERRITORY77TH SERIES OF VARIATIONS
TO THE CITY PLAN

In the Gazette No. 3166 of Thursday 12/8/82, the Minister for the Capital Territory, the Hon. Michael Hodgman, gave notice of his intention to vary the terms of the City of Canberra and its environs (City Plan) Members of the public who wish to lodge comments or objections on any of the proposals are invited to do so. All submissions must be lodged, in writing, with the Secretary, Department of the Capital Territory, P.O. Box 158, Canberra City, 2601, no later than 5.00 pm on Wednesday 1 September 1982. Submissions may also be lodged by hand at Room 264, South Building, Civic Office, London Circuit, Canberra City.

The proposed variations and any objections or comments received will be referred to the Parliamentary Joint Committee on the ACT, which will conduct public hearings into the proposals and will report to Parliament before the variations can take effect.

Displays showing all the intended changes will be available at the Belconnen and Lyons Malls, Wooden Shopping Square, Cookman Court, Dickson Library and Bessie Centre, Warrasse.

Variation 1:

Consent: addition to existing access road to enable access to retail courts in Section 112 (North).

Variation 2:

Consent: addition to existing access road to enable access to future sites in Section 112 (South).

Variation 3:

Firm: addition to existing access road to a site proposed for community use in Section 18.

Variation 4:

Scullin: provision of a cul-de-sac off McMaster Street to provide access to government housing sites in Section 2.

Variation 5:

Alnlie: provision of a cul-de-sac off Officer Crescent to provide access to government housing sites in Section 93.

Variation 6:

Alnlie: provision of two cul-de-sacs off Stephen Street to provide access to government housing sites in Section 74.

Variation 7:

Bradford: addition to Alnlie Avenue road reservation to enable leasing of Gorman House in Section 53.

Variation 8:

City: designation of part of Garama Place to extend the toilet block site available for redevelopment.

Variation 9:

Narrabundah: deletion of part of the Hindmarsh Drive road reservation to enable the extension of Gloucester Golf Course.

Variation 10:

Warrasse: addition to existing access road to enable leasing of sites in Section 203.

Variation 11:

Richardson: provision of an access road from Cliff Crescent to sites in Section 452.

Telephone inquiries should be directed to Miss C. Boardman on 462750 or Mr K. Black on 462466.

NOTE ON THE 76TH SERIES OF VARIATIONS

In April 1982, the Joint Committee on the ACT reported to Parliament on its findings in connection with the items proposed in the 76th series of variations to the plan.

The Committee approved all of the proposals except those relating to new residential developments in Florey and a cycle path relocation in Bruce, both on which it sought further information.

The Minister accepted the Committee's recommendations and a formal variation was tabled in both Houses of Parliament.

No notice of motion for disallowance was moved in either House during the statutory tabling period of six sitting days.

77TH SERIES OF VARIATIONS TO THE CITY PLAN

EXPLANATORY STATEMENT

VARIATION 1

CHARWOOD: SECTION 112: Addition to the Plan of an existing access road and car park to fulfil Titles Office requirements for the registration of deposited plans and to enable the leasing of a site to the Belconnen Netball Association.

VARIATION 2

CHARWOOD: SECTION 112: Addition to the Plan of an existing access road to provide for possible future leasing action.

VARIATION 3

FLYNN: SECTION 18: Addition to the Plan of an existing access road to provide for possible future leasing action.

VARIATION 4

SCULLIN: SECTION 2, BLOCK 1: Provision of a cul-de-sac off McMaster Street to provide access to 24 sites. The remaining 6 sites within the proposed development can be served off McMaster Street and Harrison Street. All 30 sites will be developed for government housing.

VARIATION 5

AINSLIE: SECTION 93, BLOCK 1: Provision of a cul-de-sac off Officer Crescent to serve 21 government house sites.

VARIATION 6

AINSLIE: SECTION 74: Provision of two small culs-de-sac off Stephen Street to serve 29 house sites. It is proposed to develop all the sites for government housing.

VARIATION 7

BRADDON: SECTION 53: Addition to the Plan of a small section of Ainslie Avenue, adjacent to Section 53 Braddon, to enable the leasing of Gorman House.

VARIATION 8

CITY: SECTION 47, BLOCK 4: Degazettal of part of the existing paved area in Garema Place to extend a site previously made available for a restaurant/cafe.

VARIATION 9

NARRABUNDAH: BLOCK 500 CANBERRA CENTRAL DISTRICT: Deletion of approximately 600 square metres of the road reservation of Hindmarsh Drive to enable Gloucester Golf Course to extend the 14th hole of the course by re-siting the tee.

VARIATION 10

WANNIASSA: SECTION 203: Addition to the Plan of an existing access road and car park to fulfil Titles Office requirements for the registration of Deposited Plans and to enable the leasing of sites to the Wanniasa Girl Guides Association and the Boy Scouts Association of Australia.

VARIATION 11

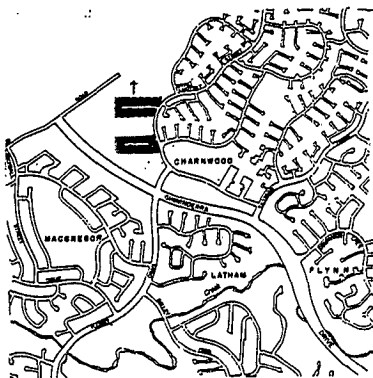
RICHARDSON: SECTION 452: Provision of an access road from Clift Crescent to the sites for a neighbourhood Shopping centre, the proposed primary school, pre-school and health clinic. Provision of parking spaces for the primary school.

DCT

Variation No. 1

VARIATION 1

CHARNWOOD: SECTION 112: Addition to the Plan of an existing road and car park to fulfil Titles Office requirements for the registration of Deposited Plans and to enable the leasing of a site to the Belconnen Netball Association.



CHARWOOD : Section 112 (North) - Road Addition1. Purpose

Addition to the Plan of an existing access road and car park to fulfil Titles Office requirements for the registration of deposited plans and to enable the leasing of a site to the Belconnen Netball Association.

2. Length

Approximately 200 metres.

3. Cost

Nil.

4. Existing Development

The road provides access to a City Parks Administration Depot and the Netball Courts. The Belconnen Netball Association now occupy the site on a monthly tenancy basis. The netball courts and the pavilion were completed in 1977 and have been in use by the Association since that date.

5. Proposed Development

A 20 year lease is now to be offered to the Association.

6. Particular Planning Considerations

None.

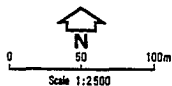
7. Public Consultation

None.

DCT**VARIATION No. 1****C H A R N W O O D**

112

Playing Fields



ROAD ADDITION

ROAD DELETION

**CHARNWOOD: Section 112 (North) — Road Addition**

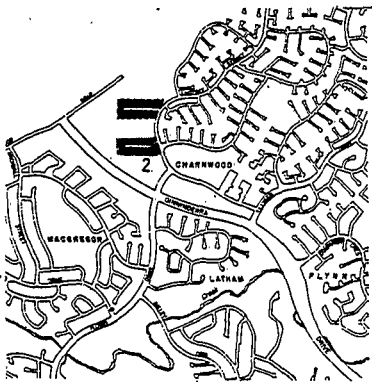
DCT

Variation No. 2

13

VARIATION 2

CHARWOOD: SECTION 112: Addition to the plan of an existing access road to provide for possible future leasing action.



CHARNWOOD : Section 112 (South) - Road Addition

1. Purpose

Addition to the plan of an existing access road in Section 112 Charnwood to provide for possible future leasing action.

2. Length

Approximately 226 metres.

3. Estimated Cost

Nil.

4. Existing Development

The road currently provides access to playing fields.

5. Proposed Development

No development has been proposed at this time. However, gazettal action will make the land available for future development proposals.

6. Particular Planning Considerations

Nil.

7. Public Consultation

Nil.

DCT

VARIA

Playing Fields

112

CHARNWOOD

GINWINDERRA

DRIVE

FLOREY



0 50 100m

Scale 1:2500

ROAD ADDITION
ROAD DELETION



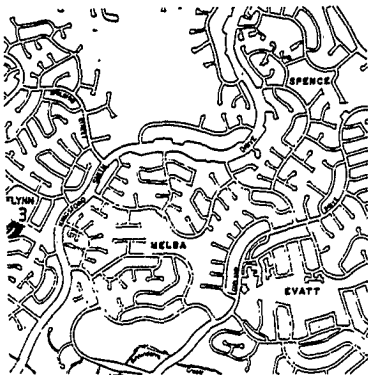
CHARNWOOD: Section 112 (South)

DCT

Variation No. 3

VARIATION 3

FLYNN: SECTION 18: Addition to the Plan of an existing access road to provide for possible future leasing action.



FLYNN : Section 18 - Road Addition1. Purpose

Addition to the Plan of an existing access road for possible future leasing action.

2. Length

Approximately 100 metres.

3. Cost

Nil.

4. Existing Development

The road and car park provide access to the oval and adjoining playground adjacent to the Flynn Primary School.

5. Proposed Development

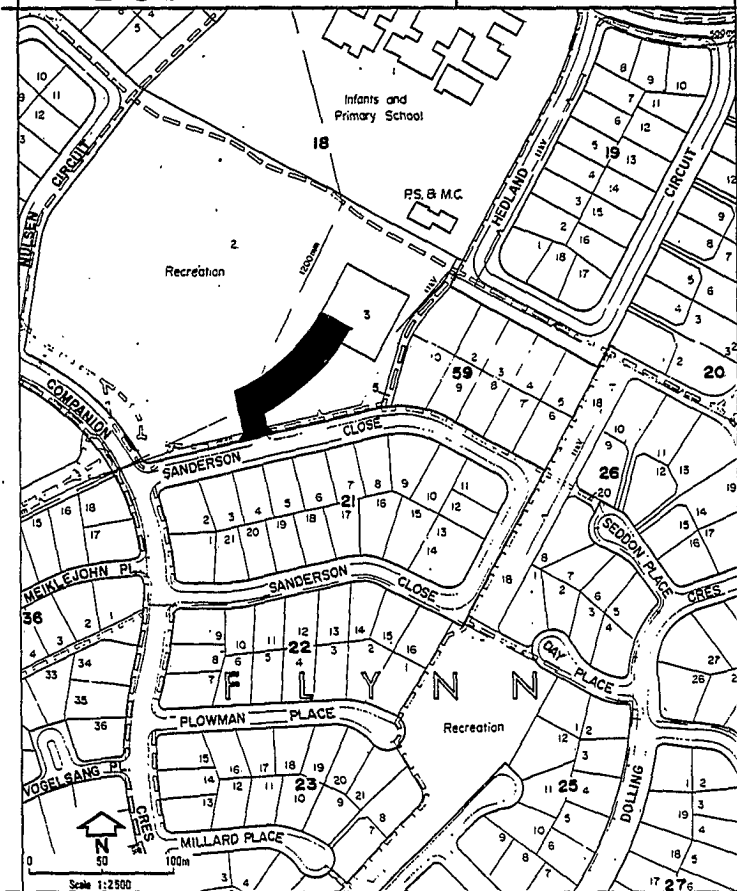
The oval and adventure playground are soon to be gazetted under the Public Parks Ordinance and the National Memorials Ordinance as the George Simpson Park. As part of Section 18 has been designated for future community use, and will therefore be omitted from the park area, it is appropriate that the road which is also to be omitted, should be included in the plan prior to gazettal. No specific community use has yet been identified as a potential lessee of the site.

6. Particular Planning Considerations

None.

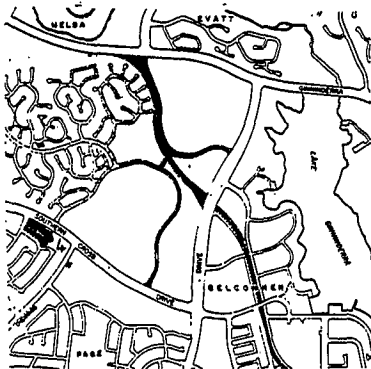
7. Public Consultation

None.

DCT**VARIATION No. 3****FLYNN: Section 18 — Road Addition**

VARIATION 4

SCULLIN: SECTION 2 BLOCK 1: Provision of a cul-de-sac off McMaster Street to provide access to 24 sites. The remaining 6 sites within the proposed development can be serviced off McMaster Street and Harrison Street. All 30 sites will be developed for government housing.



SCULLIN : Section 2 - Road Addition

1. Purpose

Provision of a single cul-de-sac off McMaster Street to provide access to 24 sites. The remaining 6 sites within the proposed development can be serviced off McMaster Street and Harrison Street. These 30 sites will be developed for government housing.

2. Dimensions

The total area of the housing development is 1.35 ha.

3. Estimated Cost

Land servicing cost	\$100,000
Cost of houses	\$973,000
	<u>\$1,073,000</u>

4. Existing Development

The site is a flat, vacant area of land, bounded by Southern Cross Drive, Ross Smith Crescent, McMaster and Harrison Streets and a pedestrian way.

5. Proposed Development

The development will be a mixture of single storey houses and two-storey townhouses. The two-storey houses will be to the north of the site. Single-storey houses, fronting onto McMaster and Harrison Streets will create an appropriate interface with the existing houses opposite. The subdivision has been designed to enable all houses to maximise passive solar gain.

6. Particular Planning Considerations

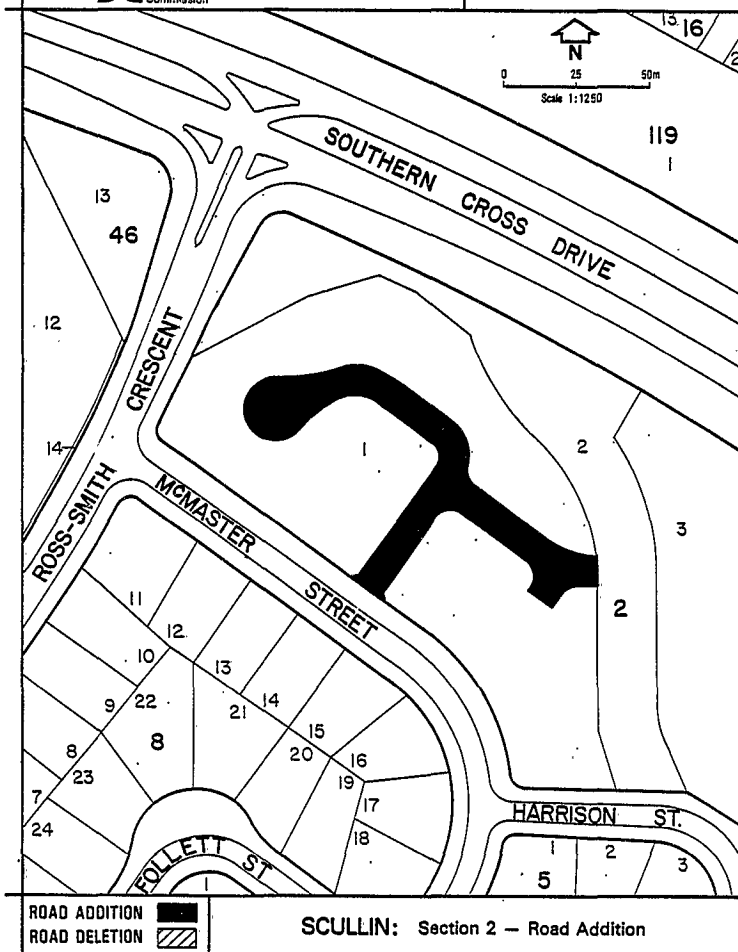
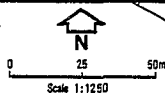
Provision of access to the pedestrian underpass to the north of the site is an important consideration in planning this development. Only single-storey houses are to face onto McMaster and Harrison Streets. It is intended to create a suitable interface with existing residential development.

7. Environmental Considerations

N41.

8. Public Participation

Residents living near the site have been advised of the proposed development and some have sought more information about house types and landscaping. This information will be provided to them when design work is further advanced.

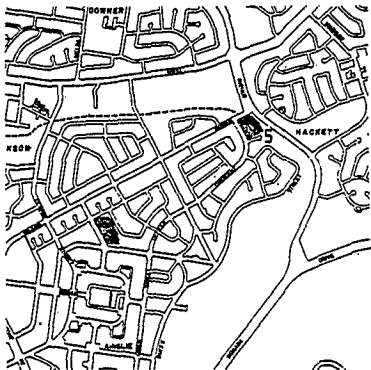

VARIATION No. 4




Variation No. 5

VARIATION 5

-AINSLIE: SECTION 93 BLOCK 1: Provision of a cul-de-sac off Officer Crescent to serve 21 government house sites.



AINSLIE : Section 93 - Road Addition

1. Purpose

Provision of one cul-de-sac off Officer Crescent to serve 21 government house sites.

2. Dimensions

The cul-de-sac is approximately 128 metres in length serving a site of 0.94 ha.

3. Estimated Cost

Land servicing cost	\$136,500
Cost of housing	\$734,000
	<u>\$870,500</u>

4. Existing Development

For many years the site was used for an ACTEA substation. ACTEA no longer requires this facility and all structures have been removed. Single storey housing adjoins the site on one side, two sides are bounded by Majura Avenue and Officer Crescent and the fourth side by open space. The site is flat and surrounded by mature vegetation which will be retained.

5. Proposed Development

The cul-de-sac will provide access to 21 government houses, 11 two-storey and 10 single-storey houses. The single-storey houses will be located adjacent to the existing houses in Officer Place to minimise overlooking.

6. Particular Planning Considerations

An important consideration is that the proposed development be sympathetic to the character and scale of the existing environment.

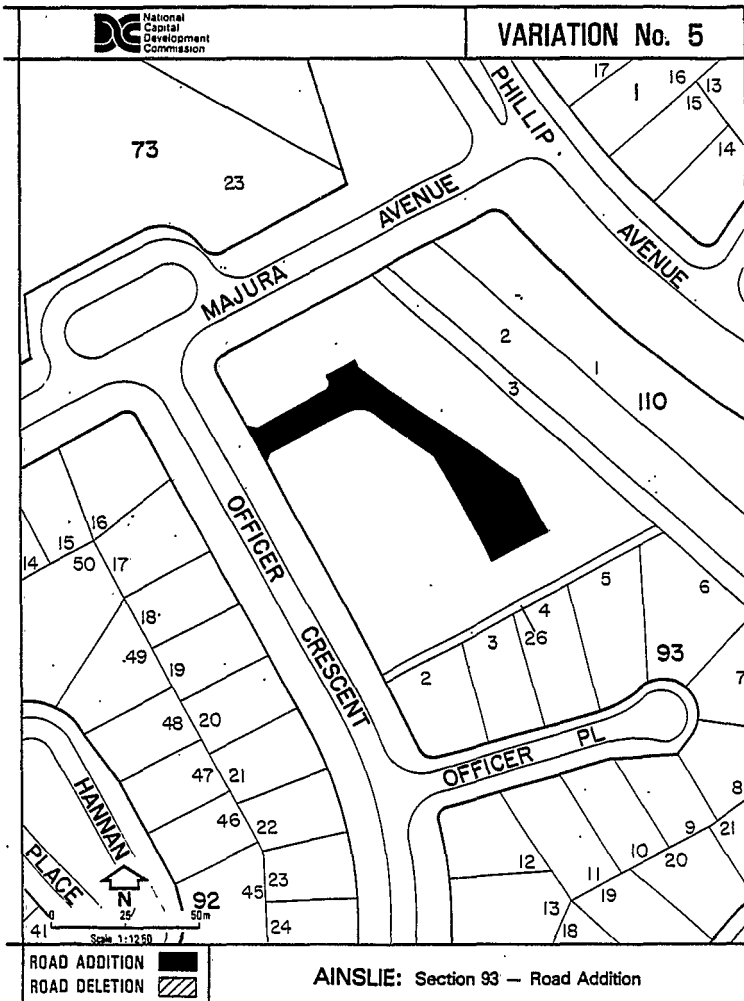
Also, it is desirable that there be a single access point off Officer Crescent.

7. Environmental Considerations

As much of the existing mature vegetation will be retained as possible during construction. Additional street landscaping will be undertaken with the development.

8. Public Consultation

Adjacent residents have been contacted on two occasions. The first letter box drop advised residents of the proposed change in land use and the intention to construct 22 one and two storey dwellings. As a result of comment received, the proposed development was restricted to single storey adjacent to houses in Officer Place where overlooking by two storey houses would have caused concern. Residents were then advised of this amendment and of the intention to use the site for government housing. No further response or comment was received.


VARIATION No. 5


The Secretary
Department of the Capital Territory
PO Box 158
CANBERRA CITY ACT 2601

77TH SERIES OF VARIATIONS TO THE CITY PLAN
VARIATION 5

I refer to the recent notice given of proposed variations and in particular wish to comment on :-

Variation 5 Ainslie Section 93 Block.1 - Provision of a cul-de-sac off Officer Crescent to provide access to government housing sites.

I question the safety aspects of siting the access road so close to Majura Avenue. A reasonable amount of traffic travelling south from Phillip Avenue, turns into Majura Avenue, then turns into Officer Crescent.

A block not of regular shape and a mix of single and two storied housing would present many considerations. However it seems to me that safer access would be provided if the entrance to the cul de sac was sited closer to Officer Place.

For your consideration.

Bernadette White,
35 Harris Street
HACKETT, ACT 2602

30 August 1982

VARIATION 6

AINSLIE: SECTION 74: Provision of two small culs-de-sac off Stephen Street to serve 29 house sites. It is proposed to develop all the sites for government housing.



AINSLIE : Section 74 - Road Additions

1. Purpose

Provision of two small culs-de-sac off Stephen Street to serve 29 house sites. It is proposed to develop all the sites for government housing.

2. Dimensions

The total area to be served by the culs-de-sac is 1.34 ha. The culs-de-sac are approximately 170 metres in length.

3. Estimated Cost

Land servicing cost	\$188,500
Cost of housing	\$1,000,000
	<hr/>
	\$1,188,500

4. Existing Development

The site has been used as a bus depot but it is no longer required for this purpose. The existing garages are to be demolished. Single storey housing adjoins the site on two sides with Stephen and Sherbrooke Streets on the other two sides.

There is some mature vegetation on the site.

5. Proposed Development

It is proposed that the site be serviced by two small culs-de-sac each designed with a standard head layout. Twenty-nine government houses will be built on the site, 15 of which will be two-storey houses. In the centre of the site houses have been oriented to maximise passive solar energy gain but along Sherbrooke and Stephen Streets houses have been sited to maintain the existing street pattern. Single storey houses have been located along the northern and western boundaries to maintain privacy to existing residences.

6. Particular Planning Considerations

The creation of a development that will be sympathetic to the character and scale of the existing environment and that preserves the amenity of the existing neighbourhood.

7. Environmental Considerations

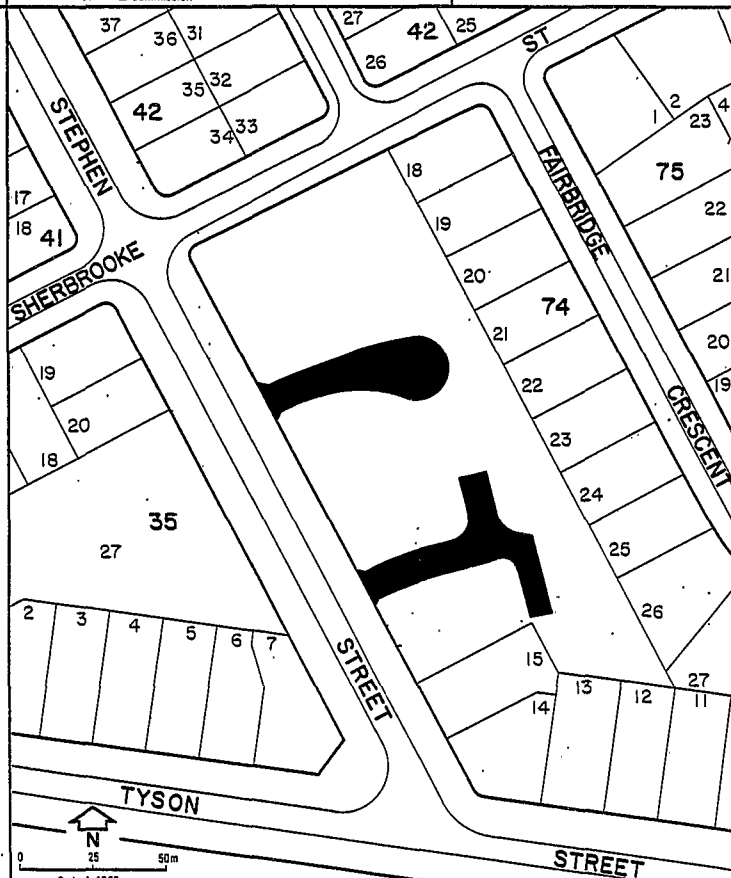
There is some mature vegetation in and around the site and this will be retained where possible. Additional street landscaping and screen planting adjacent to existing houses will be undertaken.

8. Public Consultation

Residents in the area were consulted on the change in land use for the site. They were advised of the proposal to build government houses and the preliminary site layout and location of roads. As a result of the first contact, the proposals were amended to limit development to single storey adjacent to existing houses. There have been no further adverse comments about the proposals.



VARIATION No. 6



ROAD ADDITION
ROAD DELETION



AINSLIE: Section 74 — Road Additions

VARIATION 7

BRADDON: SECTION 53: Addition to the Plan of a small section of Ainslie Avenue, adjacent to Section 53 Braddon, to enable the leasing of Gorman House.



BRADDON : Ainslie Avenue - Part Road Addition

1. Purpose

Addition to the Plan of a small section of the road reservation of Ainslie Avenue, which currently encroaches onto Section 53 Braddon, to enable leasing of Gorman House.

2. Area

Approximately 300 square metres.

3. Cost

Nil.

4. Existing Development

Gorman House, which was originally constructed as Commonwealth Hostel in 1924 and is now the Gorman House Community Arts Centre, is located on Section 53 Braddon. Part of the road reservation of Ainslie Avenue currently encroaches onto Block 53.

5. Proposed Development

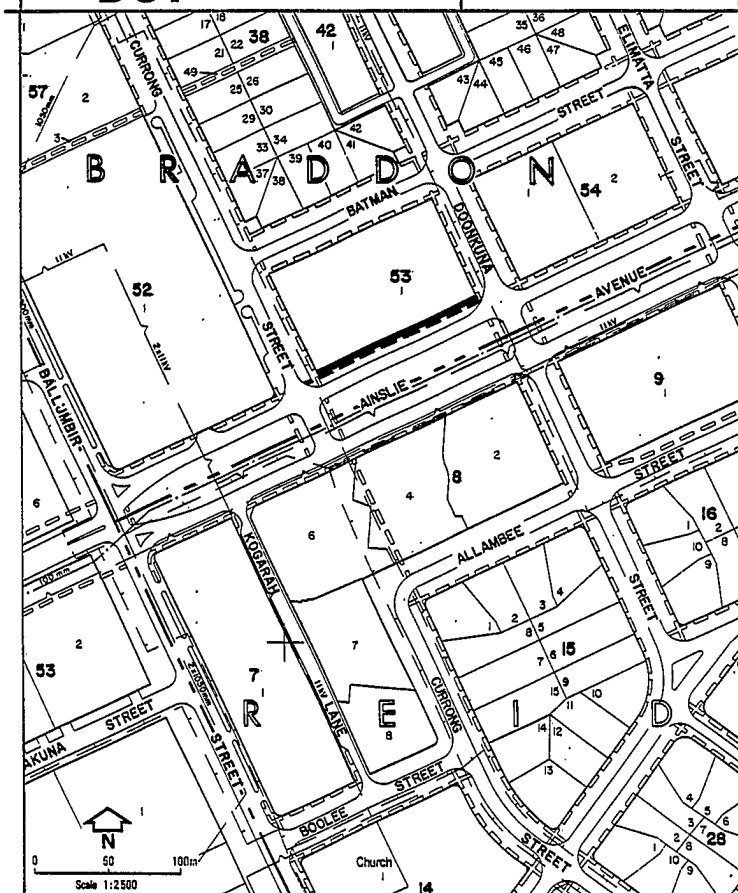
A five-year lease is to be offered to the Gorman House Committee. The footpath encroachment must be adjusted before a lease plan can be prepared.

6. Particular Planning Considerations

Nil.

7. Public Consultation

Nil.

DCT**VARIATION No. 7**

ROAD ADDITION
ROAD DELETION

BRADDON: Ainslie Avenue — Part Road Addition

DCT

Variation No. 8.

VARIATION 8

CITY: SECTION 47 BLOCK 4: Degazettal of part of the existing paved area in Garema Place to extend a site previously made available for a restaurant/cafe.



CITY : Garema Place - Part Road Deletion

1. Purpose

Degazettal of part of the existing paved area in Garema Place to extend a site previously made available for a restaurant/cafe.

2. Area

Approximately 500 square metres.

3. Estimated Costs

The developer will be responsible for all costs including the demolition of the existing toilet block. No costs will be incurred by the Commonwealth.

4. Existing Development

The site is now occupied by public toilets and an ACTEA sub-station.

In 1976 the site was released for the purpose of a restaurant, tavern, bistro and take-away food facility. However, the leasing proposal was subsequently deferred pending further examination.

5. Proposed Development

The site is soon to be released again for the construction of a restaurant/cafe.

Public toilets are to be incorporated as part of the new City Bus Interchange. It is therefore proposed that the existing toilet block will be demolished as part of the lease package once the new toilets are completed, (possibly October 1982).

2.

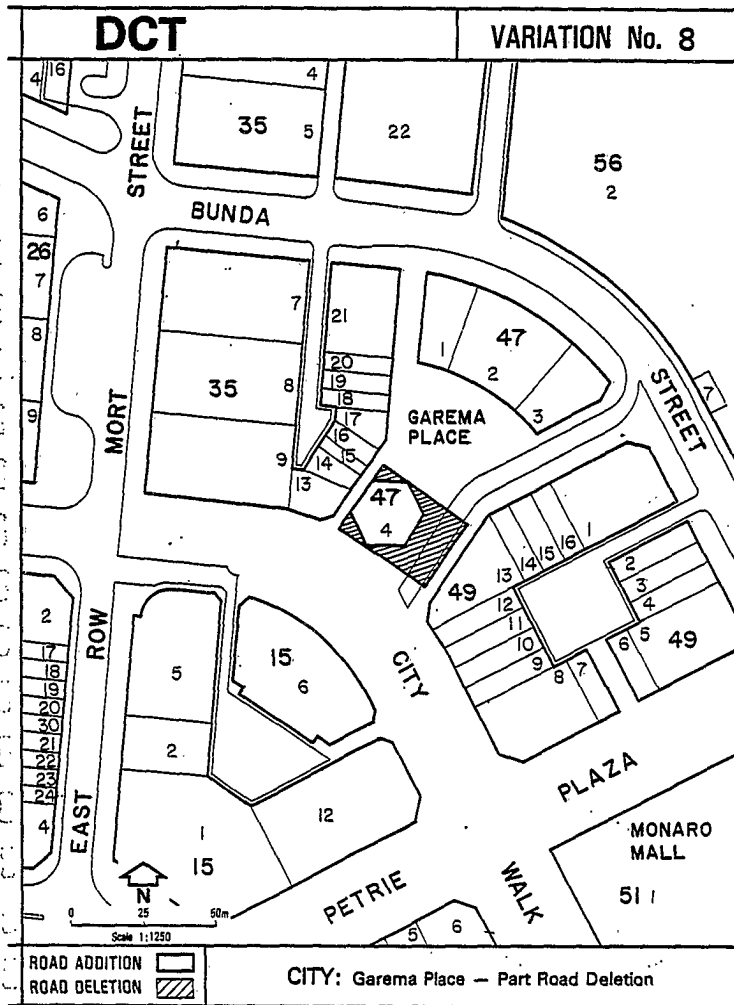
6. Particular Planning Considerations

The NCDC and the DGT wish to give the greatest possible freedom to potential developers in arriving at a feasible and imaginative proposal. However, given the importance of the site, a number of significant constraints must be considered including the nature of the building, freedom of pedestrian movement and vehicular access.

In addition, the ACTEA sub-station must remain intact or with the agreement of ACTEA, the developer may relocate the equipment within the new building at ground level and at their own expense.

7. Public Participation

Nii.



26 Green Street
Narrabundah, ACT

31 August 1982

Ph 951184
381283

The Secretary,
Department of the Capital Territory
Parliamentary Committee for the ACT.

Dear Sir,

SECTION OF GOVERNMENT ACT 77TH SERIES
OBJECTION TO INCLUSION OF RESTAURANT/CAFE
IN GAREMA PLACE

I wish to give evidence to the Parliamentary Committee against the amendment of the plan to include a restaurant/cafe as proposed by the Department of the Capital Territory.

My objections arise from:

1. the change in character in Garema Place which would be caused by placing emphasis in a large part of Garema Place on commercial activities, to the detriment of public usage as has been the practice there.
2. from a lack of any indication of the Department of the Capital Territory on the need for further restaurant/cafe facilities and the possible effect on older small businesses already operating at very marginal levels of servcability in Civic.
3. the apparent resurrection of vehicle access into Garema Place with loss of public usage.

This proposal shows further evidence of arbitrary decisions made within the Department of the Capital Territory, and which should be called before the Parliamentary Committee on the ACT for public accountability. I would aim to have the background to this proposal explained to me and to the Committee, in public hearings and to expand on my objections.

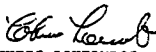
Yours faithfully,

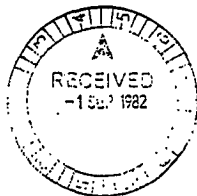
D.H. SMITH

CANBERRA PHOTOGRAPHIC SPECIALIST

GAREMA ARCADE, CIVIC CENTRE
CANBERRA, A.C.T.
PHONE 4 4344

1st September, 1982

STILL CAMERAS	The Dept. of Capital Territory, Room 266, South Building, Civic Office, London Circuit, <u>CANBERRA CITY ACT 2601</u>
CAMERA ACCESSORIES	
TRIPODS	Re:- 77th Series of variation to the City Floor Variation 8- Toilet block in Garema Place.
LENSES	Dear Sir,
FLASH EQUIPMENT	I have seen a public display re the above and the possible replacement of the toilet with a restaurant. The plan is not clear as to what size etc.
STILL PROJECTORS	I would take the strongest objection if it obstructs the view of Garema Arcade and hence the flow of pedestrian traffic from the bus interchange to Garema Arcade.
CINE CAMERAS	It appears that the pedestrian traffic would be steered straight around to the Monaro Mall as Garema Arcade would be hidden. This would be a pirate act against the traders of Garema Arcade who have struggled so long to establish themselves.
FILMS	
MOVIE PROJECTORS	I request the opportunity to meet the Planners and Officials and discuss in detail the whole matter.
SCREENS	Many thanks,
CHEMICALS	Yours faithfully,
DARKROOM EQUIPMENT	 CHRIS LOURANDOS PROPRIETOR



SPECIALISTS FOR THE BEST PHOTOGRAPHIC EQUIPMENT AND SUPPLIES

We, the undersigned fully support and agree with the above letter.

[Signature]
GUS METERILKA
GUS COFFEE LOUNGE
CANSBERRA CITY 2601

GEMINI JEWELLERS
SHOP 11
GAREMA ARCADE
CANSBERRA CITY 2601
Ph: 48 0402

[Signature]

THE CANSBERRA COFFEE CENTRE
[Signature]

[Signature]
CANSBERRA CITY 2601

CANSBERRA TOY & GIFT STORE

[Signature]

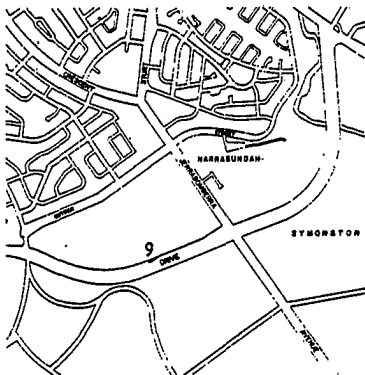
[Signature]
CINETTI BOUTIQUE
CANSBERRA ACT, AUSTRALIA

Pizzonia

[Signature]

VARIATION 9

NARRABUNDAN: BLOCK 500, CANBERRA CENTRAL DISTRICT: Deletion of approximately 600 square metres of the road reservation of Hindmarsh Drive to enable Gloucester Golf Course to extend the 14th hole of the course by re-siting the tee.



NARRABUNDAH : Hindmarsh Drive - Part Road Deletion

1. Purpose

Deletion of approximately 600 square metres of the road reservation of Hindmarsh Drive to enable Gloucester Golf Course to extend the 14th hole of the course by re-siting the tee.

2. Dimensions

The area to be deleted is approximately 600 square metres.

3. Estimated Cost

There will be no cost to the Commonwealth. The lessee will pay for relocating the boundary fence between the golf course and Hindmarsh Drive.

4. Existing Development

The land is within the roadside verge. There is no development on the land in question.

5. Proposed Development

Relocation of the existing golf course boundary fence and the re-siting of the 14th tee.

6. Particular Planning Considerations

The proposal does not prejudice any proposal to duplicate Hindmarsh Drive, or interfere with services.

7. Environmental Considerations

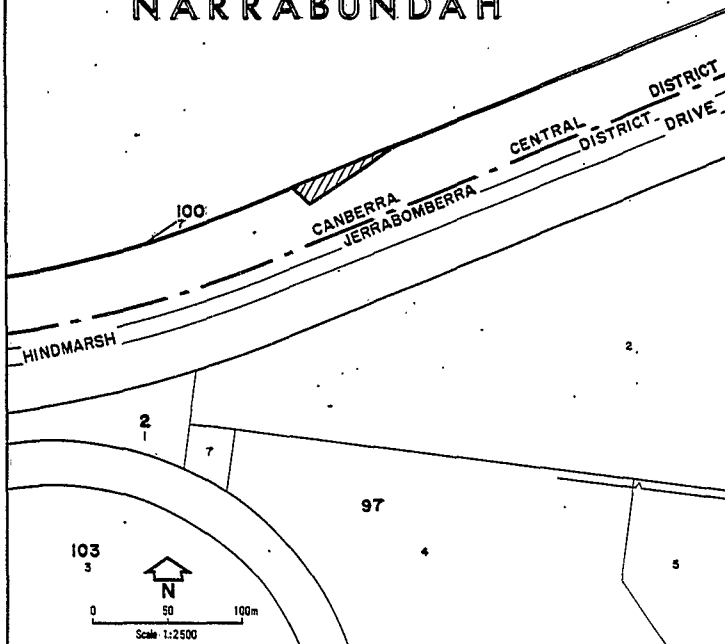
Nil.

8. Public Consultation

The Gloucester Golf Course supports this proposal.

Golf Course
500

NARRABUNDAH



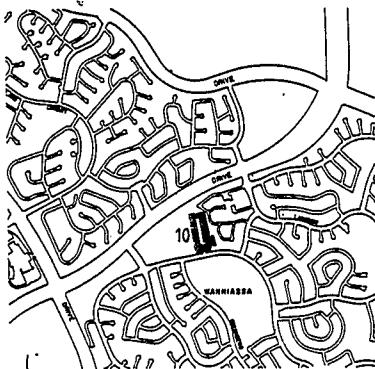
ROAD ADDITION
ROAD DELETION



NARRABUNDAH: Hindmarsh Drive — Part Road Deletion

. VARIATION 10

WANNIASSA: SECTION 203: Addition to the Plan of an existing access road and car park to fulfil Titles Office requirements for the registration of Deposited Plans and to enable the leasing of sites to the Wanniasa Girl Guides Association and the Boy Scouts Association of Australia.



WANNIASSA : Section 203 - Road Addition1. Purpose

Addition to the Plan of an existing access road and car park to fulfil Titles Office requirements for the registration of Deposited Plans and to enable the leasing of sites to the Wanniasa Girl Guides Association and the Boy Scouts Association of Australia.

2. Length

The length of the road is approximately 230 metres.

3. Cost

Nil.

4. Existing Development

The access road (off Wheeler Crescent) and car park provide access to a BMX Track, Playing Fields and a City Parks Depot.

The Tuggeranong BMX Club has been issued a five-year lease over Block 4 Section 203 Wanniasa for the purpose of a supervised Bicycle Moto-cross track and associated uses.

5. Proposed Development

The Crown Lease of the site for the Girl Guides Association will require the construction of a single storey building to serve as a Girl Guides Hall. Following site servicing, the Boy Scout Association will be offered a 20 year lease, to replace their current tenancy.

6. Particular Planning Considerations

The Boy Scout Association will be required to provide screen planting on the eastern boundary of the site.

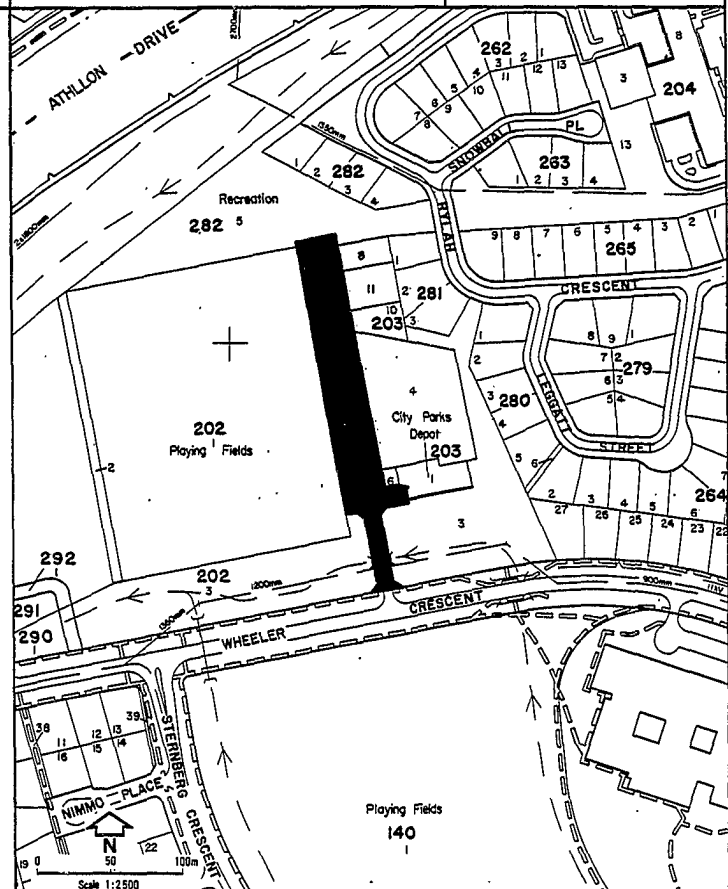
2.

7. Public Consultation

None.

DCT

VARIATION No. 10



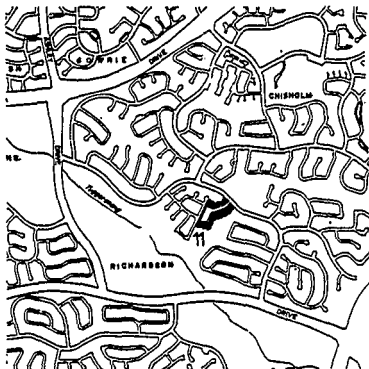
ROAD ADDITION

ROAD DELETION

WANNIASSA: Section 203 — Road Addition

VARIATION 11

RICHARDSON: SECTION 452: Provision of an access road from Clift Crescent to the sites for a neighbourhood shopping centre, the proposed primary school, pre-school and health clinic. Provision of parking spaces for the primary school.



RICHARDSON : Section 452 - Road Addition1. Purpose

Provision of an access road from Clift Crescent to the sites for neighbourhood shopping centre, the proposed primary school, pre school and health clinic. Provision of parking spaces for the primary school.

2. Dimensions

The road reservation (including footpaths) will be 12 metres wide at its junction with Clift Crescent. It will widen to 16 metres at the carpark end. The length of the road will be 150.000m, the carpark 105.500m.

3. Estimated cost

Cost of works \$350,000

4. Existing Development

The retail and school sites are surrounded by standard residential housing in the suburb of Richardson.

5. Proposed Development

The access road and carpark will be constructed in conjunction with the primary school. It will provide access to the school and facilitate all necessary car and bus parking.

A site has been reserved also adjacent to the new road, for neighbourhood shops but there are no proposals to commence construction within the foreseeable future.

6. Particular Planning Considerations

There are no particular planning considerations.

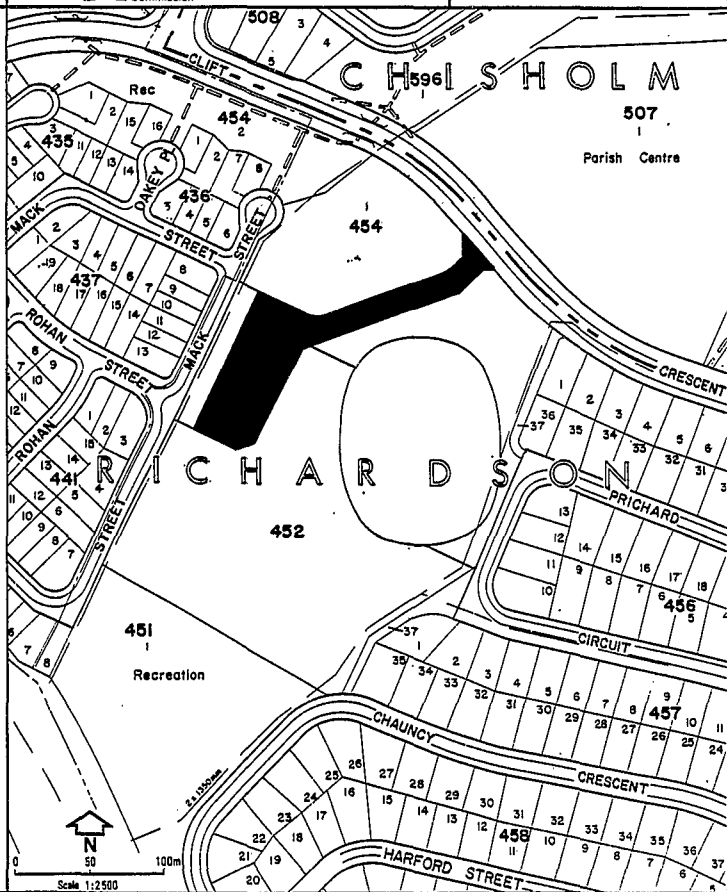
2.

7. Environmental Considerations

There are no adverse or other effects on the environment resulting from this development.

8. Public Consultation

Nearby residents have been informed of the proposal by circular letter, and there has been no reaction.



ROAD ADDITION
ROAD DELETION



RICHARDSON: Section 452 — Road Addition



PARLIAMENT OF AUSTRALIA

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

Margaret
My dear Senator,

18 SEP 1982

You will recall that during its examination of the 76th Series of Variations to the City Plan, the Committee reported to the Parliament that approval of the variation relating to the relocation of the cyclepath on Section 4, Bruce should be deferred pending further information.

Our colleague, the Minister for Education, Senator the Hon. Peter Baume, has now approved the offer of a grant to assist with the construction of school facilities on the site. The Government has offered the Board of the proposed new Grammar School a total of \$803,500 for capital works, of which \$188,700 is payable this financial year.

The information relating to the necessity for relocation of the cyclepath which was required by the Committee is now available. I should be grateful if the Committee would devote some time during its forthcoming hearings on the 77th and 78th Series of Variations to examine the material with a view to tabling a final report on this proposal.

Yours sincerely,

MICHAEL HODGMAN
Minister for the Capital Territory

Senator Margaret Reid,
Chairman,
Joint Committee on the A.C.T.
Parliament House
CANBERRA A.C.T. 2600



AUSTRALIAN CAPITAL TERRITORY HOUSE OF ASSEMBLY



REPORT NO.....3.....
OF THE
STANDING COMMITTEE ON
DEVELOPMENT & PLANNING

77TH SERIES OF VARIATIONS TO THE
CITY PLAN

PERSONNEL OF THE COMMITTEE

CHAIRMAN **MR PETER VALLEE**
..... **MRS BEV CAINS**
..... **MR JOHN CLEMENTS**
..... **MS MAURENE HORDER**
..... **MS ROBYN WALMSLEY**

CLERK TO
THE COMMITTEE **MR ALAN RAMSAY**

The Standing Committee on Planning and Development has examined the eleven Variations to the Canberra City Plan as set out in the 77th Series of Variations contained in Commonwealth Gazette No. S166 of 12 August 1982.

2. Brief details of the proposed variations are given on the enclosed Schedule. Full details are held by the Clerk to the Committee and can be made available if Members wish to pursue further aspects of the individual proposals.

3. The Committee has discussed each of the proposed variations in detail with officers of the National Capital Development Commission and the Department of the Capital Territory. The Committee expresses its appreciation for the assistance provided.

4. All of the eleven variations provide for relatively minor changes to the City Plan, and the Committee has concluded that there are no proposals to which the attention of the Assembly needs to be specifically drawn. Consequently, none of the Variations requires a formal Assembly objection.

GOVERNMENT HOUSING DEVELOPMENTS

5. Variations Nos. 4, 5 and 6 relate to the provision of Government housing in the inner City area, to be commenced in the next financial year. Some of the houses will be constructed specifically for occupation by elderly persons, and all are to incorporate appropriate landscaping features. This latter requirement is in accordance with previous recommendations of the Assembly relating to Government housing standards.

6. With regard to Variation No. 5, the Committee expressed some reservations that the proposed cul-de-sac was sited too close to the junction of Officer Crescent/Majura Avenue, and that this could present some future traffic hazard. The officers pointed out that re-locating the cul-de-sac would affect the proposed housing lay-out, necessitating the deletion of a house site.

7. In these circumstances, the Committee has arranged with the officers for a further report to be submitted to the Committee, on measures which could be undertaken within the proposed lay-out, to minimise and/or overcome any anticipated traffic hazards.

8. With regard to such smaller-scale areas of Government housing development, the Committee has suggested the incorporation of some small children's play facilities, and this matter is to be given consideration for future proposals where this can be seen to be appropriate and desirable.

GAREMA PLACE TOILET BLOCK

9. Variation No. 8 proposes the de-Gazettal of a previously proposed restaurant/toilet development. Since toilet facilities are to be incorporated within the bus service development now proceeding, this de-Gazettal will permit the development of the existing site as a restaurant/cafe, with indoor and outdoor areas. The Department intends to offer the site, and prospective developers would submit designs for approval by the NCDC.

10. The Committee welcomes this proposal which will improve Garema Place substantially. The Committee has, however, emphasised that, since Garema Place is a popular gathering area for meetings, etc., any developers of the restaurant/cafe would need to be aware of, and accept this present use, and the fact that the character of Garema Place will not be changed.

RECOMMENDATIONS

11. The Committee recommends:

- (1) That the 77th Series of Variations to the City Plan be approved; and
- (2) That this recommendation and the report be transmitted by Message to the Minister.

6 September 1982

(PETER VALLEE)
Chairman

77th SERIES OF VARIATIONS TO THE CITY PLAN

The changes provide for -

- (1) . Addition of an existing access road and carpark to Section 112 Charnwood to enable the leasing of a site to the Belconnen Netball Association.
- (2) . Addition of an existing access road to Section 112 Charnwood to provide for possible future leasing action (exact use not yet determined, probably some type of community service or facility).
- (3) . Addition of an existing access road to Section 18 Flynn to provide for possible future leasing action (exact use not yet determined, probably some type of community service or facility).
- (4) . Provision of a cul-de-sac off McMaster Street to provide access to government housing sites on Block 1 Section 2 Scullin.
- (5) . Provision of a cul-de-sac off Officer Crescent to Block 1 Section 93 Ainslie to serve government housing sites.
- (6) . Provision of two small culs-de-sac off Stephen Street to Section 74 Ainslie to serve government housing sites.
- (7) . Addition of a small section of Ainslie Avenue to enable the leasing of Gorman House (minor adjustment to rectify boundaries).
- (8) . De-gazettal of part of Garema Place to extend the site of the existing toilet block, to provide for the redevelopment of the site as a restaurant/cafe.

- (9) . Deletion of part of the road reservation of Hindmarsh Drive to enable the extension of the 14th hole of Gloucester Golf Course. (Minor adjustment).
- (10) . Addition of an existing access road and carpark to Section 203 Wanniasa to enable leasing of sites to the Wanniasa Girl Guides Association and the Boy Scouts Association of Australia.
- (11) . Provision of an access road from Clift Crescent to the sites in Section 452 Richardson for future development comprising a neighbourhood Shopping Centre, primary school, pre-school and health clinic.