



THE PARLIAMENT OF THE COMMONWEALTH
OF AUSTRALIA

DEPARTMENT OF THE SENATE	
PAPER No.	1051a
DATE	25 AUG 1983
PRESIDENT	<i>W. Morrison</i>
Chief of the Senate	

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-FIFTH SERIES - ITEM 2
SEVENTY-NINTH SERIES

AUGUST 1983

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 FIFTH SERIES - ITEM 2
SEVENTY-NINTH SERIES

TABLE OF CONTENTS

	<u>Page</u>
Terms of Reference	3
Membership of the Committee	3
Recommendations	4
Introductions	5
75th Series - Variation 2	7
79th Series	8
Variation 1 - 12	
Dissenting Report	35

APPENDIXES

APPENDIX I	Letter from the Minister for Territories and Local Government referring the 79th Series of Variations to the City Plan to the Committee for consideration.
APPENDIX II	List of Witnesses.
APPENDIX III	Report of the ACT House of Assembly Standing Committee on Planning and Development on the 79th Series of Variations to the City Plan.
APPENDIX IV	Briefing notes supplied jointly by the National Capital Development Commission and the Department of Territories and Local Government.
APPENDIX V	Letter from the Minister for Territories and Local Government referring Item 2 of the 75th Series of Variations to the City Plan to the Committee for consideration.

**JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY
TERMS OF REFERENCE**

That a joint committee be appointed to inquire into and report on:

- (a) all proposals for modification or variations of the plan of layout 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 Territories and Local Government, and
- (b) such matters relating to the Australian Capital Territory as may be referred to it by -
 - (i) resolution of either House of the Parliament, or
 - (ii) the Minister for Territories and Local Government.

MEMBERSHIP OF THE COMMITTEE

Chairman: Mr K.L. Fry, MP

Deputy Chairman: Senator M.E. Reid

Members: Senator P.J. Giles
Senator M.E. Lajovic
Senator M. Reynolds
Mr C. Hollis, MP
Mrs R.J. Kelly, MP
Mr P.J. McGauran, MP
Mr P.M. Ruddock, MP
Mr J.H. Snow, MP

Secretary: Mr A.J. Kelly

RECOMMENDATIONS:

75th Series of Variations - Item 2

The Committee now approves variation 2 from the 75th Series which was deferred pending a commitment that an access road linking the subdivision with the rest of the suburb would be constructed during the initial development period.

79th Series of Variations

The Committee approves variations 2 to 6, 8 to 10 and 12.

The Committee approves variation 1 subject to the provision of a school crossing across Ashburton Circuit at the primary school.

With regard to variation 7, the Committee approves the variation providing that Glebe Park is gazetted simultaneously with the approval of the proposed White Industries development proposal, if the proposal is to be approved. But regardless of whether or not the White Industries development gains approval, the Committee recommends that Glebe Park be gazetted as a public park before the end of 1983. The Committee also recommends that Glebe Park include the mature trees currently in the road reservation of Ballumbir and Coranderrk Streets with the exception of approximately seven trees that will need to be removed in the road widening.

Introduction

1. In the Commonwealth of Australia Gazette, 26 April 1983, the Minister for Territories and Local Government, the Hon. T. Uren, MP, 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 Territories and Local Government 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 Territories and Local Government (DTLG) advertised the variations in The Canberra Times on 30 April 1983 and 4 and 5 May 1983. Displays showing the proposals were arranged by DTLG at the Belconnen Mall, Monaro Mall, Woden Shopping Square, Cooleman Court, Dickson Library, the Erindale Centre, Wanniasa and Kaleen Newsagency, Kaleen Shopping Centre.

3. On 16 May 1983, pursuant to paragraph 1(a) of the Resolution of Appointment of this Committee, the items contained in the Minister's proposals and designated the 79th Series of Variations, 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 8 and 29 June and 11 August 1983. 34 witnesses appearing as individuals and representing 13 organisations 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 the citizens of the ACT and invited a representative from the Assembly to provide comments on the proposed variations at the public hearing. Mr P. Vallee, MHA, addressed the Committee on the variations.

6. The Committee was provided with two reports from the ACT House of Assembly Standing Committee on Planning and Development on the 79th Series of Variations to the City Plan, one of these dealt exclusively with the proposed Brindale Centre retail development. The House of Assembly Committee reports are at Appendix III.

7. The National Capital Development Commission and the DTLG supplied jointly prepared briefing notes which set out the background to the variations. These briefing notes form Appendix IV. 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 \$34.8m. It should be noted, however, that variations 3, 4, 5, 6, 8 and 10 have no cost.

Matters Outstanding from the 75th Series of Variations

8. In the 75th Series of Variations to the City Plan, Item 2 (Giralang South) proposed an addition of new access roads to serve a residential subdivision of 114 detached housing blocks. It was proposed to use a pedestrian bridge to provide access to the local school and shops. However, no vehicular access was provided linking the southern portion of Giralang to the rest of the suburb.

9. The previous Committee believed that an access road to the rest of the suburb should be constructed during the initial stages of development otherwise the subdivision will be isolated from the remainder of Giralang.

10. The previous Committee therefore withheld approval of the variation until a commitment was received from NCDC that an access road linking the subdivision with the rest of the suburb would be constructed during the initial development period.

11. On 8 June 1983, the Minister for Territories and Local Government in accordance with the provisions of paragraph 1(a) of the Resolution of Appointment of this Committee referred Item 2 of the 75th Series of Variations to the Committee for its further consideration. The Minister's letter stated that "the National Capital Development Commission has now advised that the servicing of the housing blocks and the construction of the required access road has been included in its forward Construction Program". The Minister's letter referring this matter to the Committee is at Appendix V.

12. The information provided by the Minister on Item 2 of the 75th Series satisfies the requirements of the Committee and it approves the variation.

79TH SERIES

Variation 1 - Kaleen, Sections 61 to 71.

13. This variation provides for the addition to the City Plan of several roads to provide access to a new subdivision on the eastern edge of Kaleen, comprising 182 detached housing blocks. Provisions have been made for the possible addition of a further 29 blocks on the site of the existing Radio 2XX transmitting station, if it became available for development. The total land servicing cost is estimated at \$3.3m.

14. Several objections have been received from residents of Ashburton Circuit and nearby. They are concerned that the development will substantially increase the volume of traffic, noise level and congestion along Ashburton Circuit and endanger schoolchildren using the primary and pre-schools located on that road. No school crossings or underpasses are provided on Ashburton Circuit which also provides the entrance and exit to the shopping centre close to the intersection with Maribyrnong Avenue and next to the school.

15. During the public hearing, the Committee received an assurance from NCDC that the need for a school crossing across Ashburton Circuit and alternative options for access to the school would be examined. By letter and at a subsequent hearing the Committee was advised by NCDC, that after examination of the traffic movements at Ashburton Circuit and at its intersection with Maribyrnong, that there are insufficient pedestrian/vehicle movements at the present time to fulfil the requirements of a warrant for a school crossing.

16. The Committee believes that on the major street(s) on which a primary school is located, safe means must be provided for young children to cross those streets. This would be provided by a

pedestrian underpass, a specially marked school crossing or by a traffic light controlled crossing across more busy roads. The Committee is not satisfied that the Ashburton Circuit situation does not justify a school crossing on the basis of a certain number of vehicles and pedestrians being met. The whole philosophy of school crossings, including their times of operation, their location and the vehicle speed limits imposed, is to protect immature road users entering and leaving a school. In the absence of a pedestrian underpass under the major street(s) on which a primary school is located there should be a school crossing. The Committee acknowledges that in certain situations, such as roadways with speed limits of 80 or 100 kph, crossings can be dangerous but this is not the reason given for not providing a crossing across Ashburton Circuit.

17. The Committee finds unacceptable the current practice of NCDC and DTLG of not always providing either a school crossing or underpass at a major entry point to a primary school except where a crossing would be unsafe. Under revised guidelines proposed for the ACT, the requirements of the technical warrant for a school crossing are to be halved such that very few primary schools would not qualify for a school crossing at their major entry point(s).

18. The Committee approves the variation only on the condition that a school crossing is provided across Ashburton Circuit at the school.

Variation 2 - Kaleen, Sections 27 and 28

19. This variation provides for the addition to the City Plan of access roads for approximately 150 medium density and standard housing blocks. The remainder of the site is to be reserved for possible community and commercial facilities, with the new Kaleen Community Centre being located adjacent to a central park space. The estimated cost of the proposal is \$0.4m. Five objections to this variation were received.

20. Mr I. Tranter, private citizen, objected to the proposal on three grounds. The proposed layout is out of character with the circuit layout of the remainder of Kaleen. There should not be any direct road access from the residential areas to the commercial area. It is dangerous and unacceptable that it is proposed that two dead-end roads front onto the cyclepath.

21. The NCDC assured the Committee that the road layout between the residential and commercial areas was deliberately designed to overcome this problem by ensuring that the design does not offer a quick through-route. With regard to the fronting of two deadends to the cyclepath, the Committee was told that log barriers would be erected to prevent motor vehicle access onto the cycleway.

22. An objection was received from Mr J. Olle, who felt that construction work will create noise problems and sought restrictions on construction hours. He also expressed concern about music and other problems such as traffic noise from the proposed community centre operation.

23. With regard to noise generated during construction the Committee was told that construction contracts will limit work to the period between 7.30am and 4.12pm. However, with regard to the question of general noise control, the Committee was told that the Noise Control Ordinance is still being prepared and is not expected to go before the House of Assembly until early in 1984.

24. Three objections were received from traders of existing suburban shopping centres in Kaleen, who were strongly opposed to the possible establishment of a group shopping centre 1km from the existing shops. They argued that Kaleen is already well served by shopping centres within the suburb and surrounding areas, and that if a further retail centre was established, it would seriously affect the viability of the existing shopping centres. One of the objectors stated that there was a requirement for more retail space in the area but this should be allotted to the existing shopping centres. He went on to say that there was a requirement for three times the floorspace in his existing premises to provide the necessary service and make the operation more viable.

25. The NCDC informed the Committee that:

the Kaleen Community Association was consulted in the development of the plan which has been endorsed by a public meeting at Maribyrnong Primary School on 25 October 1982. The draft Policy Plan was also made available for public comment and eleven responses were received. The principal theme of these responses was support for a retail centre.

26. The NCDC advised that the Kaleen/Giralang area had not reached its original population growth projections and that a group centre in the area could not currently be justified. It was proposed, therefore, that the original group centre site be utilised for about 150 standard and medium density sites, community facilities including the Kaleen Community Centre, and a retail centre of a size yet to be determined.

27. During the public hearing, NCDC informed the Committee that following public consultation, the Commission is in the process of preparing a final policy plan of the area concerned and that a decision concerning the future of retail development on that site will be made shortly. The Committee was also told that should the need for a group centre arise in the future, a suitable site nearby, within the present Belconnen Naval Station area, will be available for this purpose at some future time. The developments approved elsewhere in this Report in Kaleen and Giralang together with the residential development in this variation will provide increased catchments for retail services in the area.

28. The NCDC advised that it will be releasing a service station site in Kaleen. It also advised that retail sites were available for a bank or similar services, in both existing shopping centres but no approaches had been made by banks. There are still several retail sites in Kaleen South available for development but only a minor space at Kaleen East. The developments approved elsewhere in this Report in Kaleen and Giralang together with the residential development in this variation will provide increased catchments for retail services in the area.

29. The Committee considers that the planning of shopping facilities in Kaleen has been inadequate. Small neighbourhood shopping centres have been built which are inadequate to service the range of retail needs of residents, while at the same time their size makes them of dubious viability as retail units. The Committee has reservations about approving a variation within which a retail centre of uncertain size may be built. The Committee is dissatisfied with the situation in which it finds itself of having to approve uncertain and possibly unsatisfactory arrangements because of poor planning in the past and the present urgent need for community facilities.

30. The developments approved elsewhere in this Report in Kaleen and Giralang together with the residential development in this variation will provide increased catchments for retail services in the area.

31. In view of the need for sites for a community centre, churches, clubs and possible future shops providing a wider range of retail facilities, the Committee approves the variation.

Variation 3

32. This variation provides for the addition to the City Plan of a small section of road reservation of Caswell Drive, adjacent to the Glenloch Interchange, to make the boundary of the road reservation coincide with the boundary of Block 371, Belconnen. No objections were received.

33. The Committee approves the variation.

Variation 4 - Canberra Central District, Block 861

34. This variation requires the deletion of part of a road reservation so that the northern boundary of the National Botanic Gardens coincides with the existing fence line.

35. The deletion of the road reservation encroaches on the made road at one point. However, this point is the limit of the public road. Further access along the road is restricted to "authorised vehicles". The private road provides access to the Gardens and to rangers' houses. A separate track leads to an abandoned quarry and rubbish tip. The area proposed to be deleted from the road reservation is already within the fence surrounding the National Botanic Gardens.

36. Mr R. Caldwell currently has an application with DTLG for a "Trans Mobil and Toboggan Slide" tourist facility. He objects to the proposal on the grounds that the variation could affect access to his proposed facility which he hopes would use the road being partially degazetted.

37. The NCDC stated at the public hearing that the Commission did not support Mr Caldwell's proposal on Black Mountain and had suggested alternative sites. At the time of the hearing the Department had not yet advised Mr Caldwell of its decision on the Black Mountain proposal.

38. As stated above, the small portion of the roadway being deleted does not affect public use of the road. If the need arises for additional public access along this road, another Variation would have to be proposed and advertised.

39. The Committee approves the variation.

Variation 5 - Canberra Central District, Block 861

40. This variation involves the degazettal of an access road to the National Botanic Gardens. The boundaries of the Gardens are to be adjusted to coincide with the road reservation of Clunies Ross Street.

41. Currently the boundaries of the National Botanic Gardens do not coincide with the road reservation of Clunies Ross Street.

42. The Committee was informed that the Black Mountain Reserve is to be declared under the Nature Conservation Ordinance. It will therefore be necessary to redeclare the National Botanic Gardens under the Public Parks Ordinance. No objections to the variation were received.

43. The Committee approves the variation.

Variation 6 - Acton, Part Section 55

44. This variation proposes the degazettal of a small part of the road reservation of Lawson Crescent to coincide with the boundary of the Royal Canberra Hospital. The part to be degazetted is part of the Hospital car park. This is to provide an unencumbered site so that a lease of the Hospital grounds can be granted to the Capital Territory Health Commission.

45. No objections have been received.

46. The Committee approves the variation.

Variation 7 - City, Bunda, Allara and Coranderk Streets

47. This variation proposes the degazettal of a section of Bunda Street, east of Allara Street to provide a site for the proposed White Industries development of a hotel/convention centre and office space; and the addition of small areas to the road reservations of Bunda, Binara and Allara Streets and Constitution Avenue to improve traffic movement.

48. The part of Bunda Street proposed to be deleted was added to the Plan in the 71st Series of Variations (August 1980). The Committee approved the variation to allow for an office, hotel and convention centre development on the basis that the gazettal of Glebe Park was expedited, with \$100,000 being spent on its general upgrading in the 1980-81 NCDC Construction Program.

49. Five objections to this proposal have been received. The Canberra Technical College Union expressed concern about the student access between the College and Civic and raised the possibility of constructing an overhead bridge across Coranderk Street. Mr E. Poole was concerned about the lack of access through the development site and the possible increased danger to pedestrians near the TAFE College.

50. NCDC informed the Committee that a 24 hour pedestrian access from TAFE through the development to Civic will be provided and that the requirement for an overhead bridge across Coranderk Street has been allowed for but a decision to construct will be made on completion of the development when the need for such a structure will be investigated.

51. The DTLG stated that a 'public right of way' could be guaranteed by either specifying such a right in the development conditions for the site, or specific provisions can be included in

the lease relating to public access through part of the site. The Department did not expect any difficulties with the developers over such provisions.

52. Mr L. Noye, private citizen, is concerned about the loss of parking spaces and that multi-storey car parks would be expensive to build and increase the cost of public parking. Parking on the present temporary site is free. Mr Noye is of the opinion that although the site developers will obtain the lease virtually free, they may impose crippling lease conditions on office or shop tenants in the development.

53. The NCDC agrees that a major part of the area concerned is used as a temporary carpark (approximately 950 cars) which services the City and the Canberra TAFE College. However, the resulting shortfall is to be offset by the construction of temporary carparks adjacent to the Olympic swimming pool and opposite the Canberra TAFE. NCDC stated that in view of the current TAFE parking problem, the temporary car parking opposite the TAFE may well prove to be of sufficient benefit to justify the cost of establishing it as a permanent facility.

54. The NCDC sees a need for structured car parking in Civic immediately on completion of a development such as the White Industries proposal. If the development proceeds, the construction of the structured car park is intended in 1984-85. The preferred location for the first structured car park is on Section 56 opposite the Monaro Mall. The early completion of this structure will assist in accommodating the parking requirements generated by the new development and assist in the early removal of the temporary car parks. The estimated cost of the first car parking structure is approximately \$6m.

55. The Committee was informed by NCDC that multi-storey car parking can only be logically introduced into Civic at the same time as a change is introduced for all long-stay car parking. As otherwise long-stay car parking would move into residential streets in Reid.

56. At the public hearings, DTLG told the Committee that there are a number of organisations which obtain free land in the ACT, but that the White Industries proposal was the first case involving commercial use of such land. It was also the first time that rates have been abated for such a long period. The cost of the land was estimated at \$6 to \$8m. The rates foregone were estimated to be \$400 000 per annum for a period of five years and will be paid for by ACT ratepayers.

57. In reply to a question of how much it would cost if the project was abandoned, the Committee was told by the DTLG that a considerable amount of time by a number of officers had already been spent on the project. The NCDC said that there had been a considerable investment of some hundreds of thousands of dollars in planning work done for this project.

58. The proposed development will provide a convention centre of international standard. It is highly unlikely that such a centre could be provided independently of the White Industries project. The development of the associated entertainment and recreation facilities will considerably enliven the City Centre and will broaden the economic base of Civic. The development should provide significant increases in visitor numbers and spending, boosting the local tourist industry and Civic retailing - particularly those traders adjacent to the project. The project will provide employment for 520 people during construction and the generation of up to 1500 tourist and service industry jobs when the development is complete.

59. The estimated costs for this variation are:

Service relocation	\$700,000
Widening Allara, Binara and Bunda Streets	\$500,000
Widening Nangari Street	\$200,000
Alterations to Coranderrk Street/Constitution Avenue intersection	\$500,000
Reconstruction of Coranderrk Street and Ballumbir Street to Ainslie Avenue	<u>\$1,200,000</u>
	\$3,100,000

These costs are indicative only and subject to amendment when detailed designs have been prepared.

60. Two objections have been received which do not object to the White Industries proposal per se but are concerned with the protection of Glebe Park as a public park.

61. Glebe Park has a number of mature elm trees and, while only developed in a minimum way, is a most attractive area being used by both visitors and residents. The elm trees predate the establishment of Canberra as the national capital. They were part of the St Johns Parish glebe. The rectory, Glebe House, was bulldozed in 1957 to make way for Ballumbir Street. The trees are classified by the National Trust and are likely to be placed on the National Estate Register.

62. The Save Glebe Park Committee is happy with the current White Industries proposal, but suggested that Glebe Park should be gazetted as a public park simultaneously with the approval of the White Industries proposal. The submission points out that an

undertaking given to the previous ACT Committee and to the Save Glebe Park Committee by the former Minister for the Capital Territory to have the Park gazetted has not been carried out.

63. The Public Land Association in their submission also expressed concern that the public park area remains uncommitted and subject to encroachments. The Public Land Association sought the gazettal of Glebe Park as a public park as soon as possible.

64. Mr P. Vallee, Chairman of the Standing Committee on Planning and Development, of the House of Assembly, stated that it is his Committee's view that the gazettal of Glebe Park should occur at the time when the final decision on the White Industries proposal is made.

65. The Save Glebe Park Committee also expressed a concern about a number of the historically important trees which are within the road reservation outside of Glebe Park and inside the future boundary of the made road. The Save Glebe Park Committee considers that in order to protect these trees there is a need to extend the boundary of Glebe Park into the existing road reservation to include the sixty-odd trees involved. The Committee agrees with this approach to protecting the large number of trees that would otherwise be outside the protection of the gazetted park. This will need a variation to delete part of the road reservation in Ballumbir and Coranderrk Streets. Approximately seven mature trees will need to be removed for the road widening.

66. With regard to the delays in gazettal of Glebe Park, NCDC made two points, firstly, that the boundaries for Glebe Park have been developed on the basis of the White Industries proposal. If that proposed development does not proceed then the boundaries for Glebe Park would then not have any logical basis. Hence, the Commission believes that it would be premature to gazette Glebe

Park now. Secondly, the Commission is concerned that if Glebe Park is declared under the Public Parks Ordinance, it may constrain the Commission from undertaking landscape work in Glebe Park.

67. According to advice from the Deputy Crown Solicitor's Office, it is quite clear that declaration of land under the Public Parks Ordinance, where no trustees are appointed, does not prevent the NCDC carrying on any work on that land consistent with its status as a public park and which would not detract from the public enjoyment of the park. The Committee regards this advice as adequate and does not accept the reservations of NCDC on this advice.

68. The Committee recommends that the gazettal of Glebe Park should occur simultaneously with approval of the proposed White Industries development proposal, if that proposal is to be approved. The Committee recommends that, regardless of whether or not the White Industries development gains approval, Glebe Park be gazetted as a Public Park before the end of 1983. The Committee recommends that Glebe Park include the mature trees currently in the road reservations of Ballumbir and Coranderk Streets with the exception of approximately seven trees that will need to be removed in the road widening.

69. The Committee approves this variation provided that Glebe Park is gazetted in accordance with the above recommendations.

Variation 8 - Parkes, Parkes-Place

70. This variation provides for the degazettement of a section of the road reservation of Parkes Place to enable the land containing the access ramps to underground carparking at the National Gallery to be incorporated into the Gallery site.

71. The parcel of land is occupied by the Australian National Gallery. The site gazetted on 23 September 1982 under the National Gallery Act 1975 currently encroaches on that part of the road reservation of Parkes Place which is the subject of this variation.

72. The cost of the variation is nil. No objections to the variation were received.

73. The Committee approves the variation.

Variation 9 - Deakin, Section 67

74. This variation concerns the provision of a road in Deakin Section 67 to serve 24 sites for diplomatic missions.

75. The NCDC stated that within the defined Yarralumla diplomatic area, all of the 39 sites are now either developed or committed. In the ten years between 1970 and 1980, twenty countries located missions in Canberra for the first time, with their chanceries and residences occupying 36 sites.

76. With the exception of a limited number of sites adjacent to Adelaide Avenue outside the Yarralumla diplomatic area, there are currently no uncommitted serviced sites remaining for diplomatic purposes. Additionally, the unserviced sites identified for diplomatic purposes in O'Malley do not suit the locational requirements of a number of missions seeking to establish or re-establish in Canberra.

77. The Committee was informed that:

- there are 66 accredited resident Missions in Canberra;
- a further 15 Heads of Mission are accredited to Australia but resident outside Australia;
- 22 resident Missions are operating Chanceries in residential areas;
- Australia is represented in 40 countries which do not have resident Missions in Australia.

78. Therefore the potential requirement is 22 sites for those Missions currently operating out of residential areas and which have been advised, through the Department of Foreign Affairs, that they will be required to re-locate their Chanceries to diplomatic areas or commercial office space by February 1987, plus provision for a number of the "non resident" Missions and the currently unrepresented countries.

79. Should only 50% of these countries seek diplomatic sites in the near future the requirement would be for 27 sites, giving a total anticipated requirement of 49 sites. This does not take into account the possibility of a Government where Australia is not currently represented deciding to open a Mission in Canberra.

80. Given that Section 67, Deakin, may provide 23 sites a further 24 Diplomatic sites could be called for in the foreseeable future.

81. The proposed diplomatic areas of Sections 4 and 5, O'Malley, give a total of 23 sites, barely sufficient to meet the anticipated need.

82. Apart from one or two small parcels of land, the diplomatic areas of Forrest and Yarralumla have been taken up. It therefore follows that the servicing of sections 4 and 5, O'Malley, should be undertaken as soon as possible.

83. Total cost for the servicing of the currently vacant subdivision is estimated to be \$700,000.

84. During the public hearing NCDC expressed concern that in some cases diplomatic missions were on sites whose leases provided for purely residential purposes. The proposed subdivision will provide additional sites for diplomatic development in a suitable location and would encourage the missions to move out of residential leases, and into leases which permit the range of mission purposes, such as offices. The Committee was informed that the D.T.L.G. and the Department of Foreign Affairs are making it very clear to countries intending to open Missions in Canberra that they cannot operate Chanceries in residential areas.

85. One objection was received which claimed that missions would be willing to use O'Malley and missions should be more widely spread through the suburbs.

86. The Committee was informed that the bringing of missions together in one area designed for missions would facilitate the provision of security and eliminate some of the difficulties missions have experienced in complying with lease purpose clauses in residential areas. Many of the missions will continue to have their staff residences scattered right throughout Canberra.

87. The Committee approves the variation.

Variation 10 - Garran, Gaunt Place

88. This variation concerns the degazettal of part of the road reservation of Gaunt Place, Garran. The road provides access to medium density housing which provide accommodation for Capital Territory Health Commission staff near Woden Valley Hospital. The staff housing built by NCDC for the Capital Territory Health Commission encroaches on the road reservation.

89. The NCDC in concurrently designing the road and locating the housing made a mistake such that there is an encroachment on the road reservation by some constructions. The degazettal of the part of the road reservation concerned will allow the issuing of a lease to the Capital Territory Health Commission.

90. There is no cost involved and no objections were received.

91. The Committee approves the variation.

Variation 11 - Wanniasa, Erindale Centre

92. This proposal entails changes to the roads in the Erindale Centre area to provide appropriate access to a major commercial centre. It involves additions, as well as degazettal of some existing roads which were planned for a much smaller commercial centre than is now envisaged. The original approved Policy Plan for Tuggeranong proposed a group centre at Erindale of 4 500m² of retail space. The current proposal is for 14 000m² retail space and 4 000m² of non-retail space.

93. Four objections have been received which are concerned with the size of the proposed shopping centre at Erindale. A late submission was received in favour of the shopping centre size.

94. Harry Notaras Investments Pty Ltd objected to the proposed group centre on the grounds that:

- the group centre is too large, particularly when previous experience with trade service areas is considered. Trade service areas usually contain a substantial retail component;
- concern at the effect on the Wanniasa Intermediate Centre (the catchment area which overlaps considerably with the Erindale Group Centre).

95. The Tuggeranong Business Persons Association also objected to the size of the group centre and stated that it should be restricted as the proposed size will have disastrous effects on existing traders in the Tuggeranong area.

96. The MARCHEM group objected on the following grounds:

- there is no guarantee that Erindale will be the only town centre;

- there is excess retail space available in Canberra;
- there is an inability of most Canberra retailers to operate from their own premises. There is a monopoly situation in retailing space in Canberra.

97. Mr Peter Harrison, objected to the proposal for Erindale on the grounds that:

- it is in the wrong place, too much traffic will be generated to the detriment of surrounding areas;
- it performs town centre functions such that the future establishment of a town centre will be made more difficult as it will be less attractive to developers;
- bidders for the lease of the Erindale Centre development will have to be tied in with one or two discount store operators.

98. The South Tuggeranong Progress Association, in a late submission, considers the establishment of a 14 000m² shopping centre, including an 8000m² discount store, as necessary to meet the current community needs and to correct the present inequality of retail facilities which exists between Tuggeranong and the remainder of Canberra. The inclusion of the proposed discount store is considered necessary to ensure a reasonable level of comparative shopping.

99. The Association made the point that the establishment of the Erindale Centre will create an estimated 500 jobs in an area where there is very little employment available and, unlike other areas of Canberra, virtually all residents must go outside the area to find work. The Association recognises there may be a loss of jobs in existing areas, but these will be more than offset by new jobs created in the Erindale Centre.

100. The Association believes the parking arrangements to be inadequate for peak periods and is also concerned about traffic flow at the McBryde Crescent/Comrie Street intersection. Another witness raised difficulties posed by Comrie Street separating parking from the shopping centre. The Committee was told that the final relationship between Comrie Street and the centre was subject to negotiation with the developer at the planning stage and a further variation in this area may be necessary.

101. Evidence presented to the Committee showed that due to the lack of other retail facilities, the existing Wanniasa Centre, which was planned for a catchment of 10 000 people, with 1 500m² of retail space, has grown to a retail floor space of 2 500m² with a catchment of 14 000 persons. The introduction of 14 000m² of retail floorspace at Erindale is expected to reduce the Wanniasa catchment to 5 500 persons or 55% of the number it was originally planned for. This, together with the current unauthorised enlargement at Wanniasa, will obviously cause a considerable downturn in trade at the Wanniasa centre.

102. The earlier proposed structure for Tuggeranong provided for: a town centre, four group centres (including Erindale), four intermediate centres and a number of lesser neighbourhood centres. The Town Centre location would relate to the overall settlement of Tuggeranong if West Murrumbidgee was developed.

103. Two intermediate centres have been established at Kambah Village and Waniassa. A serviced group centre site at Kambah has been abandoned leaving a post office and health centre in isolation. NCDC has now estimated that it will be at least 10 years before the Tuggeranong population will have reached a level which would support the establishment of a town centre. In order to meet the needs of existing residents in the area, which are now severely under-provided in access to retail facilities, NCDC has decided to enlarge the proposed group centre at Erindale from 4 500 square metres to 14 000 square metres of retail space.

104. A long-term plan for Tuggeranong is currently being reviewed. The certainty of a town centre is far from clear. The Committee has serious reservations about the ad hoc nature of planning decisions in Tuggeranong and the delay in the provision of retail facilities. Concern was expressed by some witnesses that the extraordinary size of Erindale (as a group centre) will prove to be a serious impediment to the establishment of an effective town centre in Tuggeranong. It may be that Tuggeranong's eventual size may only warrant another enlarged group centre somewhat further south. The NCDC stated in evidence that it will not build any more intermediate centres in the 2 500 to 5 000 square metre range as they are no longer appropriate.

105. As with Variation 2, the Committee is dissatisfied with the situation in which it finds itself. It is asked to approve roads for a certain sized shopping centre in a particular location close to existing facilities (including Waniassa) and close to the proposed Town Centre in the face of urgent need for such facilities in Tuggeranong due to past neglect and with no satisfactory forward planning intentions being made available to it.

106. Because of the severe shortage of retail facilities in Tuggeranong the Committee is not prepared to delay the proposal in order to have more suitable alternatives considered. The Committee is disturbed by such eleventh hour proposals in an area where the Commission's long-term planning lacks direction.

107. The proposed Town Centre site is now questionable. It is to one side of Tuggeranong, close to Erindale and is close to the Murrumbidgee River. At some time in the future the Committee may be asked to approve access to this Town Centre when no possible alternative is available. This should be avoided. The
ew of long-term planning for Tuggeranong should be completed

104. A long-term plan for Tuggeranong is currently being reviewed. The certainty of a town centre is far from clear. The Committee has serious reservations about the ad hoc nature of planning decisions in Tuggeranong and the delay in the provision of retail facilities. Concern was expressed by some witnesses that the extraordinary size of Erindale (as a group centre) will prove to be a serious impediment to the establishment of an effective town centre in Tuggeranong. It may be that Tuggeranong's eventual size may only warrant another enlarged group centre somewhat further south. The NCDC stated in evidence that it will not build any more intermediate centres in the 2 500 to 5 000 square metre range as they are no longer appropriate.

105. As with Variation 2, the Committee is dissatisfied with the situation in which it finds itself. It is asked to approve roads for a certain sized shopping centre in a particular location close to existing facilities (including Waniassa) and close to the proposed Town Centre in the face of urgent need for such facilities in Tuggeranong due to past neglect and with no satisfactory forward planning intentions being made available to it.

106. Because of the severe shortage of retail facilities in Tuggeranong the Committee is not prepared to delay the proposal in order to have more suitable alternatives considered. The Committee is disturbed by such eleventh hour proposals in an area where the Commission's long-term planning lacks direction.

107. The proposed Town Centre site is now questionable. It is to one side of Tuggeranong, close to Erindale and is close to the Murrumbidgee River. At some time in the future the Committee may be asked to approve access to this Town Centre when no possible alternative is available. This should be avoided. The review of long-term planning for Tuggeranong should be completed as soon as possible and opened for public review and comment.

108. The process of continuing population growth in Tuggeranong and the opening of new shopping centres inevitably leads to some short-term imbalances in the demand and supply of shopping and related facilities. However, the Committee is most concerned with the time taken by NCDC to remedy a situation where, on the one hand, an existing shopping centre was allowed to develop well beyond the size it was planned for and, on the other hand, the residents of Tuggeranong were disadvantaged compared to other areas through a lack of shopping facilities and other services, such as banking.

109. Existing retail floorspace per capita in Tuggeranong is 0.3m^2 . The building of a $14\ 000\text{m}^2$ shopping centre will increase the per capita square metres to 0.9, which is still 0.7m^2 below the Canberra per capita average of 1.6m^2 .

110. While taking into consideration the objections raised, the Committee sees an overwhelming need for adequate retail and service facilities in Tuggeranong and therefore approves the variation.

Variation 12 - Gilmore/Chisholm/Richardson

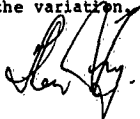
102. This variation will provide for roads in Gilmore/Chisholm/Richardson to serve detached housing blocks. The total land servicing cost for this proposal is estimated to be \$24.4m.

103. The proposed subdivision has been designed to minimise noise intrusion from the Monaro Highway. Existing noise blocks will protect blocks close to the Monaro Highway corridor.

104. There are now 1944 residential blocks leased or serviced awaiting sale and an additional 680 residential blocks are to be serviced. A primary school for Richardson is currently programmed to be open for the first term in 1984 and a serviced site for a neighbourhood shopping centre in Richardson was auctioned in 1983.

105. This variation will provide an additional 1130 standard detached house blocks and a site in Gilmore for a primary school. The area is currently vacant and there are no existing residents and no objections have been received.

106. The Committee therefore approves the variation.



24 August 1983

KEN FRY
Chairman

DISSENT BY SENATOR M. READ, MR P.M. RUDDOCK AND MR P.J. MCGAURAN

We dissent from the Committee's report on Variation 11 concerning the Erindale Centre. However:

- 1) We are not opposed to the approval of road plans to enable Erindale retail development to proceed; and
- 2) We are not opposed to the provision as soon as practicable of urgently required and adequate retail shopping facilities in the Tuggeranong Valley.

The following comments are supplementary to the Committee's report. A long-term plan for Tuggeranong is currently being reviewed and the certainty of a town centre being established is far from clear. Concern was expressed by an experienced town planner, Mr Peter Harrison, that the extraordinary size of Erindale as a group centre will prove to be a serious impediment to the establishment of an effective town centre in Tuggeranong. As noted by the Committee, Tuggeranong's eventual size may only warrant another enlarged group centre somewhat further south.

We share this concern about planning decisions in Tuggeranong and in particular the decision to establish the Erindale retail centre at the currently proposed size. In solving the short-term problem of a severe lack of retail facilities in the Valley, equally serious long-term problems may be created. It may mean that a town centre would never be justifiable or, if a town centre is established, it may be without retail facilities.

Consequently we have very strong reservations about the expansion of retail space at Erindale from 6 000 square metres to 14 000 square metres. The explanation of why the expansion occurred is not clear. The NCDC should look again at the possibility of the centre being built in stages.

This would allow NCDC to speed-up its planning review of Tuggeranong to finalise the size and locations of future retail and other community facilities. This would include the size, nature and location of the town centre. The expediting of this planning review should commence immediately.

We are also persuaded by the arguments of Mr Harrison and Mr Jones, the Principal of Erindale College, that an enlarged retail centre will create traffic problems to the detriment of surrounding areas and in terms of access to the college and shops. The smaller shopping centre was planned to be integrated with the Erindale College. The enlarged shopping centre unbalances the planning and will overwhelm the college facility to its detriment.


SENATOR M. REID


P.M. RUDDOCK


P.J. MCGAURAN



MINISTER FOR TERRITORIES AND
LOCAL GOVERNMENT
PARLIAMENT HOUSE
CANBERRA, A.C.T. 2600

Mr K.F. Fry MP
Chairman
Joint Committee on the ACT
Parliament House
CANBERRA ACT 2600

Dear colleague

On 26 April 1983, notice of my intention to vary the plan of layout of the City of Canberra and its environs, representing the 79th Series of Variations, was 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.

Twelve variations to the plan are included in this Series. In accordance with normal procedures public participation has been encouraged through media releases, press advertisements and displays. All comments or objections relating to the variation proposals will be forwarded to the Committee for consideration during its examination of the proposals.

During the thirty-second Parliament, the Joint Committee on the ACT considered the items referred by the then Minister for the Capital Territory in the 78th Series of Variations to the City Plan. The variations related to the provision of road works in the vicinity of the new Parliament House. The Committee approved the proposals with the exception of the following matters:-

- . Commonwealth Avenue ramp
- . Kings Avenue ramp
- . Kings Avenue/State Circle intersection
- . Canberra Avenue/State Circle intersection
(non-gazetted item)

I now formally refer these outstanding items to the Committee, in accordance with the provisions of paragraph 1(a) of the Committee's Instrument of Appointment, for investigation and report.

Yours fraternally

TOM UREN

Minister for Territories
and Local Government

Parliamentary Joint Committee on the
Australian Capital Territory

List of Witnesses

A.C.T. House of Assembly

Mr P. Vallee, Chairman, Standing Committee on Planning and
Development

National Capital Development Commission

Mr M.M.B. Latham, Associate Commissioner

Mr G.J. Campbell, Chief Planner

Mr J.A. Giles, Assistant Secretary, Urban Economics Branch

Mr P.A. Leonard, Assistant Secretary, External Relations and
Information Branch

Department of Territories and Local Government

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

Mrs M.A. McGrath, Officer-in-Charge, Statutory Processes

Mr A.R. Hedley, Assistant Secretary, Legislation and Legal
Policy

Mr R.R. Jones, Director, Law Revision Section

Canberra Commercial Development Authority

Mr J.H. Pead, Chairman

Erindale College

Mr F.N. Jones, Principal

Private Citizens

Mr G.N. Taylor
Mr S.R. Yeeles
Mr R.L. Hind
Mr I.P. Tranter
Mr H. Petsas
Mrs P. Petsas
Mr H. Anasson
Mr S. Mihulka
Mr J. Trilivas
Mr P. Ciampa
Mr R.D. Caldwell
Mr W.K. Bradley
Mr M. McCusker
Mr E. Pool
Miss I. Wolstencroft
Ms M. Leggett
Mr L.R. Noye
Mr D.J. Wilson
Mr C. Donohue
Mr R. Tall
Mr R.W. Manning
Mr B.K. Barlin



EMBARGOED
UNTIL PRESENTED
IN THE ASSEMBLY

REPORT NO. 11
OF THE
STANDING COMMITTEE ON
DEVELOPMENT AND PLANNING

79TH SERIES OF VARIATIONS
TO THE CITY PLAN

MAY 1983

PERSONNEL OF THE COMMITTEE

CHAIRMAN MR. P. VALLEE.....
..... MRS B. CAINS.....
..... MR J. CLEMENTS.....
..... MS M. HORDER.....
..... MS R. WALMSLEY.....

CLERK TO
THE COMMITTEE MR. M. McLEAN.....

The Standing Committee on Development and Planning has examined the 79th Series of Variations to the Canberra City Plan contained in Commonwealth of Australia Gazette No. S81 of 26 April 1983.

2. The Committee was briefed on the proposals on 12 May 1983 by representatives of the National Capital Development Commission and the Department of Territories and Local Government. The Committee wishes to express its appreciation to these representatives for their co-operation and assistance to Members.

3. Brief details of the twelve proposed variations are given in the attached Schedule. Six of the variations are simple amendments of the gazetted Plan to coincide with existing road layouts or fence alignments while three others provide for road additions to enable suburban development. Apart from the specific comments made below which the Committee wishes to draw to the Assembly's attention, the Committee supports the proposed variations without objection.

KALEEN DEVELOPMENT

4. Variations Nos. 1 and 2 relate to development of open space areas in Kaleen. Variation No. 1 provides road access to a new subdivision comprising 182 detached housing blocks between the eastern edge of existing settled areas and the recently reconstructed Barton Highway. 129 of the new blocks will gain exit to Maribyrnong Avenue along Ashburton Circuit. The Committee received one letter of objection to the proposal in which it was suggested that a second exit to the new development be provided via Bokhara Circuit. The Committee received assurances from the NCDG that Ashburton Circuit was already designed to accommodate the anticipated increased levels of traffic and another exit was not warranted.

5. Variation No. 2 provides for the addition of access roads to the site formerly reserved for a Kaleen Group Centre. The NCDC advised that the Kaleen/Giralang area had not reached its original population growth projections and that a Group Centre in the area could not currently be justified. It was proposed, therefore, that the original Group Centre site be utilised for about 150 standard and medium density sites, community facilities including the Kaleen Community Centre, and a retail centre of a size yet to be determined.

6. The Committee was informed that should the need for a Group Centre arise in the future, the current site of the Belconnen Naval Station will become available for this purpose at some future time.

7. The Committee notes that the proposed road alignments allow flexibility in design of retail facilities of various sizes but wishes to record its concern that a site for a neighbourhood centre, at the minimum, should be preserved in this area.

HOTEL/CONVENTION CENTRE/TIVOLI GARDENS

8. Variation No. 7 is to provide the site for the proposed White Industries development of a hotel/convention centre, offices complex and Tivoli Gardens.

9. The Committee is in full support of this proposed development for its attractive and integrated design and positive influence on Canberra's, and Civic's, commercial and tourist potential.

10. The Committee recognises the need to upgrade the traffic capacity of the road networks in this area and notes the proposal to duplicate Coranderrk Street. It does not

immediately accept the need to remove eight trees from Glebe Park for this purpose as proposed by the NCDC, since widening of Coranderrk Street along its current alignment would only necessitate the removal of, at most, two trees. The Committee was informed that another 52 trees which currently fall within the road reservation will be retained at this stage and pedestrian ways will be integrated with them.

11. The Committee wishes to express its support for the proposals for ease of public accessibility to the Tivoli Gardens area and particularly commends the proposal to link the convention centre and Gardens with a water feature rather than by use of fencing.

12. The Committee has resolved to approve the variations of the City Plan as proposed since the variations themselves are not contentious. However, the Committee has not yet examined the terms of any lease offered to White Industries and will seek to be consulted in this regard and in relation to Coranderrk Street's widening by the relevant authorities at an early stage.

ERINDALE CENTRE

13. At its sitting on 10 May 1983 the Assembly approved the Committee's recommendations for the Erindale Centre shopping complex to proceed. Variation No. 11 provides for necessary realignment of the road network which had originally been planned for a much smaller commercial development than is now envisaged.

14. The Committee explored both pedestrian and cycle access to the Centre with the Commission and is satisfied that appropriate measures will be provided.

15. The Commission also presented details of its proposals to vary the hierarchy of roads in the vicinity of the Erindale Centre to seek to minimise traffic disruption to nearby residential areas. In particular, the intersection at McBryde Crescent and Ansincq Street will be transformed into a T-junction to encourage traffic to use the latter street in preference to the former. The Committee is nonetheless concerned about excessive use being made of McBryde Crescent and recommends that traffic flows be closely monitored to enable the identification of the need for further traffic control measures.

16. The Committee also notes with pleasure that concerns expressed previously to the NCDC about the excessive width for pedestrians of McBryde Crescent adjacent to the southern edge of the shopping centre has prompted the Commission to propose the installation of a central road reservation.

RECOMMENDATIONS

17. The Committee recommends:
- (1) That the 79th Series of Variations to the City Plan be approved; and
 - (2) That this Report and recommendations be transmitted by Message to the Minister.

26 May 1983

(PETER VALLEE)
Chairman

79th SERIES OF VARIATIONS TO THE CANBERRA CITY PLAN

VARIATION 1

KALEEN, Section 61 to 71: Addition to the plan of several roads to provide access to a new subdivision comprising 182 detached housing blocks.

VARIATION 2

KALEEN, Section 27 and 28: Addition to the plan of access roads for approximately 150 medium density and standard housing blocks, in the eastern and southern parts of a site of approximately 16 hectares. The remainder of the site is to be reserved for possible community and commercial facilities, with the new Kaleen Community Centre being located adjacent to a central park space.

VARIATION 3

BELCONNEN: Addition to the Plan of a small section of the road reservation of Caswell Drive, adjacent to the Glenloch Interchange to reconcile the boundary of the road reservation to Block 371, Belconnen.

VARIATION 4

CANBERRA CENTRAL DISTRICT, Block 861: Deletion of a small part of a gazetted road reservation to enable adjustment of the northern boundary of the National Botanic Gardens to coincide with the existing fence line.

VARIATION 5

CANBERRA CENTRAL DISTRICT, Block 861: Degazettal of an access road to the National Botanic Gardens, which will no longer be required following proposed adjustment of the boundaries of the Botanic Gardens to coincide with the road reservation of Clunies Ross Street.

VARIATION 6

ACTON, Part Section 55: Degazettal of a small part of the road reservation of Lawson Crescent to coincide with the boundary of the Royal Canberra Hospital.

VARIATION 7

CITY, Bunda, Allara and Coranderrk Streets: Degazettal of a section of Bunda Street, east of Allara Street to provide a site for the proposed White Industries development of a hotel/convention centre and office space, and the addition of small areas to the road reservation of Allara, Binara and Bunda Streets and Constitution Avenue to improve their capacity to handle related traffic movements.

VARIATION 8

PARKES, Parkes Place: Degazettal of a section of the road reservation of Parkes Place to enable the land containing the access ramps to the underground carparking to be incorporated into the site of the National Gallery.

VARIATION 9

DEAKIN, Section 67: Addition to the plan of an access road to a subdivision which will provide additional sites for diplomatic missions.

VARIATION 10

GARRAN, Gaunt Place: Degazettal of part of the road reservation of Gaunt Place to reflect the existing road layout.

VARIATION 11

WANNIASSA, Erindale Centre: Addition to the plan of new roads to provide improved access to a major commercial site. The deletion and removal of some existing roads and the adjustment of the reservation of other roads are also required.

VARIATION 12

GILMORE/CHISHOLM/RICHARDSON: Addition to the plan of several roads which will provide access to 1130 standard detached housing blocks and a site in Gilmore for a primary school.

AUSTRALIAN CAPITAL TERRITORY HOUSE OF ASSEMBLY



REPORT NO.9.....
OF THE
STANDING COMMITTEE ON
PLANNING AND DEVELOPMENT

PROPOSED RETAIL DEVELOPMENT AT
THE ERINDALE CENTRE

MAY 1983

PERSONNEL OF THE COMMITTEE

CHAIRMAN Mr P. Vallee
..... Mrs B. Cains
..... Mr J. Clements
..... Ms M. Horder
..... Ms R. Walmsley

CLERK TO
THE COMMITTEE Mr A.R. Ramsay

Research Assistant: Ms T. Brown

INTRODUCTION

In November 1982 the National Capital Development Commission (NCDC) released a draft Policy and Development Plan for proposed retail development on a site adjacent to the existing Erindale Centre in Tuggeranong. The Commission advertised the Plan and sought comment from the community. All Assembly Members received copies of the Plan.

2. Following a briefing of Assembly Members by the Commissioner and officers of the NCDC on 9 February 1983, it was agreed that the Standing Committee on Planning and Development should further consider and report to the Assembly on the Development Plan.

COMMITTEE INQUIRY

3. Accordingly, the Committee met with officers of the NCDC on 24 February 1983 to discuss the details of the Development Plan. The Committee also reviewed a "Summary of Public Comments" on the Plan, prepared by the NCDC as a result of its public consultations.

4. In addition, the Committee placed its own advertisements in the local press inviting interested organisations and individuals to submit any comments or views on the Plan so that these could be taken into account by the Committee in preparing its report.

5. The Committee received eight written submissions, most of which were copies of submissions prepared by organisations and individuals in response to the NCDC's earlier advertisements.

6. The Committee also met with representatives of -
- . the South Tuggeranong Progress Association, the main residents' organisation of the area to discuss aspects of the Plan in relation to local community needs and aspirations;
 - . the Canberra Chamber of Commerce and the Building Owners' and Managers' Association, to discuss the impact of the Plan's proposals on existing retail facilities; and
 - . the A.C.T. Organiser of the Shop Distributive and Allied Employees' Association to discuss employment related matters.

7. The Committee again met with the Commissioner and officers of the NCDC on 21 April 1983, to clarify matters arising from the discussions with the representatives.

8. The Committee wishes to express its appreciation to the organisations and individuals who provided submissions, and to representatives of the organisations who provided oral evidence to the Inquiry. The Committee also wishes to thank the Commissioner and officers of the NCDC for their assistance.

THE PLAN'S PROPOSALS

9. Briefly, the Development Plan contains NCDC projections of population increase and future demand for retail facilities in the Tuggeranong area. It identifies the existing Brindale Centre as the optimum location for future retail development in Tuggeranong.

10. The Plan concludes that a centre development of 14,000m² retail floorspace, comprising -

- . a major supermarket - 3000m²
- . a discount store - 8000m²
- . small shops - 3000m²
- plus -
- . space for non-retail uses - 4000m²

could be supported by the Tuggeranong population by about 1985, by which time the development would be anticipated to be completed. A development on this scale would be viable and would meet community needs and the operational requirements of retailers.

11. The Plan, however, proposes the staging of the Centre development, with an initial release of a maximum of 6000m² retail floorspace, plus 1500m² non-retail floorspace - i.e. the first stage would not include the 8000m² discount store and some of the non-retail space.

12. The Plan also provides for -

- an internal road network giving direct access to the centre;
- the linking of the existing Brindale Community Centre, College, and other present community services, with the retail centre;
- approximately 850 car parking spaces;
- a bus interchange and taxi ranks;
- sites for a garden centre and a service station, and additional sites for other service trades.

13. The Plan examines the impact of the proposed retail development on nearby retail centres, and upon the Woden and Civic Town Centres, and Fyshwick. The NCDC estimates, for

(1) For comparison, the retail floorspace of several existing shopping centres is provided in Attachment 'A'.

example, that the impact of the Erindale Centre on Southlands and Cooleman Court could involve approx. 7% and 2% respectively of trading being diverted to Erindale, and that both of these centres could be expected to continue trading satisfactorily after Erindale opened.

14. However, the existing Wanniasa Centre would be more significantly affected. The Report estimates that its trading return would approximately halve as a result of the Erindale development.

RESPONSES TO THE PLAN

15. The Committee was advised that the NCDC had received 31 submissions in response to the Plan. Broadly, these fell into four main categories:

- (i) business groups opposed to the larger development;
- (ii) business groups which supported the larger development;
- (iii) support for the larger development from residents of the Tuggeranong area; and
- (iv) concern expressed by several groups about some aspects of the development but not related to its size or staging.

16. In reviewing the Plan and the public responses, it was clear to the Committee that most of those concerns which were not related to the size or staging of the development, such as concerns relating to -

- roads, parking and pedestrian movements;
- relationships (circulation space) between the Brindale Centre and the existing College;
- College concern about the kind of uses which might exist at the Centre (e.g. taverns and amusement parlours); and
- the provision of community services and facilities (e.g. post office, health centre),

could be accommodated by alterations to the Plan, and/or by appropriate negotiations. The NCDC is currently considering proposals to this end.

17. The road, parking and pedestrian movement aspects of the Plan were Gazetted on 26 April 1983 as part of the 79th Series of Variations to the Canberra City Plan. The Committee will shortly be considering the Variations proposals and intends to report further to the Assembly on these matters.

SIZE AND STAGING OF THE DEVELOPMENT

18. The major matter of concern arising from the Plan, and addressed in many of the submissions, relates to the size of the proposed retail Centre and whether or not it should be a staged development. The Committee sees this as the basic question to be resolved.

19. The South Tuggeranong Progress Association (STPA) indicated its strong support for the full 14,000m² development. The Association believes this is required immediately to correct the present dearth of retail facilities in Tuggeranong, and the disparity in the level of shopping and other community services which now exists between Tuggeranong and the remainder of Canberra.

20. In contrast, there were strongly expressed views that, in the light of the impact of the Centre on other existing retail centres, development should be required to be contained at a maximum of 6,000m².

21. The "middle view" presented to the Committee was that, if a 14,000m² Centre was to be developed, then this should be staged over time with development above 6,000m² being proceeded with later in response to demand.

CONCLUSIONS

22. In considering the ramifications of these alternative arguments, the Committee is agreed that -

- * the present dearth of retail shopping facilities in the Tuggeranong area and the present inequality in service facilities compared to the remainder of Canberra warrants the immediate commencement of the full 14,000m² retail centre development. This is needed to ensure that a high degree of comparative shopping facilities are conveniently available to residents;
- * since it is the clear conclusion of the Plan, based on the NCDC's projections and analysis, that the proposed 14,000m² development could be supported by the Tuggeranong population in about 1985, and that a development on that scale would be economically viable, there would need to be convincing and over-riding reasons for the exclusion of the discount store from the initial development. In the Committee's view such exclusion might jeopardise the overall success of the development, since it would then be constrained from achieving its full potential;

* the major reasons put forward in submissions for not proceeding immediately with the full development relate to concern about the Centre's impact on existing retail centres. The Committee noted, however, that because of the dearth of retail facilities in Tuggeranong, some of the existing centres have had the benefit of, to some extent, a larger population than they were planned to serve. The question therefore is whether or not the existing centres should be protected by the containment of the Erindale development to the proposed 6,000m² size. The Committee does not believe that such "protection" can be justified in view of the detriment of both residents and of retailers who might be anticipating expansion into the development.

* the Committee noted that any policy involving the under-supply of retail space in Tuggeranong, in the hope of strengthening nearby retail centres, would in any case be undermined by the growth of retailing space in Queanbeyan. Nor was the Committee convinced that the opening of the Erindale Centre would inhibit significantly any plans for the revitalisation of Civic.

23. The Committee has therefore concluded that the Erindale retail development should be released in its entirety (i.e. the 14,000m² size) with no stipulation or requirement that it must be developed in stages. The successful developer should be free to decide, according to commercial considerations, whether or not to proceed with the full development immediately, or to phase the Centre in stages, in accordance with an acceptable integrated design plan.

DEVELOPMENT AND OPERATION OF THE CENTRE

24. The Committee believes that the development of the Erindale Centre on the foregoing basis should be undertaken by a commercially-orientated public authority. The Committee in recommending this approach, is mindful of the highly successful Belconnen Mall development undertaken by the Canberra Commercial Development Authority, a public authority operating on commercial principles. The Committee believes that that body or similar, should be charged with the development and continuing management of the Erindale Centre as a community asset.

SERVICE TRADES AREA

25. The Committee recognised that, in the past, service trades areas have in fact tended to develop into additional retailing outlets, due to lease purpose clause enforcement difficulties. Because services trades areas are traditionally leased at lower rates, such businesses have been able to operate from an advantaged position in relation to conventional shopping areas.

26. In discussions with the NCDC on this aspect of the Development Plan the NCDC indicated the intention to withhold release of the proposed service trades sites (other than the garden centre and service station sites) until development of the Erindale Centre had been completed. This would ensure that the Centre itself could be developed with a maximum "mix" of retail outlets, without duplication or unfair competition from the service trades area.

27. The Committee also discussed the possible establishment of a produce market in the vicinity of the Erindale Centre. The Committee believes this would be a popular facility which could contribute significantly to the success of the overall development of the area.

28. The NCDC advised, however, that in accordance with the aim of avoiding service trades competition during the development of the Centre, it did not envisage the establishment of a produce market at least in the short-term.

29. The Committee is of the view that future options for a produce market should be kept open. It believes that the possibility of a produce market and its appropriate location should be considered in detail at some future time.

TUGGERANONG RETAIL STRUCTURE

30. Bearing in mind the virtual certainty that the originally planned Tuggeranong Town Centre will not be proceeded with in the foreseeable future, the Committee is satisfied that the proposed 14,000m² development of the Erindale Centre, together with the other existing and future proposed retail developments in the Tuggeranong area (see Attachments B, C & D), will provide a retail structure which will ensure that residents have access to a reasonable level of shopping facilities on a broadly comparable basis with other areas of Canberra.

RECOMMENDATIONS

31. The Committee recommends:

- (1) That the Erindale Centre be released as soon as possible for a 14,000m² retail development, based on an acceptable integrated design plan, with no stipulations or requirements as to staging.
- (2) That the development and management of the Centre be undertaken by a public authority, operating in accordance with commercial principles; and

RECOMMENDATIONS (Continued) -

- (3) That this Report and recommendations be transmitted by Message to the Minister for Territories and Local Government.

May 1983

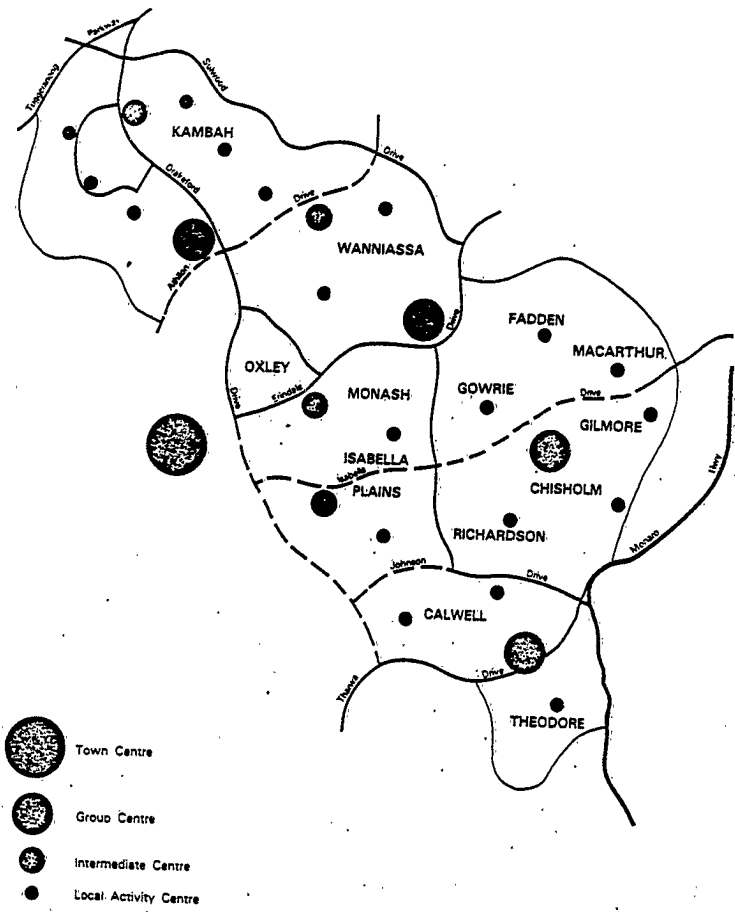
(P. VALLE)
Chairman

RETAIL FLOORSPACE OF CERTAIN CANBERRA SHOPPING CENTRES
(as at September 1982)

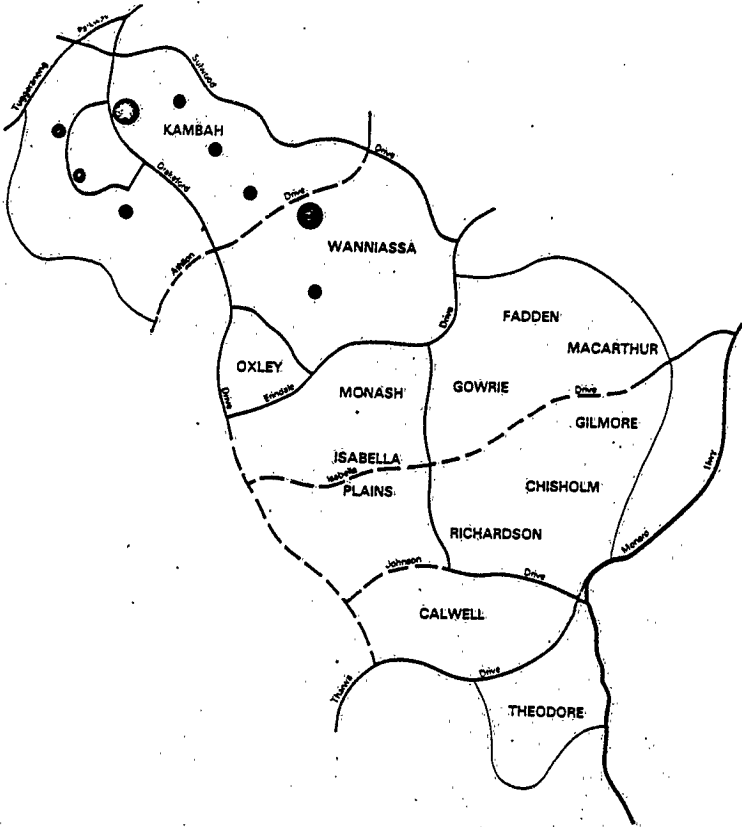
<u>Centre</u>	<u>Retail Space (m²)</u>
Belconnen Mall and Churches Centre	49,105
Woden Shopping Square	47,754
Southlands Centre	6,916
Coleman Court Centre	7,835 *
Jamison Centre	4,934
Dickson Shopping Centre	5,630

* does not include 585m² vacant floorspace which could be utilised for either retail or non-retail purposes.

Source: NCDC Retail Floorspace Inventory



NORTH EAST TUGGERANONG
Initial Planned Retail Structure

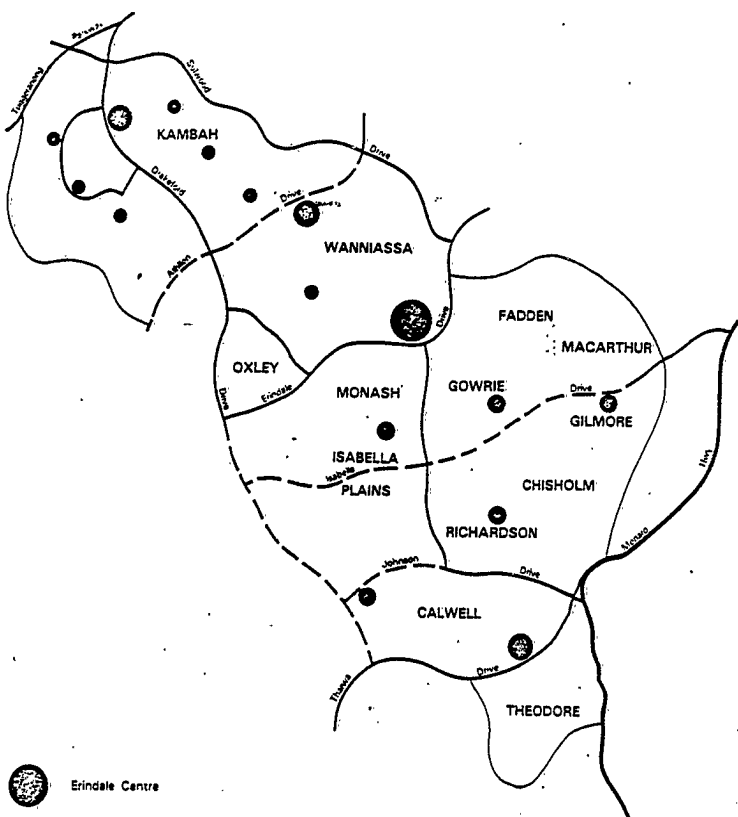






Intermediate Centre



Local Activity Centre

NORTH EAST TUGGERANONG
Existing Retail Structure



-  Erindale Centre
-  Intermediate Centre
-  Local Centre
-  Local Activity Centre

NORTH EAST TUGGERANONG
Proposed Retail Structure (Subject to Review)

Department
of
Territories
and Local
Government

National
Capital
Development
Commission

Seat of Government
(Administration)
Act 1910

**Proposals for Variation
of the Plan of Layout
of the City of Canberra
and its Environs**

79th Series

**Briefing
Material
Public
Comments
and
Objections**

Prepared for the
Parliamentary
Joint Committee
on the ACT

Canberra
May 1983

INDEXPage No

INTRODUCTION	1
MINISTER'S LETTER REFERRING 79TH SERIES TO COMMITTEE	2
PUBLIC INFORMATION	4
PRESS STATEMENT OF 27 APRIL 1983	5
COPY OF PRESS ADVERTISEMENT FOR VARIATIONS	6
NOTE ON 75TH, 76TH, 77TH AND 78TH SERIES OF VARIATIONS	7

79TH SERIES OF VARIATIONS TO THE CITY PLAN

<u>EXPLANATORY STATEMENT</u>	8
------------------------------	---

1. KALEEN	: SECTION 61-71 - ROAD ADDITIONS	NCDC	10
2. KALEEN	: SECTION 27 & 28 - ROAD ADDITIONS	NCDC	22
3. BELCONNEN DISTRICT	: CASWELL DRIVE - PART ROAD ADDITION	DTLG	28
4. CANBERRA CENTRAL DISTRICT	: BLOCK 861 - NATIONAL BOTANIC GARDENS - ROAD DELETION	DTLG	31
5. CANBERRA CENTRAL DISTRICT	: BLOCK 861 - NATIONAL BOTANIC GARDENS - ROAD DELETION	DTLG	36
6. ACTON	: LAWSON CRESCENT - PART ROAD DELETION	DTLG	39
7. CITY	: BUNDA, ALLARA, CORANDERRK STREETS - PART ROAD ADDITIONS AND DELETIONS	NCDC	42
8. PARKES	: PARKES PLACE - PART ROAD DELETION	DTLG	58
9. DEAKIN	: SECTION 67 - ROAD ADDITION	NCDC	61
10. GARRAN	: GAUNT PLACE - PART ROAD DELETION	DTLG	67
11. WANNIASSA	: ERINDALE CENTRE - ROAD DELETIONS AND ADDITIONS	NCDC	70
12. GILMORE/ CHISHOLM/ RICHARDSON	: ROAD ADDITIONS	NCDC	87

<u>PUBLIC COMMENTS AND OBJECTIONS.</u>	SEE OVER
--	----------

PUBLIC COMMENT AND OBJECTIONS

Page No

<u>VARIATION NO</u>	<u>COMMENTS/OBJECTIONS SUBMITTED BY</u>	
1.	1. M.K. GOPALAN	14
	2. MR G.N. TAYLOR	16
	3. MR I.L. HARMAN	18
	4. MR R. YEELES	20
2.	1. MR I. TRANTER	26
4.	1. R.D. CALDWELL	34
7.	1. CANBERRA TECHNICAL COLLEGE UNION INCORPORATED	48
	2. MR E. POOL	49
	3. MR L. NOYE	50
	4. MR D. WILSON	51
	5. PUBLIC LAND ASSOCIATION	56
9.	1. MR R.T. ANDERSON	66
11.	1. HARRY NOTARAS INVESTMENTS PTY LTD	74
	2. TUGGERANONG BUSINESS PERSONS ASSOCIATION	82

Seat of Government Administration Act 1910

Proposals to vary the Plan of Layout of the City of Canberra and its environs (79th 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 S81 of 26 April 1983. They have been prepared for the public enquiry by the Joint Committee on the Australian Capital Territory into the 79th series of variations.

These variation proposals were referred to the Committee for investigation and report by the Minister for Territories and Local Government in a letter dated 16 May 1983 pursuant to paragraph 1(a) of the Committee's instrument of appointment.

The 79th series of variations comprise 12 items, six of which are being sponsored by the National Capital Development Commission and six by the Department of Territories and Local Government.

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



MINISTER FOR TERRITORIES AND
LOCAL GOVERNMENT
PARLIAMENT HOUSE
CANBERRA, A.C.T. 2600

16 May 1983

Mr K.F. Fry MP
Chairman
Joint Committee on the ACT
Parliament House
CANBERRA ACT 2600

Dear colleague

On 26 April 1983, notice of my intention to vary the plan of layout of the City of Canberra and its environs, representing the 79th Series of Variations, was 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.

Twelve variations to the plan are included in this Series. In accordance with normal procedures public participation has been encouraged through media releases, press advertisements and displays. All comments or objections relating to the variation proposals will be forwarded to the Committee for consideration during its examination of the proposals.

During the thirty-second Parliament, the Joint Committee on the ACT considered the items referred by the then Minister for the Capital Territory in the 78th Series of Variations to the City Plan. The variations related to the provision of road works in the vicinity of the new Parliament House. The Committee approved the proposals with the exception of the following matters:-

- . Commonwealth Avenue ramp
- . Kings Avenue ramp
- . Kings Avenue/State Circle intersection
- . Canberra Avenue/State Circle intersection (non-gazettal item)

I now formally refer these outstanding items to the Committee, in accordance with the provisions of paragraph 1(a) of the Committee's Instrument of Appointment, for investigation and report.

Yours fraternally

TOM UREN

Minister for Territories
and Local Government

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, Coleman Court, Dickson Library, the Erindale Centre, Wanniasa and the Kaleen Newsagency, Kaleen Shopping Centre. The Department also advertised the variations in the Canberra Times on three occasions.

MEDIA STATEMENT

Department of Territories
and Local Government

The Department of Territories and Local Government has announced twelve proposed changes in the 79th Series of Variations to the City Plan.

The changes provide for -

- . Addition of several roads to provide access to a new subdivision comprising 182 detached housing blocks in Sections 61 to 71, Kaleen;
- . Addition of access roads in Sections 27 and 28, Kaleen to service approximately 150 medium density and standard housing blocks. Community and commercial facilities will be provided including the new Kaleen Community Centre;
- . Addition of road reservation of Caswell Drive adjacent to Glenloch interchange;
- . Minor changes to road reservations associated with the National Botanic Gardens;
- . Minor adjustments to the road reservations of Parkes Place, Parkes; Gaunt Place, Garran; and Lawson Crescent, Acton;
- . Degazettement of a section of Bunda Street City, east of Allara Street. Minor changes to the road reservations of Binara and Allara Streets and Constitution Avenue to provide a site for the proposed development of a hotel/convention centre/offices;
- . Addition of an access road to a subdivision in Deakin to provide additional sites for diplomatic missions;
- . Addition of new roads in Wanniasa to provide improved access to a major commercial site in the Erindale Centre;
- . Addition of several roads in Gilmore/Chisholm/Richardson to provide access to 1130 detached housing blocks and a site in Gilmore for a primary school.

27 April 1983



DEPARTMENT OF TERRITORIES
AND LOCAL GOVERNMENT

79th SERIES
OF VARIATIONS TO
THE CITY PLAN

In Gazette No. 581 of Tuesday April 26, 1963 the Minister for Territories and Local Government, Mr Tom Uren, gave notice of his intention to vary the layout 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 Territories and Local Government, P.O. Box 158, Canberra City, ACT 2601, no later than 5pm on Monday May 18, 1963. Submissions may also be lodged by hand at Room 256, South Building, Civic Offices, 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. Drawings showing all the intended changes will be available at the Belconnen and Monaro Malls, Wooden Shopping Square, Coppleman Court, Dickson Library, Public Library Executive Centre, Wannassa and Kaseen Newsagency.

Variation 1:

KALEEN, Sections 61 to 71: Addition to the plan of several roads to provide access to a new subdivision comprising 185 detached housing blocks.

Variation 2:

KALEEN, Sections 27 and 28: Addition to the plan of access roads for approximately 150 medium density and standard housing blocks, in the eastern and southern parts of a site of approximately 74 hectares. The remainder of the site to be reserved for possible community and commercial facilities, with the new Kaseen Community Centre being located adjacent to a central park space.

Variation 3:

BELCONNEN: Addition to the plan of the road reservation of Caswell Drive, adjacent to the Clarksburg Interchange to reconstitute the boundary of the road reservation to Block 371.

Variation 4:

CANBERRA CENTRAL DISTRICT, Block 861: Deletion of a small part of a gazetted road reservation to enable adjustment of the northern boundary of the National Botanic Gardens to coincide with the existing fence line.

Variation 5:

CANBERRA CENTRAL DISTRICT, Block 861: Deletion of an access road to the National Botanic Gardens, which will no longer be required following proposed adjustment of the boundaries of the Botanic Gardens to coincide with the road reservation of Clunies Ross Street.

Variation 6:

ACTON, Part Section 56: Deletion of a small part of the road reservation of Lynton Crescent to coincide with the boundary of the Royal Canberra Hospital.

Variation 7:

CITY, Bunda, Allara and Coranderric Streets: Deletion of a section of Bunda Street east of Allara Street to provide a site for the proposed White Industries development of a hotel/convention centre and office spaces and the addition of small areas to the road reservations of Allara, Bunda and Bunda Streets and Concession Avenue to improve their capacity to handle related traffic movement.

Variation 8:

PARKES, Parkes Place: Deletion of a section of the road reservation of Parkes Place to enable the land comprising the access ramps to the underground parking to be incorporated into the site of the National Gallery.

Variation 9:

DEAKIN, Section 67: Addition to the plan of an access road to a subdivision which will provide additional sites for diplomatic missions.

Variation 10:

GARRAN, Gannet Place: Deletion of part of the road reservation of Gannet Place to reflect the existing road layout.

Variation 11:

WANNASSA, Erindale Centre: Addition to the plan of new roads to provide improved access to a major commercial site. The deletion and removal of some existing roads and the adjustment of the reservation of other roads are also required.

Variation 12:

GILMORE/CINEHOLM/RICHARDSON: Addition to the plan of several roads which will provide access to 1130 standard detached housing blocks and a site in Gilmore for a primary school.

Further information please contact: Mrs. A. McGrath, 462446 or Mrs. S. Priestly 462216.

NOTE ON THE 75TH, 76TH, 77TH AND 78TH SERIES OF VARIATIONS

In October 1982, the Joint Committee on the A.C.T. reported to Parliament on its findings in connection with the items proposed in the 77th series of variations to the plan.

The Committee approved all of the proposals except one item relating to the degazettal of a site in Garema Place for development as a restaurant/ cafe, on which it sought further information.

In addition to the 77th series' items, the Committee also approved a proposal relating to a cyclepath relocation in Bruce which had been deferred from the 76th series of variations.

During November 1982, the Committee further considered two items in the suburb of Florey which had been deferred from the 75th and 76th series. These proposals related to roads intended to provide access to a new subdivision.

A special series of variations relating to the provision of road works in the vicinity of the new Parliament House was also considered by the Committee. The report on the 78th series was presented to Parliament in October 1982. The Committee approved the intended modifications, with the exception of the proposals associated with the Commonwealth Avenue ramp, Kings Avenue ramp, Kings Avenue/State Circle intersection and Canberra Avenue/State Circle intersection. Further information was sought on these matters.

These outstanding items have subsequently been referred to the Committee for consideration.

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

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

79TH SERIES OF VARIATIONS TO THE CITY PLAN

Explanatory Statement

79th Series of Variations

VARIATION 1 (DETAIL MAPS Q5 and P5)

KALEEN, Sections 61 to 71: Addition to the plan of several roads to provide access to a new subdivision comprising 182 detached housing blocks. Provision has been made for the possible future addition of a further 29 detached blocks on the site of the existing Radio 2XX transmitting station, if that should become available for development.

VARIATION 2 (DETAIL MAP P5)

KALEEN, Sections 27 and 28: Addition to the plan of access roads for approximately 150 medium density and standard housing blocks, in the eastern and southern parts of a site of approximately 16 hectares. The remainder of the site is to be reserved for possible community and commercial facilities, with the new Kaleen Community Centre being located adjacent to a central park space.

VARIATION 3 (DETAIL MAP N5)

BELCONNEN: Addition to the Plan of a small section of the road reservation of Caswell Drive, adjacent to the Glenloch Interchange to reconcile the boundary of the road reservation to Block 371, Belconnen.

VARIATION 4 (DETAIL MAP N5)

CANBERRA CENTRAL DISTRICT, Block 861: Deletion of a small part of a gazetted road reservation to enable adjustment of the northern boundary of the National Botanic Gardens to coincide with the existing fence line.

VARIATION 5 (DETAIL MAP N5)

CANBERRA CENTRAL DISTRICT, Block 861: Degazettal of an access road to the National Botanic Gardens, which will no longer be required following proposed adjustment of the boundaries of the Botanic Gardens to coincide with the road reservation of Clunies Ross Street.

VARIATION 6 (DETAIL MAP N5)

ACTON, Part Section 55: Degazettal of a small part of the road reservation of Lawson Crescent to coincide with the boundary of the Royal Canberra Hospital.

VARIATION 7 (DETAIL MAP N5)

CITY, Bunda, Allara and Coranderrk Streets: Degazettal of a section of Bunda Street, east of Allara Street to provide a site for the proposed White Industries development of a hotel/convention centre and office space; and the addition of small areas to the road reservations of Allara, Binara and Bunda Streets and Constitution Avenue to improve their capacity to handle related traffic movements.

VARIATION 8 (DETAIL MAP N5)

PARKES, Parkes Place: Degazettal of a section of the road reservation of Parkes Place to enable the land containing the access ramps to the underground carparking to be incorporated into the site.

VARIATION 9 (DETAIL MAP M5)

DEAKIN, Section 67: Addition to the plan of an access road to a subdivision which will provide additional sites for diplomatic missions.

VARIATION 10 (DETAIL MAP M5)

GARRAN, Gaunt Place: Degazettal of part of the road reservation of Gaunt Place to reflect the existing road layout.

VARIATION 11 (DETAIL MAP L5)

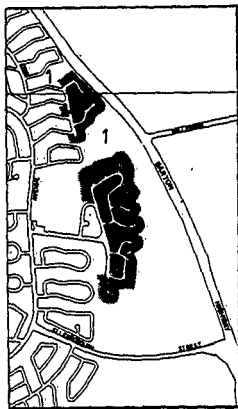
WANNIASSA, Erindale Centre: Addition to the plan of new roads to provide improved access to a major commercial site. The deletion and removal of some existing roads and the adjustment of the reservation of other roads are also required.

VARIATION 12 (DETAIL MAPS L5 AND K5)

GILMORE/CHISHOLM/RICHARDSON: Addition to the plan of several roads which will provide access to 1130 standard detached housing blocks and a site in Gilmore for a primary school.

VARIATION 1

KALEEN, Section 61 to 71: Addition to the plan of several roads to provide access to a new subdivision comprising 182 detached housing blocks. Provision has been made for the possible future addition of a further 29 detached blocks on the site of the existing Radio 2XX transmitting station, if that should become available for development.



KALEEN : Sections 61 to 71 - Road Additions

1. Purpose

The proposed variation would permit the residential subdivision of that part of Kaleen which abuts the eastern edge of already settled areas and extends towards the recently reconstructed Barton Highway. The subdivision completes the eastern edge of the suburb.

2. Estimated Cost

The total land servicing cost for this proposal is estimated to be \$3.3M.

3. Existing Development

There are 2293 detached housing blocks serviced and leased in Kaleen. The suburb contains two government primary schools (Maribyrnong and Kaleen), a Catholic primary school, and the Kaleen High School, and there are two neighbourhood retail centres. A proposal for development of the former Group Centre site for community facilities and other uses has been put forward elsewhere in this Series.

One government house has been made available as a Community House and funds have been made available for the construction of a permanent Community Centre on the former Group Centre site, during 1983.

4. Proposed Development

This development will provide 182 detached housing blocks with an average area of 860 m² together with a recreation area suitable for children's play and a site for community facilities. Provision has been made for the possible future addition of a further 29 detached blocks on the site of the existing Radio 2XX transmitting station, if that should become available for development.

5. Particular Planning Considerations

Planning for this area attempts to minimise the disturbance to residents on existing blocks adjoining the development.

Development of the area will improve the trading position of the local shops, ensure the longer term viability of the Kaleen Primary School and maximise use of the existing community facilities.

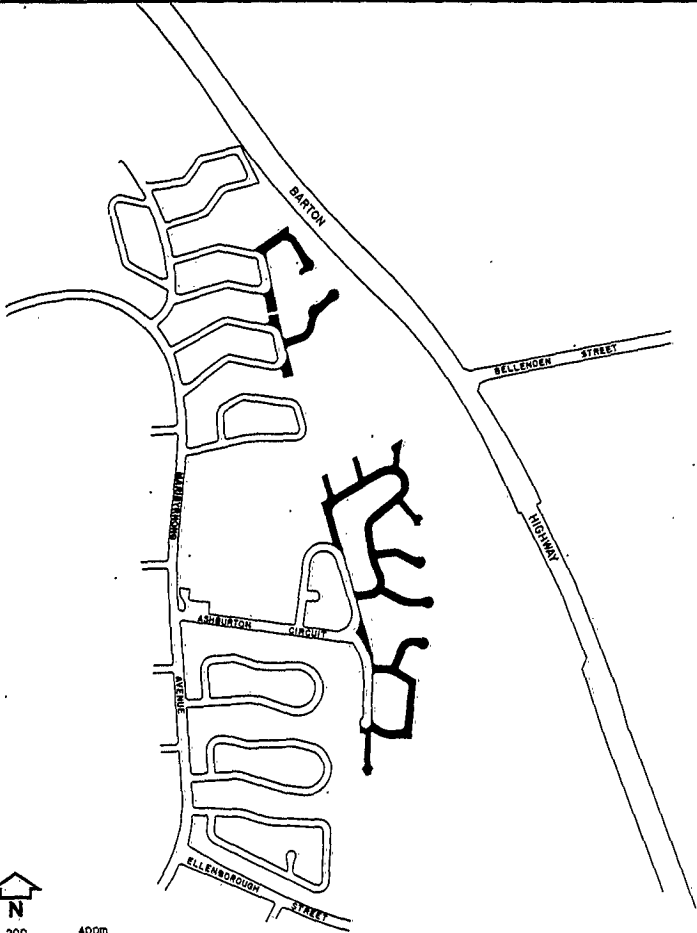
The small pine plantation to the south of the proposed development is to be retained within sites identified for recreation and community facilities.

6. Environmental Considerations

Landscaped acoustic mounds will be provided, where necessary, to ensure that noise intrusion levels from the Barton Highway and the future John Dedman Parkway do not exceed acceptable limits for residential areas.

7. Public Information

Subdivision of this land has been public knowledge since the earliest settlement of Kaleen. The Kaleen Community Association has been advised that gazettal is included in the current Series and supports the proposal. Some residents of Ashburton Circuit have objected to the proposal on the grounds of increased traffic past the primary school.



ROAD ADDITION
ROAD DELETION

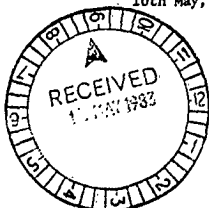


KALEEN: Sections 61-71 – Road Additions

M. K. Gopalan,
26 Ashburton Circuit,
KALEEN, A.C.T. 2617.

10th May, 1983.

The Secretary,
Department of Territories and
Local Government,
P.O. Box 158,
CANBERRA CITY, A.C.T. 2600.



Dear Sir/Madam,

1. I wish to express my objection to the proposed Variation 1, at Kaleen, Sections 61 to 77 which envisages the addition of access roads to 182 housing blocks. I am afraid that this proposal, if implemented, would result in the Ashburton Circuit becoming one of the busiest roads rather than a planned suburban street. I am surprised that the planners of the department put forward such a proposal without considering other factors such as high density of traffic, noise level and pollution.
2. The simple and obvious choice is to extend the Sanford Place to Ellenborough Street. It does not sound reasonable to say that this arrangement would result in motorists using this road as a short cut because
 - (a) no driver would ever wish to use a narrow street when main roads are available;
 - (b) the time of travel through Sanford Place would always be more than that through Ellenborough Street and Maribryngong Avenue;
 - (c) Ashburton Circuit is a school approach road and the speed limit of 20 km/h applies;
 - (d) the travel distance through the Sanford Place will not be shorter than the alternative routes;
 - (e) Daintree Crescent which is an existing alternative link between Ellenborough Street and Maribryngong Avenue is not being used by motorists as a short-cut. This street does not have any speed restrictions;
 - (f) the new road would help in providing an escape route in case Ashburton Circuit is blocked for some reason;
 - (g) the existing Ashburton Circuit/Maribryngong junction has poor visibility and is a potential accident prone junction. Considerable increase in traffic at this junction would result in more delays.

.. /2

3. If however, the department objects to connecting Sanford Place to Ellenborough Street on some other grounds, I suggest a second alternative of connecting Sanford Place to Bokhara Circuit. This will at least help in diverting a part of the extra traffic from Ashburton Circuit.

Yours faithfully,

MK →

(M. K. Gopalan)

C O P Y

12 Ashburton Circuit
KALEEN 2617

11-5-83

Dear Sir,

79TH SERIES OF VARIATIONS TO CITY PLAN
COMMENTS ON VARIATION 1

I have already commented in writing to NCDC on the proposed addition of sections 64-71 to the end of Ashburton Circuit.

In that letter I outlined the following concerns:

- 1) That Ashburton Circuit being the only access road to the above sections will have its residential traffic use nearly trebled. Presently 54 houses are serviced and approximately another 130 are proposed. Ashburton Circuit already has more than its share of traffic due to the shops, pre-schools and primary schools (this is not only school days and school hours but every Sunday morning and night with the Baptist Church, girl guides and brownies and numerous night meetings). Also the street is used for the baby health clinics and Saturday sports at the ovals behind the school. The proposed new houses and their burden would make the situation intolerable.
- 2) The other concern being for the safety of primary and pre-school children with the increased traffic flow.

I suggested to NCDC that some of the traffic could be off loaded by closing Sandford Place from Ashburton Circuit and using Bokhara Circuit as access to sections 47, 68, 69, 70 and 71.

NCDC informed me that Bokhara Circuit was not designed to handle any more traffic whereas Ashburton Circuit was.

Another suggestion could be to redesign the subdivision and supply some of the sections via a road from Ellenborough Street. This would not be joined to Ashburton Circuit in any way, thus preventing people taking a short cut.

I ask you to look at the variation more carefully so that a more satisfactory solution than that proposed in the variation is carried out.

Yours faithfully

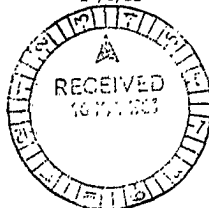
(Signed) Garry N. Taylor

GARRY N. TAYLOR

2 Sanford Pl.,
Kaleen, 2617

15/5/83

The Secretary,
Dept. of Territories and Local Govt.,
Room 266
South Building
Civic Offices, London Circuit,
CANBERRA CITY. 2601



Dear Sir/Madam,

Re: Proposed subdivision of sections 61-71
Kaleen as outlined on N.C.D.C. plans
2013/82 and 2071/82.

In response to the recently gazetted roadways for the above proposed subdivision, I wish to lodge the following objections.

1) In spite of the Commissions stated intention that the new subdivision should "...extend the viability of the Kaleen-Primary school," it appears that:-

- a) No provision exists for Primary school age children to ride to school on anything other than the roads.
- b) The proposal channels in excess of 150 additional vehicles past the front of the Primary School daily.
- c) Heavy vehicle construction traffic to the new subdivision is similarly channelled past the front of the school.

2) As gazetted, Ashburton circuit is the only outlet from the entire 150+ building blocks served. Despite the fact that it is wider than the average circuit, it will be handling 6-7 times the traffic volume from residential blocks alone. In addition, the school and shops are large traffic generators in their own right. The inevitable results of this situation are as follows:-

- a) A massive increase in residential traffic past the school, coupled with greatly increased congestion at the Ashburton circuit, Haribyrnong Av. intersection.

b) Any accidents occurring in the Ashburton circuit area, (west of the loop) will completely stop all traffic leaving the area. Similarly, there is no alternative entry for emergency vehicles in this situation.

I most strongly urge that the above problems be rectified

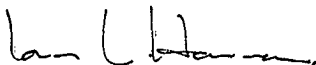
by:-

- i) providing an alternative access route. This could be either through Moruya circuit (to the north), Barton Highway (to the east), or to Ellenborough St., (in the south).
- ii) provision of bicycle pathway access to the school (from the new building blocks)

The reduced traffic hazard and increased amenity to new and existing residents and their children, would more than repay any additional expenditure involved.

I trust that these proposals are seen as significant and can be incorporated into the final scheme.

Yours Sincerely,



IAN L. HARMAN.



34 Ashburton Circuit,
KALEEN, ACT 2617

16 May, 1983

The Secretary,
Department of Territories
& Local Government,
P.O. Box 158,
CANBERRA CITY ACT 2600

Dear Sir,

I refer to the recently published variations to the City plan, 79th series and wish to make some comments on variation 1, Kaleen, Section 61 to 71.

My comments however are directed only at the proposed road plan for the sections 64 to 71.

My principle objection to this proposal is that the entire road traffic of some 134 houses scheduled for the sub-division will be directed along Ashburton Circuit. The plan does not allow an alternative route for the residents of some 194 houses to leave the suburb, a situation which, as far as I can see, is unparalleled in Canberra.

The difficulties this may cause will, in my view, add substantially to the present problems of motorists and residents in the Ashburton Circuit/Maribryngong Avenue area.

Situated on Ashburton Circuit is the Kaleen infants and Primary Schools. The present traffic generated by the schools is added to by vehicles of shoppers at the nearby Kaleen shops. This volume of traffic is hampered by the difficulties of entering Maribryngong Avenue by poor vision and traffic speed/volume on Maribryngong. To compulsory add the vehicles of 134 houses to this situation will I submit, greatly increase the motoring problem and produce the potential dangerous mix of high traffic volume and large numbers of young school children.

The plan will also subject residents of Ashburton Circuit to greater noise and traffic levels than could reasonably have been expected. Particularly affected are those living in the area of the difficult turn from Ashburton Circuit into Sanford Place. Low traffic volume have probably helped avoid accidents to date and if this proposal is accepted then some re-alignment of the corner would seem essential to make it safer.

I believe that the solution to the problems is to leave the proposal much as it is but to extend Sanford Place to meet Ellenborough Street. That would give residents in the new sub-division an alternative route out of the area. It would take much of the daily to and from work traffic and would not, as the present plan does, add unnecessarily to the already large volume of traffic on Maribryngong Avenue.

A similar situation to the one I propose already exists on the south side of Ellenborough Street where Daintree Circuit connects with Ellenborough and feeds traffic from adjacent areas with apparently few problems.

I conclude by saying that I am not opposed to the new development but merely to the road layout as proposed. I see it as unnecessarily burdening the residents of Ashburton Circuit and Maribyrnong Avenue and producing a potentially dangerous situation in the area of the schools. It also produces a serious bottleneck and I believe my suggestion offers a safer alternative.

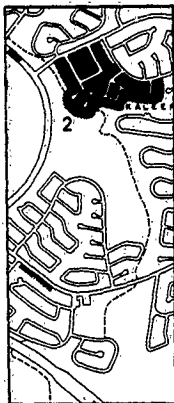
Yours faithfully,



Roy Yvelles

VARIATION 2

KALEEN, Sections 27 and 28: Addition to the plan of access roads for approximately 150 medium density and standard housing blocks, in the eastern and southern parts of a site of approximately 16 hectares. The remainder of the site is to be reserved for possible community and commercial facilities, with the new Kaleen Community Centre being located adjacent to a central park space.



KALEEN : Sections 27 and 28 - Road Additions

1. Purpose

This proposal provides for the addition to the City Plan of access roads to permit the development of approximately 16 hectares of vacant land within the suburb of Kaleen. This is the site formerly reserved for the Group Centre.

2. Length

The total length of proposed roads to be constructed is approximately 1,700 metres.

3. Estimated Cost

Approximately \$400,000.

4. Existing Development

Sections 27 and 28 are currently vacant land, bordered by Maribyrrong Avenue, Staaten Crescent, a stormwater channel and standard housing on Section 13 to the east.

5. Proposed Development

It is proposed that the eastern and southern parts of the site be developed generally for medium density housing but with some standard housing fronting directly onto Staaten Crescent. The total number of housing sites will be approximately 150. The remainder of the site is to be reserved for possible community and commercial facilities, with the new Kaleen Community Centre being located adjacent to a central park space.

6. Particular Planning Considerations

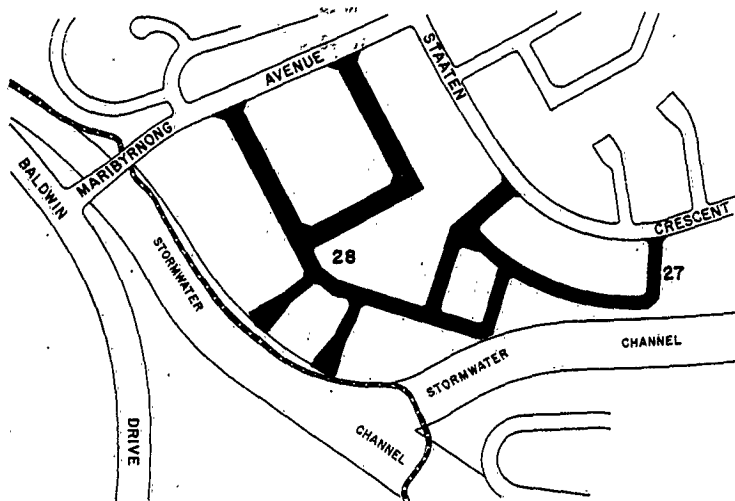
The road network is designed to provide access to the more significant traffic-generating activities from Maribyrnong Avenue. Through access from Staaten Crescent is possible for the convenience of local residents, but the new residential streets and intersections are designed to slow and discourage through traffic.

7. Environmental Considerations

Traffic and noise-generating activities have been located away from Staaten Crescent to avoid causing nuisance to existing residents.

8. Public Participation

The Kaleen Community Association was consulted in the development of the plan which has been endorsed by a public meeting at Maribyrnong Primary School on 25 October 1982. The draft Policy Plan was also made available for public comment and eleven responses were received. The principal theme of these responses was support for a retail centre.



N

0 100 200m

Scale 1:5000

ROAD ADDITION
ROAD DELETION



KALEEN: Sections 27 and 28 — Road Additions

Ian Tranter
5 Greenough Circ
KALEEN 2617
12.5.1983

Dear Sir/Madam

COMMENT ON THE 79TH SERIES OF AMMENDMENTS
TO THE CANBERRA PLAN - VARIATIONS 1 & 2

Variation 1

Good

Variation 2

I strongly approve of this area and the resultant commercial and community centres being developed. However the road layout proposed for the housing area is completely out of keeping with the circuit layout of Kaleen. The interconnecting roads proposed stick out like a sore thumb when placed next to Staaten Crescent, Gascoyne Circuit etc..


There are many possible designs that meet your requirements and yet manage to maintain the character of Kaleen. Two such possible designs that require only minimal changes are attached.

There should not be any direct road connection from the medium density residential area to the commercial area. Such a connection would be constantly used as short cut to Maribyrnong Avenue endangering the lives of pedestrians and devalue the prices of the medium density houses. If as suggested there are to be special barriers to discourage through traffic then why have the connection in the first place? In passing I would like to note that the car barriers currently in use are an especial hazard to cyclists and should be redesigned.

The present plan has two dead-end road fronting directly onto the cycle path. This is not acceptable. A barrier of trees and shrubs as well as pine pole barriers will need to be placed between the road ends and the cyclepaths. Otherwise the residents of the adjacent housing estates and their guests will use the cycle path as a parking area. This can endanger the lives of cyclists especially at night. Roads ending onto cycle paths also encourage motorcyclists to use the paths as drag strips.

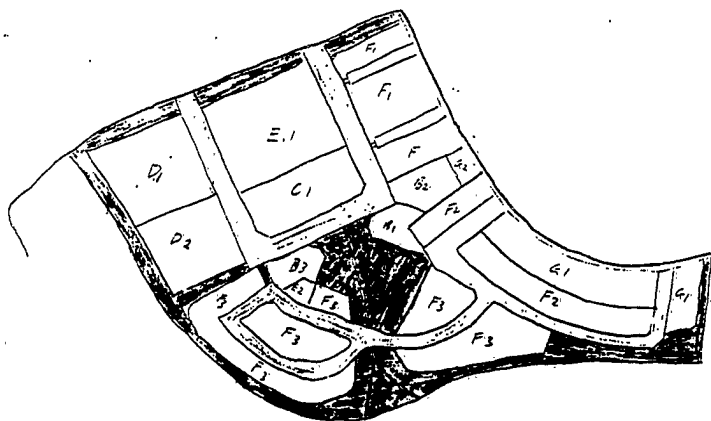
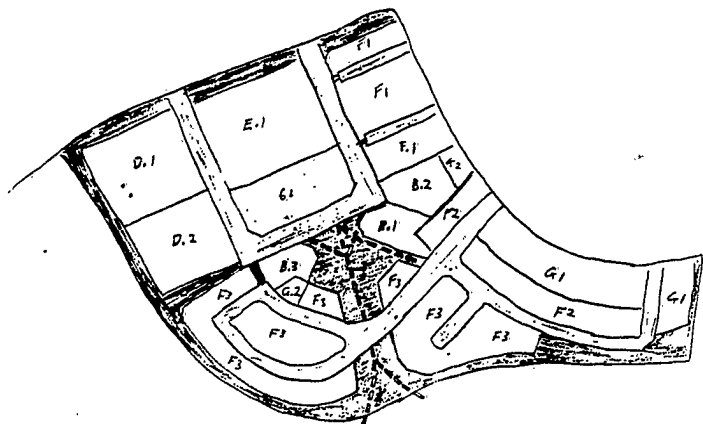
I trust that the above comments will be duly considered and have been of assistance.

Yours faithfully



Ian Tranter

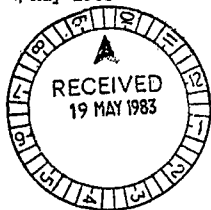
Alternative Road Layouts



30 GASCOYNE CIRCUIT
KALEEN ACT 2617

// May 1983

The Secretary
Department of Territories and Local
Government
PO Box 158
CANBERRA CITY ACT 2601



Dear Sir,

I wish to make the following submission in relation to "Notice of Intention to Vary the Plan of Layout of the City of Canberra and its Environs" as published in the Commonwealth of Australia Gazette dated 26 April 1983.

My submission relates to Variation 2 (Detail Map P5) Kaleen and is in two parts:

1. During the construction of any road works in this area heavy earth moving and other equipment will be in use. This equipment generates considerable noise, as an indication operators frequently wear earmuffs to protect there hearing. Other construction activity also generates considerable noise. In fact, this area will be converted into an industrial area during the works phase and it is situated in a residential area.

Consequently I submit that any work on the site involving the operation of any equipment be restricted to 0800 hrs to 1700 hrs Monday to Friday. In addition, any work involving the operation of any equipment be totally prohibited on any Saturday, any Sunday or any gazetted public holiday.

In addition any storage inclosures and devices constructed for holding tools equipment material or fuel be sited as far as practical from adjacent residences and in such a manner as to have minimum visual impact from existing residences.

.../2

In addition I request that you consider the removal of the north most entrance/exit to Staaten Crescent for the new roads. This could be achieved by the placement of barriers at a suitable location. My concern is that this entrance/exit will encourage persons to enter/exit the new area in Staaten Crescent rather than Maribyrnong Ave. This will increase the traffic in a residential area and increase the flow in a street far less able to carry additional traffic than Maribyrnong.

2. My second concern is with the land use of the area. I am concerned that facilities there including the community hall will be used at a time and for a purpose that generates considerable noise in this area. I am particularly thinking of playing music and the operation of motor vehicles by persons who have been consuming alcohol. I believe any buildings that can have music playing in them must be designed to be sound proof. The noise from motor vehicles further advances my request to have the Staaten Crescent entrance/exit removed.

Is this the correct time and manner to be raising this issue? If not could you inform me how I should proceed.

Yours faithfully,

John F. Olle
(J.F. OLLE)

**COLQUHOUN
MURPHY**

Barristers & Solicitors

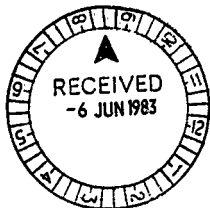
2nd Floor, Gas Industry House,
7-8 Moore Street,
Canberra City, A.C.T. 2601
G.P.O. Box 189,
Canberra, A.C.T. 2601
Phone: (062) 48 0499
47 8422
Telex No. AA 62412
DX 5608

Our Ref: DJH:VE

Your Ref:

3 June, 1983

National Capital Development Commission,
220 Northbourne Avenue,
CANBERRA. A.C.T.



Dear Sirs,

RE: SECTION 27 & 28 KALEEN PART 117

We act for Gena Pty. Limited the proprietor of the business known as the Kaleen Shoprite Supermarket. This business is conducted from the current shopping area in Maribynong Avenue being Block 6 Section 120 Division of Kaleen.

The Directors of our client company are concerned at the possible outcome of the Draft Policy Plan published by the Commission for the above areas, given what appear to be a clash of ideas between it and the Kaleen Community Association.

The Association appears to be lobbying for increased retail space in the area, whereas the Commission would seem to be opposed to a proliferation of such space.

Our client wishes to go on record as being strongly opposed to further retail space being granted in the area.

We note that the site designated "E1" in the plan is shown as being "reserved for a limited period for retail purposes".

The words "for a limited period" are not clear. If it means that the site would be "reserved" and subject to the Crown Lease being taken and granted within a specified time, our client objects strongly. This would allow a retail development which could be in direct competition with our client and other existing business owners, both in Kaleen and Giralang. We submit -

- a) This would dramatically affect our client business and therefore the livelihood of all people employed in it.

PARTNERS:
James R. Colquhoun, LL.B. (Hons)
Peter J. Murphy, LL.B.
David Hand, LL.B.

ASSOCIATE:
Peter J. O'Connell, B.A., LL.B.

- b) This would adversely affect the value of the properties in the complex in which our client's business is located.
- c) It would create an oversupply of retail space in an area which has now limited growth potential and which is adequately catered for at present.

The disadvantage and problems far outweigh any possible advantage in the area.

If "for a limited period" means that the "use" is to be reserved for a limited time, we do not see how any person would commit any capital to such a project with such a restriction. The ambiguity is of concern to our client.

We understand a submission has been made on behalf of Storeowners to the N.C.D.C. to amend the policy regulating the size of the retail floor space of Supermarkets. The thrust of this submission is to allow for an increase in this space.

We further understand that this submission after due investigation has received favourable consideration. The result being that the owners of properties in which supermarket businesses such as the "Shoprite" chain are being conducted, can purchase additional land from the Department and extend their shops, thus increasing the floor area. This would of course require considerable capital commitment to the property owner and the business owner.

In these circumstances, the policies would seem to be directly opposed. In the event of the submission being adopted, both our client and our client's landlord, are quite prepared to make this commitment so as to provide this improved service to the public, however obviously this could not be undertaken if an area as large as "E1" was developed for retail purposes in direct competition.

We have endeavoured to give a broad outline of matters of concern to our client. We would, if required, provide a far more detailed submission and would naturally request that we be kept advised of all decisions made concerning these areas.

We trust this is satisfactory and look forward to hearing from you.

Yours faithfully,
COLOUGHOUN MURPHY



David Hand

3 Parkin Street

TORRENS A.C.T.

6.5.83

The Secretary
Department of Territories & Local Government
Box 158 P.O.
CANBERRA CITY

Dear Sir,

79TH SERIES OF VARIATIONS TO THE CITY PLAN

~~I refer to the gazettal of the above variation
and wish to lodge an objection to it.~~

My objection is to variation No. 2. It indicates that roads may be set out on Sections 27 and 28 in such a way as to increase the likelihood that Sections 27 and 28 may be used for retail commercial use.

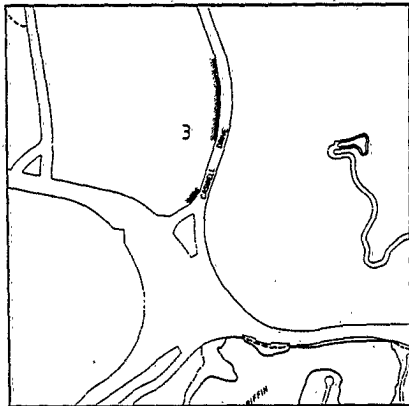
Any increase in retail commercial use in the suburb of Kaleen would be objectionable as there are two existing shopping centres in that suburb and they are already suffering as a result of over-supply of retail outlets in the vicinity of Kaleen.

Yours faithfully,
ARGOS PTY. LIMITED

Per: ... *P. P. P.*
Director

VARIATION 3

BELCONNEN: Addition to the Plan of a small section of the road reservation of Caswell Drive, adjacent to the Glenloch Interchange to reconcile the boundary of the road reservation to Block 371, Belconnen.



BELCONNEN DISTRICT : Caswell Drive - Part Road Addition

1. Purpose

Addition to the Plan of a small section of the road reservation of Caswell Drive adjacent to Block 371.

2. Area

Approximately 2,600m².

3. Estimated Cost

Nil

4. Existing Development

The land is adjacent to the Glenloch Interchange. Currently the road reservation does not coincide with the boundary of Block 371.

5. Proposed Development

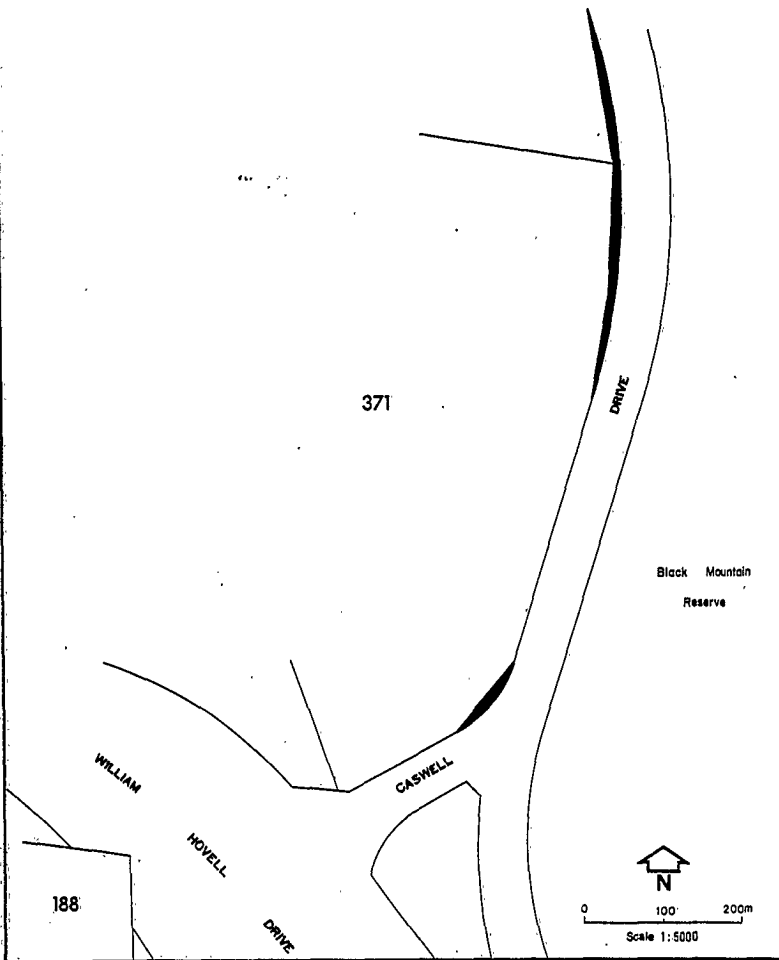
Not applicable.



6. Particular Planning Considerations

Nil

7. Public Participation

Nil

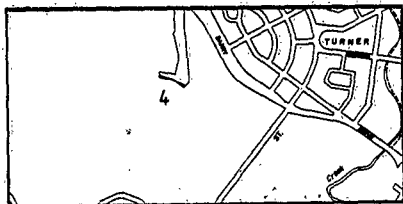


ROAD ADDITION 
ROAD DELETION 

BELCONNEN DISTRICT: Caswell Drive – Part Road Addition

VARIATION 4

CANBERRA CENTRAL DISTRICT, Block 861: Deletion of a small part of a gazetted road reservation to enable adjustment of the northern boundary of the National Botanic Gardens to coincide with the existing fence line.



CANBERRA CENTRAL DISTRICT - BLOCK 861

- Part Road Deletion

1. Purpose

Deletion of a small part of a gazetted road reservation adjacent to the northern boundary of the National Botanic Gardens.

2. Area

Approximately 1400m².

3. Estimated cost

Nil.

4. Existing development

Currently part of the northern boundary of the National Botanic Gardens does not coincide with the existing fence line.

5. Proposed development

The Black Mountain Reserve is to be declared under the Nature Conservation Ordinance which will require the redeclaration of the National Botanic Gardens under the Public Parks Ordinance. It is proposed to adjust the National Botanic Gardens northern boundary to coincide with the existing fence line necessitating degazettal of part of the adjacent road reservation.

6. Particular planning considerations

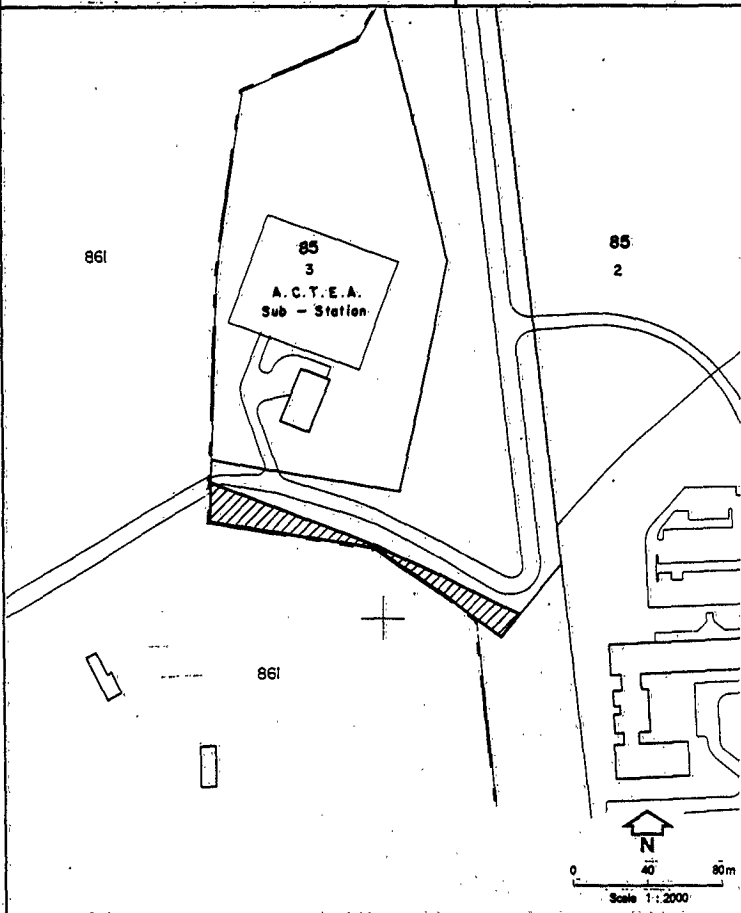
Nil.

7. Public participation

Nil.

DTLG

VARIATION No. 4



ROAD ADDITION 
ROAD DELETION 

CANBERRA CENTRAL DISTRICT: Botanic Gardens
- Part Road Deletion



Trans Mobil and Toboggan Slide

The Secretary,
Department of Territories
and Local Government,
P.O Box 158,
Canberra City, A.C.T. 2601.

"Parkwood"
P.O. Box 99
Charnwood,
A.C.T. 2615

PH: 54 9637
5 May, 1983.

Subject: Plan of the Layout of the City of Canberra
79th Series of Variations
Variation No.4.

Dear Sir,

As you are aware, I have an application, presently under consideration with your Department, to establish a Trans Mobil and Toboggan Slide on Black Mountain.

Access to this development proposal is intended to be along the road referred to in Variation No.4.

The western end of the proposed variation, shown encircled on the attached plan of my development proposal, could affect the alignment and traffic safety elements of the access road at this point.

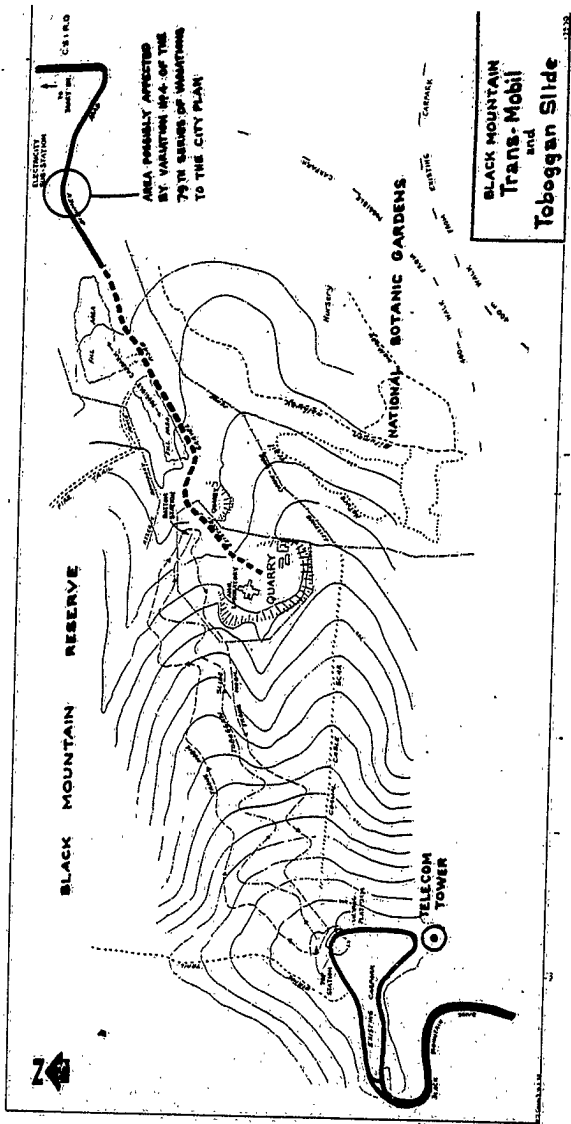
Although detail design elements are not complete at this stage, I request that the variation be either amended to allow for possible future alignment improvements to this access road, or deferred, pending the outcome of my application for the development.

I intend to pursue the application until I am completely satisfied that the opposers of the proposal are not opposing it on emotional, personal or anti private enterprise grounds but are opposing it on genuine and sincere environmental, engineering or economic grounds. I expect fully detailed explanations of the reasons for a rejection of my application. I remain confident that this exciting, participatory visitor attraction and recreational development can be installed and operated in an environmentally acceptable manner and be of great benefit to Canberra and its tourism industry.

I trust that this matter will receive your genuine consideration.

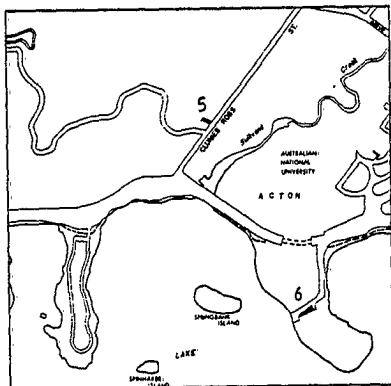
yours faithfully,

R.D.Caldwell



VARIATION 5

CANBERRA CENTRAL DISTRICT, Block 861: Degazettal of an access road to the National Botanic Gardens, which will no longer be required following proposed adjustment of the boundaries of the Botanic Gardens to coincide with the road reservation of Clunies Ross Street.



CANBERRA CENTRAL DISTRICT - BLOCK 861
- Part Road Deletion

1. Purpose

Degazettal of a road providing access to the National Botanic Gardens from Clunies Ross Street.

2. Area

Approximately 1875m².

3. Estimated cost

Nil.

4. Existing development

Currently the boundaries of the National Botanic Gardens do not coincide with the road reservation of Clunies Ross Street.

5. Proposed development

The Black Mountain Reserve is to be declared under the Nature Conservation Ordinance. It will therefore be necessary to redeclare the National Botanic Gardens under the Public Parks Ordinance. It is proposed to adjust the boundaries to coincide with the road reservation of Clunies Ross Street which negates the necessity for a gazetted access road.

6. Particular planning considerations

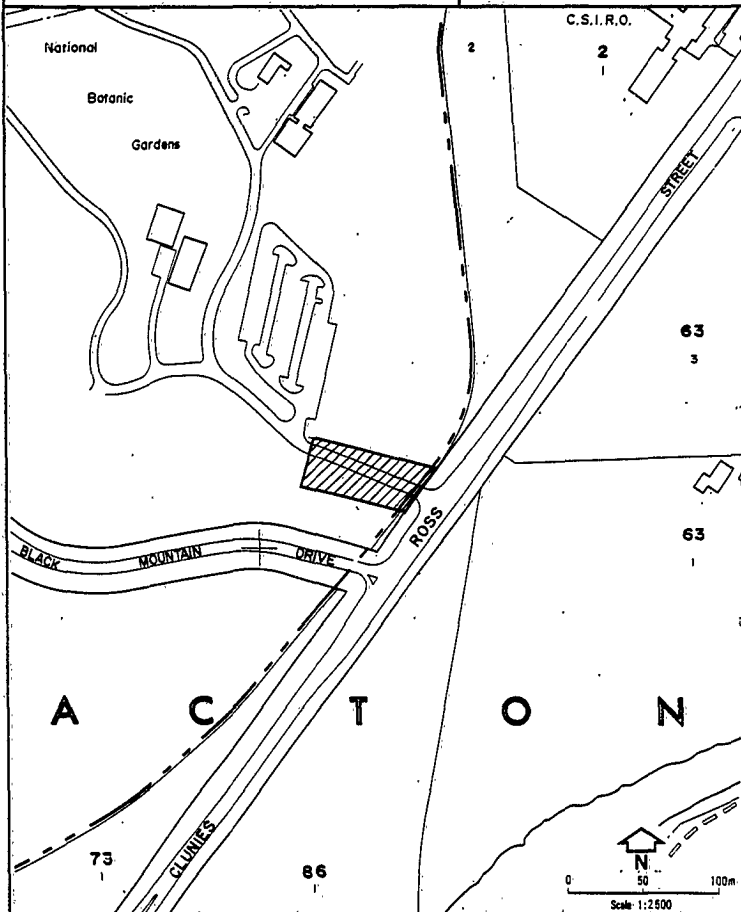
Nil.

7. Public participation

Nil.

DTLG

VARIATION No. 5

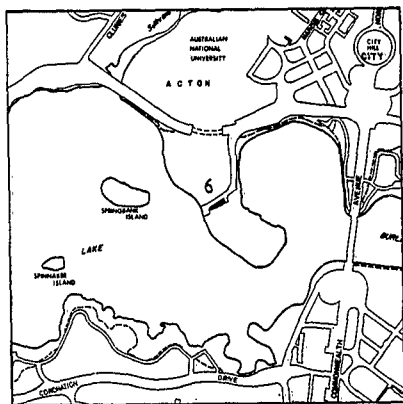


ROAD ADDITION
ROAD DELETION

CANBERRA CENTRAL DISTRICT: Botanic Gardens
— Road Deletion.

VARIATION 6

ACTON, Part Section 55: Degazettal of a small part of the road reservation of Lawson Crescent to coincide with the boundary of the Royal Canberra Hospital.



ACTON : Lawson Crescent - Part Road Deletion

1. Purpose

Degazettal of a small part of the road reservation of Lawson Crescent to coincide with the boundary of the Royal Canberra Hospital.

2. Area

Approximately 0.3ha.

3. Estimated Cost

Nil

4. Existing Development

The site is occupied by the Royal Canberra Hospital whose boundary currently encroaches upon the road reservation of Lawson Crescent.

5. Proposed Development

There is no proposed development.

6. Particular Planning Considerations

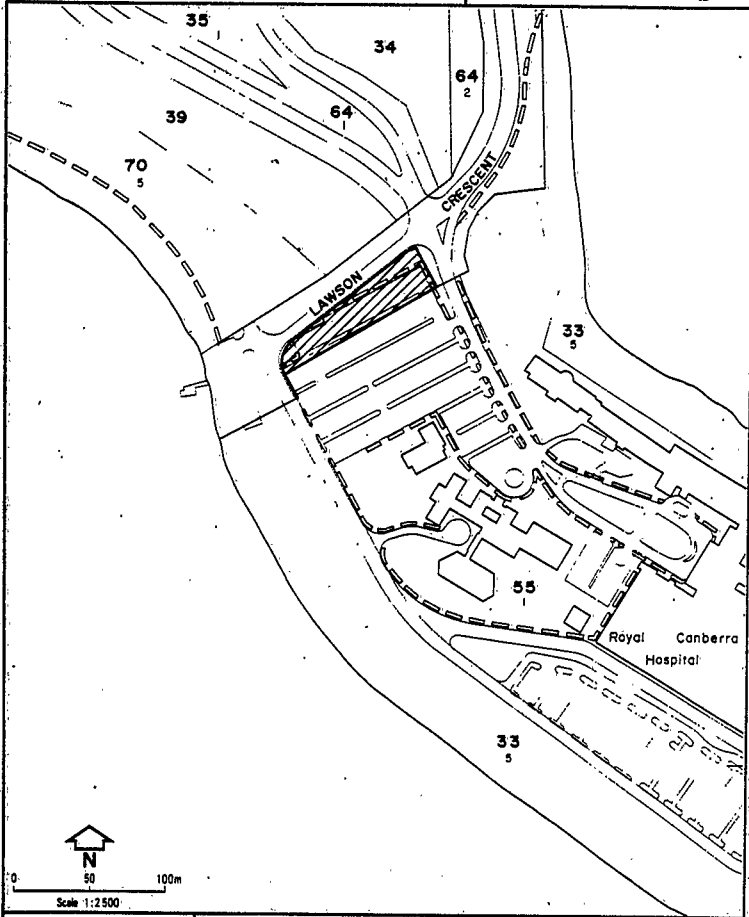
Nil

7. Public Participation

Nil

DTLG

VARIATION No. 6



ACTON: Lawson Crescent — Part Road Deletion

VARIATION 7

CITY, Bunda, Allara and Coranderrk Streets: Degazettement of a section of Bunda Street, east of Allara Street to provide a site for the proposed White Industries development of a hotel/convention centre and office space; and the addition of small areas to the road reservations of Allara, Binara and Bunda Streets and Constitution Avenue to improve their capacity to handle related traffic movements.



CITY : Bunda, Allara and Coranderrk Streets
- Part Road Additions and Deletions.

1. Purpose

To remove from the Plan the section of Bunda Street east of Allara Street in order to provide a site for the proposed White Industries development of a hotel/convention centre and office space, and to amend the boundaries of adjacent roads to improve their capacity to handle related traffic movements.

2. Length

Bunda Street	354m	approximately	for degazettal
Bunda Street	50m	"	for widening
Allara Street	210m	"	for widening
Binara Street	90m	"	for widening

3. Estimated costs

Service relocation	\$700,000
Widening Allara, Binara and Bunda Streets	\$500,000
Widening Nangari Street	\$200,000
Alterations to Coranderrk Street/Constitution Avenue intersection	\$500,000
Reconstruction of Coranderrk Street and Ballumbir Street to Ainslie Avenue	\$1,200,000
	<hr/>
	\$3,100,000

These costs are indicative only and subject to amendment when detailed designs have been prepared.

4. Existing development

The majority of the area is used as a temporary carpark which services the City and the Reid TAFE College. However, the Commission with the Department of Territories and Local Government has undertaken a comprehensive review of the parking needs of Civic and the loss of this area has been taken into account in the programming of future works.

Glebe Park, adjacent to the Hotel Convention Centre site, contains large stands of mature elm trees which are of considerable aesthetic value. Some temporary carparking, a barbeque area and public toilets exist within the park area.

5. Proposed development

The development proposed on Sections 11, 41, 59 and 60 will consist of:

. International Convention Centre

The main auditorium will seat up to 2,500. The facility is also suitable for use for theatre, opera, ballet, etc.

. Banquet Hall

Seating capacity is 2,500. It will be capable of subdivision into a number of smaller areas for banqueting, convention or exhibition purposes.

. International Standard Hotel

An eight level building will provide a first stage of 311 rooms.

. Office Complex

The complex will comprise three buildings of 10 to 11 levels. The total gross floor space will be 32,000m². This means approximately 1800 employees.

. Tivoli Gardens

The estimated completion cost (including surface carparking) is \$8.3M. The recreation and entertainment facility is based on the concept of Copenhagen's famous recreation gardens.

White Industries envisage the gardens as an integral part of the complex containing facilities such as an outdoor theatre, planetarium or space theatre, bistros, restaurants, bars, cultural centre and children's amusement centre all in a garden setting.

The total estimated completion cost is \$130M. All estimates are at December 1982 prices.

6. Particular planning considerations

The gazettal of this part of Bunda Street came before the Committee in August 1980 as part of the 71st Series of Variations to the City Plan. Since then the form and content of the development proposed for this site has changed and the degazettal of this part of Bunda Street will provide an unencumbered site for the White Industries development. Traffic which would have used this section of Bunda Street will now be accommodated in Allara, Binara and Coranderk Streets which will be upgraded.

The proposed development will displace a number of off street parking spaces. The resulting shortfall is to be offset by the construction of temporary carparks adjacent to the Olympic swimming pool and opposite the Canberra TAFE College.

In the longer term the need is seen for structured carparking in the Civic area. The preferred location for the first structured carpark is on Section 56 opposite the Monaro Mall. The early completion of this structure will assist in accommodating the parking requirements generated by the new development and assist in the early removal of the temporary carparks. The estimated cost of the first carparking structure is approximately \$6,000,000.

The benefits which will flow to the Commonwealth and Canberra if the development proceeds will be substantial.

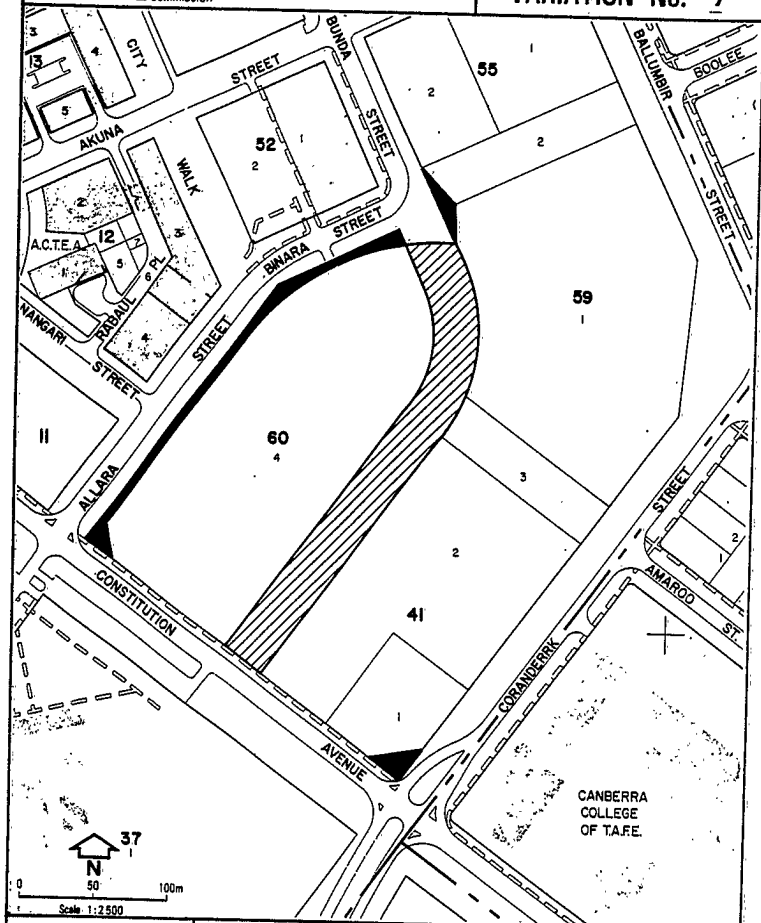
- A long overdue National Capital venue for international meetings and other important functions hosted by the Commonwealth Government.
- Employment for 520 people during construction and the generation of up to 1,500 tourist and service industry jobs when the development is completed.
- Assistance to the local construction industry.
- Significant increases in visitor spending boosting the local tourist industry and Civic retailing - particularly for the Boulevard retailers.
- The development of the associated entertainment and recreation facilities will considerably enliven the City Centre.

7. Environmental considerations

Glebe Park is to be retained while the area south of Glebe Park and adjacent to Coranderrk Street is to be incorporated into the gardens as part of the development. There are eight trees within the road reservation of Coranderrk/Ballumbir Streets which will have to be removed with the widening of the road pavements.

8. Public participation

Discussions have taken place between the Department of Territories and Local Government, and on site with representatives of the Save Glebe Park committee, the Reid Residents Association, the National Trust of the ACT, the Conservation Council of the ACT, the Public Land Association, and the Currong Street Traffic Group. The impact of the White Industries proposal on the boundaries of the park have been explained. Similarly, the impact of reconstruction of Coranderrk and Ballumbir Streets on the park boundary has been canvassed. The draft Development Plan for Glebe Park has also been discussed.



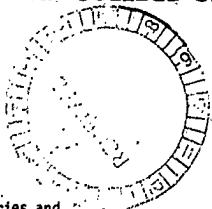
ROAD ADDITION 
ROAD DELETION 

CITY: Bunda St, Allara St and Coranderrk St.
— Road Additions and Deletion.

CANBERRA TECHNICAL COLLEGE UNION INCORPORATED

TELEPHONE: 45 1826

P.O. BOX 1627
CANBERRA, CITY
ACT. 2601



13 May 1983

The Secretary
Department of Territories and
Local Government
GPO Box 158
CANBERRA CITY ACT 2601

Dear Secretary,

RE: 79TH SERIES OF VARIATIONS TO THE CITY PLAN. VARIATION 7 -
PROPOSED SITE FOR WHITE INDUSTRIES

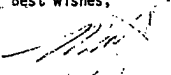
We have noted the advertisement in the Canberra Times regarding objections or comments on the above proposals concerning variations to the City Plan.

Our comments, (or perhaps queries), relate to our concern that, in developing Variation 7 for a proposed business complex, could this prejudice what is essential access to Civic for our large student population? This access is a walkway through Glebe Park, to and from Civic, which is also used by cyclists. The access is conveniently located to terminate on Coranderrk Street adjacent to one of the entrances to the College. This location reduces time for the many students who have limited class-breaks and who utilise the commercial outlets and Government instrumentalities in Civic.

We seek your advice regarding our concern that, if any development is to proceed on this site, the current walkway access will remain intact and that this access will be included for improvements and upgrading if new designs are implemented.

On behalf of the Union, I look forward to your reply.

Best wishes,


Mary Leggett
Executive Secretary/Welfare Officer

C O P Y

13-5-83

Eric Pool
13 Noala Place
ARANDA ACT
2614

Dear Secretary;

I understand that the department is considering proposals to redevelop the area of Glebe Park which is adjacent to the Canberra College of TAFE. I am very concerned that any such proposal might go ahead on four grounds:

1. There is a pathway between civic and the College which provides very important access to those of us who attend the college on a regular basis.
2. The pathway also means that we don't have to catch an extra bus down to the college after terminating at civic, thus not having to pay an extra bus fare which is a considerable weekly saving for those of us who are on educational allowances or the dole.
3. Glebe Park should be kept as a park area for the enjoyment of students who are living in the area (low cost accommodation), the local residents - and the people who work in civic and want a peaceful environment for lunch-breaks.
4. Any new buildings in that area could greatly increase the current dangers to pedestrians in the area of the TAFE College.

I hope you understand and sympathise these points and will support these matters with positive action.

Looking forward to your reply.

(Signed) Eric Pool

(ERIC POOL)

Macquarie Private Hotel,
National Circuit,
Barton.

Saturday, May 14, 1985

Dept of Territories and
Local Government.

Objection to de-gazetial of part of Bunda St and minor changes to
Binara St, Allara St and Constitution Ave to provide the site for the
proposed Tivoli hotel-convention centre and office blocks.

Dear Sirs,

This is to express grave misgivings about this project. It has
been announced in the Canberra Times, when publicity is invariably favorable
and in the interests of the sponsors of the project. I have written material
opposing it, but it has never been published in the Canberra Times. This
suggests to me that the paper has deliberately blacked out opposition, since
there must have been others besides me who have tried to point out
unfavorable features of the project.

Firstly, hundreds of car parking spaces will be lost if the
project goes ahead. People who park on week days in parks about
Constitution Ave and Allara St will find the parking areas are lost to
make way for the huge business project.

Apparently it is proposed to build multi-storey car parks in
Civic -- a plan which Mr Powell, of the National Capital Development Commission
predicted at a seminar on Civic projects last year and which has also been in
the Canberra Times. The result of the hotel project would be to force people
to use such multi storey parks, or alternatively force them to park in streets such
as at Reid, the residents of which protested long and loud when "Iwoli Gardens,"
then mentioned as a Copenhagen type entertainment centre only, bid to be
located on Glebe Park, nearer their homes.

The public would have to pay for use of the multi-storey parks, and
probably pay dearly.

Then there is the aspect of the cost of leases which White Industries
would charge lessors of office, and perhaps shop space, in the hotel,
convention centre building. Mrs Ros Kelly, MHR, has pointed out in Parliament that
other developers who have gained leases of such public space for such other
projects in Canberra -- I think Monaro Mall is one -- have been hit with
terms which can be very trying to meet. Some, I believe, have gone broke.
Should Government allow private enterprise to charge small businesses
outrageous lease conditions, when -- as certainly in the hotel-convention
centre instance, they themselves get the site for very, very favorable terms?
Publicity for the project referred to has been referred to as "peppercorn"
rental, or 5c a year -- for 99 long years.

Larry Noyce



Denis Wilson
Chairman
Save Glebe Park Committee
39 Anzac Park
REID ACT 2601

15 MAY 1983

Phone: 48 5881 (home)
47 0066 Ext 53 (work)

The Secretary
Parliamentary Joint Committee
on the ACT

PROPOSED VARIATIONS TO THE PLAN OF CANBERRA VARIATION No. 7
IN THE 79TH SERIES

On behalf of the Save Glebe Park Committee I wish to comment on the proposed variations to the City Plan designed to accommodate the White Industries development.

It is the view of the Committee, which has been expressed consistently and clearly to the NCDC, that Glebe Park gazettal should occur simultaneously with the approval of the White Industries proposal, and the determination of the boundaries, especially the interface between Glebe Park and the White Industries development.

There is every indication of inaction or reluctance by the NCDC on this question of gazettal of the Park. Your own Committee was given an undertaking on gazettal when extension of Bunda Street was proposed, several years ago. We have not yet had the Park gazetted.

Furthermore, as a result of great community support for the preservation of Glebe Park, our Committee received a Ministerial undertaking that Glebe Park would be gazetted, and the trees protected. That was in May last year. Not only has the Park not yet been gazetted, but this very proposal to vary the City Plan mainly in relation to the de-gazettal of Bunda Street, in fact includes on un-written proposal for a 5 lane distributor roadway around the edge of Glebe Park, with the requirement of removing up to sixty trees from the main stand of mature trees in Glebe Park. These trees have been classified by the National Trust.

What has happened to the gazettal of the Park? If this sort of thing were not opposed at every step, there would be little left worth protecting.

Our Committee, the Reid Residents Association, the National Trust and the Public Land Association obtained a very thorough briefing, on the site, from the NCDC last Friday. I am personally satisfied that the NCDC is planning a reasonable future for Glebe Park. That is, their present planning seems reasonable.

But the public have spoken on Glebe Park. They want it as a permanent public park. The planners views and values are subject to change. They are also capable of being over-ridden by other interests, as demonstrated by the history of the ill-conceived Tivoli Gardens proposal by the Canberra Development Board.

It has been decided that Glebe Park should be gazetted. The NCDC has determined boundaries for the interface between the White Industries development and Glebe Park. Our Committee has asked for this boundary to be marked out, and the NCDC has done this. We have inspected the proposed boundary, and I urge the Parliamentary Joint Committee to inspect the site and view the proposed boundary.

We have accepted the boundary, while noting that some considerable intrusion into the open area of the Park will occur.

This is a deliberate loss of open area of the existing parkland which we are prepared to accept to allow White Industries development to proceed - because there are important economic and employment considerations. I believe that this is a responsible action on our part.

Never-the-less, we feel our compromise has not yet been matched by the appropriate response by the NCDC. I would argue that, given the MODUS OPERANDI of the NCDC, whereby they keep the initiative and the community, and even the Parliamentary Committee itself, can only respond to proposals, then a way needs to be found to bring about the gazetting of Glebe Park now, not in their own good time.

Further proof of the need for this lies in the fact that at our briefing on Friday, the NCDC commented that because of a component of the City Parks Ordinance, it is preferable for them to develop Glebe Park (as a park still, not for other purposes) before it is gazetted as a public park. That may take years! It is quite un-acceptable to the Save Glebe Park Committee. It also makes a nonsense of the undertaking to gazette Glebe Park given by Mr Hodgman in May 1982. We have already waited one year, and but for our vigilance we would have lost up to 60 mature trees (classified trees no less), as reported in the Canberra Times, Saturday 14 May 1983.

What the NCDC admitted to on Friday, as a "mistake", was on Tuesday of the same week, the deliberate intention of the Engineering Division of the Commission. I am happy to have it generally regarded as a "mistake", but it took a week of heavy lobbying for the Commission to recognize its "mistake".

We need to ensure that Glebe Park becomes a permanent public park, under the protection of the Minister, as allowed for in the Ordinance. This is necessary to try and control, or prevent, further "Mistakes" by the NCDC.

The NCDC told us on Friday that while they had determined boundaries with Whites, they were not prepared to finalize those boundaries of the White's Site, and therefore, also of Glebe Park, until final approval had been given to the details of the White Industries development. The impression created was that that may take some time.

But if the de-gazettal proposal for Bunda Street, and the other minor road variations before the Committee now, are also proposed specifically to allow the White's development to go ahead, then I would argue that the gazettal of Glebe Park should occur simultaneously with the proposed variations to the City Plan. After all, if the NCDC does not wish to be committed to an historically determined boundary to Glebe Park (formed as the boundary of the White's development) in case the White's proposal does not go ahead, then by the same argument, the variation before your Committee, is also historically determined, and would be not appropriate should the White's development not go ahead.

If the reason the NCDC has given us for not gazetting Glebe park immediately has any validity, then it also destroys the reasons they propose for having the Committee approve this set of variations, now.

If they insist that the variations proceed, then I would argue that the gazettal should also proceed now. White's, the NCDC, and the Save Glebe Park Committee have all agreed to a set of boundaries. There is no impediment. There is only RELUCTANCE ON THE PART OF THE NCDC.

Given the fact that last time the gazettal of Bunda Street came before the Committee, the NCDC indicated that it would proceed with the gazettal of Glebe Park, I consider that there is need to tie the gazettal of the Park to some other objective which the NCDC wishes to achieve, as an incentive to the prompt gazettal of Glebe Park. My suggestion is quite obviously, the with-holding of approval of the road variations ancillary to the White's proposal, until the gazettal of Glebe Park has occurred.

If that is too strong a suggestion, and is not regarded as good administrative practice, then I would argue for the NCDC being asked to give the Committee a specific undertaking as to when Glebe Park will be gazetted.

Without either of these proposals being accepted, then the gazettal of Glebe Park could drag on for years. And the NCDC is already talking about administrative convenience as a reason for deferring the gazettal of Glebe Park until after the Park has been up-graded. That is a bad sign, rather than a good sign of their intentions.

There is another matter I would like to put before the Committee, and that is the need for the community to have the opportunity to comment on the massive up-grading of the carrying capacity of Coranderk Street and Ballumbir Street.

It is quite preposterous that the NCDC has prepared plans to lift these roads from single lane each way to two through lanes each way, plus a turning lane, plus a median strip. (That is more carrying capacity than Marcus Clarke Street, the ring road on the West of Civic.) These plans were brought to light, only because the NCDC acknowledged in its notice for the variations before you today relating to Bunda Street, that some 60 trees on the Coranderk Street road reservation might be removed. There is a costing figure, but no information on the proposal was published.

We asked what that was about, and were shown full plans for this freeway! Your own Committee was not being properly briefed of this major change to the roadway system.

The Reid Residents Association, which is recorded with the NCDC as the appropriate contact point for local matters of this sort, was not notified of these plans, despite the major impact on residential amenity.

I think the Committee could well press on the NCDC the importance of the proposed road variations, and the need for proper community consultation on such proposals. It is also questionable that the full story of the road up-grading of such massive proportion, should not have been spelled out to the community and your Committee in the published notice. If there were no trees on the particular road reservation, it is probable that this up-grading of the road would not have come to the attention of the Parliamentary Joint Committee, or the Reid Residents Association.

If it is within the powers of the Parliamentary Joint Committee on the ACT to do so, I would ask that the Committee request the NCDC to freeze its plans for the up-grading of Coranderk and Ballumbir Streets until they have been put before the Reid Residents Association (initially) and then a public meeting of local residents and other interested citizens.

Then, and only then should the decision on whether or not to up-grade the road, and if so, to what extent, be taken. And I would argue that it should be taken by the Minister, on advice from the Parliamentary Joint Committee. It is undesirable that such an important decision remain within the administrative jurisdiction of the NCDC.

Not only does this road affect an important group of trees (which our Committee would accept as having to be removed, because of the public safety argument associated with a median strip and turning lane in a busy road) the road will have a dramatic effect on local residents - both the people who live on or beside Coranderk Street, and others in the suburb affected by increased traffic flows, increased speed of passing traffic, the question of possible increased through traffic in the suburb, and hazards to pedestrians. Our Committee's position is that if the road has to be built then we, reluctantly, accept the removal of seven specific trees (and no more). What I consider has not been properly examined, is the fundamental question of the need for the road to undergo such a massive up-grading.

I would be grateful if the fore-going points could be considered by the Parliamentary Joint Committee, as they are matters of considerable importance to the urban amenity of Civic Centre, and the immediate residential community. They also relate to the important question of the proper administration of this City. I would particularly urge the Committee to do all in its power to ensure the fulfilment of undertakings given by both the NCDC and the former Minister for the Capital Territory on the gazettal of Glebe park.

Finally I would like to apologise for the quality of presentation of this Submission. Given the fact that it could only be written after the briefing we obtained from the NCDC on Friday, there was little opportunity to have it typed.

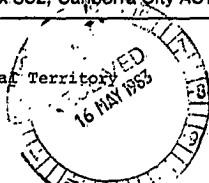
I would be happy to appear before the Committee to elucidate this submission, or up-date it, if possible.

Denis Wilson
15 May 1983

PUBLIC LAND ASSOCIATION

P.O. Box 332, Canberra City ACT 2601

The Secretary
Department of the Capital Territory
Canberra ACT



16/5/83

Dear Sir

RE: Variation No 7,
79th Series of Variations to City Plan
Glebe Park and adjoining roads

I am aware that the above proposed variation refers only to roads, but consider that the reasons bringing about the need for road variations are an essential aspect of the Committees enquiry.

The Committee would be aware that the extension to Bunda Street was originally gazetted for a purpose which included the gazettal of the adjoining Glebe Park as a public park under the Public Parks Ordinance. However, subsequently a proposal was put which was entirely inconsistent with that area being a public park. I speak, of course, of the Tivoli Gardens project.

After considerable public outcry the Tivoli Gardens project was replaced with the present proposal to allow part of the total area to be granted by lease to White Industries Ltd for a convention centre/entertainment complex. The present proposal seems to have the desirable features of the Tivoli Gardens proposal, but not the undesirable ones.

The concern of this association is that the area proposed for public park will remain in a state of flexibility of land use, that leaves it open to further propositions along the lines of the Tivoli Gardens proposal.

The only means of ensuring some degree of immunity from such undesirable proposals is to have the area gazetted as soon as possible under the Public Parks Ordinance. It would, perhaps, be different if the A.C.T. had a form of zoning for land use other than Crown Lease purposes clauses.

I am aware that the N.C.D.C. claim to have some difficulty in arranging development and maintenance of parks that are so gazetted.

This difficulty, I am told by them, could be overcome by amendments to the Public Parks Ordinance, or the passing of a new ordinance which entitled them to enter and carry out work on such parks.


I note that Telopea Park, Corroboree Park and the Remembrance Nature Park (to name a few popular public parks) have been gazetted under the ordinance and that these parks seem to have been adequately maintained and developed in recent years.

This association therefore considers that Glebe Park should be gazetted under the Public Parks Ordinance, and that the precise boundaries of such public park should be determined after full consultation with the public, and contemporaneously with the granting

of a Crown Lease to White Industries Ltd.

I am willing to appear at the Committees hearings and further elaborate on this submission.

Yours faithfully

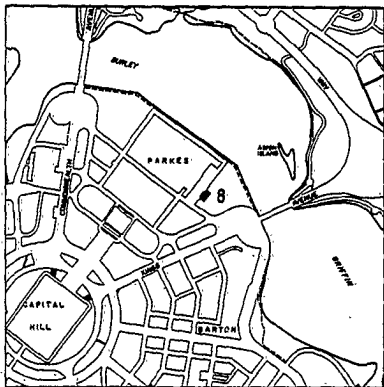


PUBLIC LANDS ASSOCIATION
Chris Donohue
Convenor

Phone 816104

VARIATION 8

PARKES, Parkes Place: Degazettal of a section of the road reservation of Parkes Place to enable the land containing the access ramps to the underground carparking to be incorporated into the site.



PARKES ; Parkes Place - Part Road Deletion

1. Purpose

Degazettal of a section of the road reservation of Parkes Place to enable the land containing the access ramps to underground carparking to be incorporated into the National Gallery site.

2. Area

Approximately 2600m².

3. Estimated cost

Nil.

4. Existing development

The parcel of land is occupied by the Australian National Gallery. The site gazetted on 23 September 1982 under the National Gallery Act 1975 currently encroaches on part of the road reservation of Parkes Place.

5. Proposed development

No proposed development.

6. Particular planning considerations

Nil.

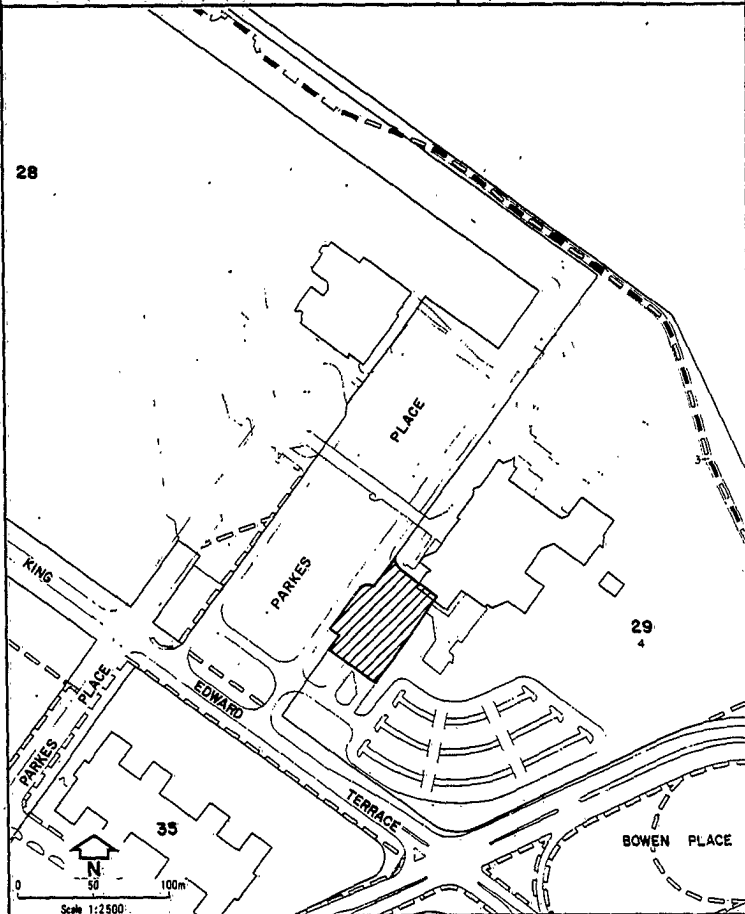
7. Public participation

Nil.

DTLG

VARIATION No. 8

28



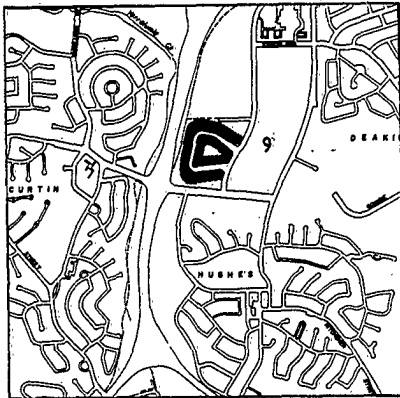
ROAD ADDITION
ROAD DELETION



PARKES: Parkes Place — Part Road Deletion

VARIATION 9

DEAKIN, Section 67: Addition to the plan of an access road to a subdivision which will provide additional sites for diplomatic missions.



DEAKIN : Section 67 - Road Additions

1. Purpose

The provision of a road in Deakin Section 67 to serve 24 sites for diplomatic missions.

The defined Yarralumla diplomatic area comprises 39 sites, all of which are now developed or committed. In the ten years between 1970 and 1980 twenty countries located missions in Canberra for the first time, with their chanceries and residences occupying 36 sites. While it is difficult to estimate future demand for sites, it is assumed that at least the same level of demand will continue for the next 10 years.

With the exception of a limited number of sites adjacent to Adelaide Avenue outside the Yarralumla diplomatic area there are currently no uncommitted serviced sites remaining for diplomatic purposes. Additionally, the unserviced sites identified for diplomatic purposes in O'Malley do not suit the locational requirements of a number of missions seeking to establish or re-establish in Canberra.

This proposed subdivision will provide additional sites for diplomatic development in a suitable location.

2. Length

The length of the proposed road is 730 metres.

3. Estimated cost

Total cost for the servicing of the subdivision is estimated to be \$700,000.

4. Existing development

Section 67 is currently vacant. Adjacent land uses include Woden Special School, Deakin High School and Deakin Swimming Pool.

5. Proposed development

The subdivision for Section 67 will yield a total of 24 blocks ranging in size from 3510m² to 7700m², the majority of which will be accessed from a single cost effective loop road to be constructed off Denison Street.

Provision will be made for the parking area associated with the pool to be upgraded and formalised in accordance with the future land use status of the area. The landscaping proposals for the subdivision include strengthening the existing deciduous plantings along Yarra Glen with mixed species to form a visual barrier to traffic movement on Yarra Glen, and the use of native species in formal street tree plantings and in the advance planting of blocks to contribute to the early establishment of a landscape setting for the developments.

6. Particular planning considerations

The subdivision creates a diplomatic enclave accessed from Denison Street, No vehicular access will be permitted from Yarra Glen or Carruthers Street, and the road design incorporates major service easement requirements.

7. Environmental considerations

Nil.

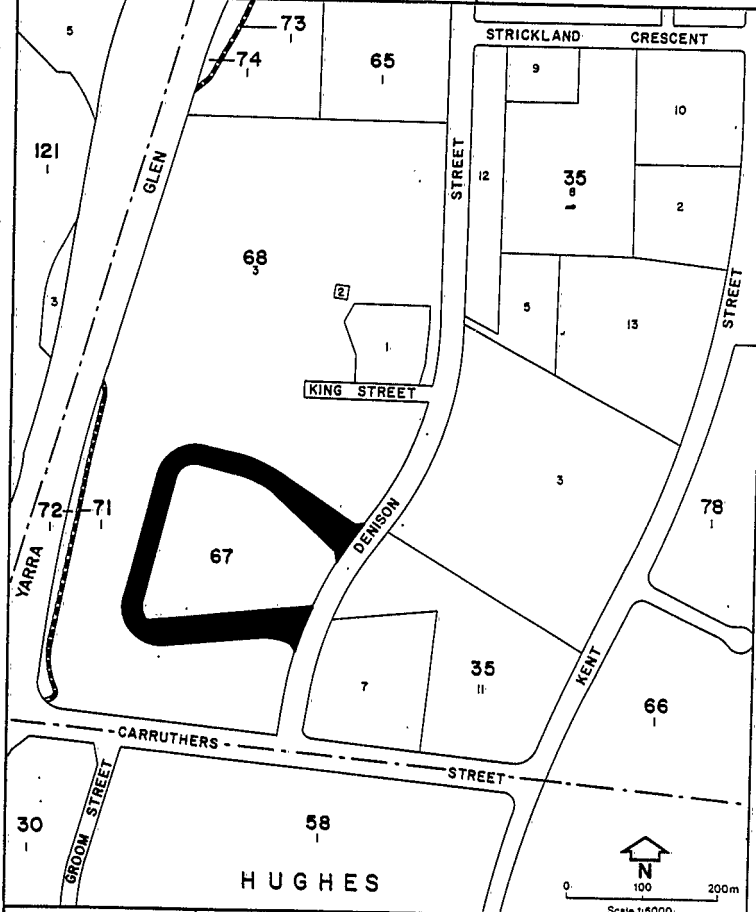
8. Public participation



The Draft Policy Plan for Deakin Section 67 was released for public comment on 15 January 1983. Copies of the draft plan were also sent to the Boards of Deakin High School and Woden Special School, the lessee of Deakin Pool and the Department of Territories and Local Government.

3.

Responses were received from three individuals, the Department of Territories and Local Government and the Board of the Woden Special School.

Of the issues raised by these respondents it was determined that none required change to the proposals for Deakin Section 67 as shown on the Draft Policy and Draft Development Plan.



ROAD ADDITION 
 ROAD DELETION 

DEAKIN: Section 67 - Road Addition

COPY.

6 Hopetoun Circt.
DEAKIN ACT 2600
13.5.83

The Secretary
Dept. of Territories & Local Govt.

Intention to vary the Plan of Layout of the City of Canberra etc.

I refer to Gazette No. S.81 of Tuesday 26 April re Variation 9 - Deakin Section 67 and to the statement which reads, inter alia" ... the unserviced sites identified for diplomatic purposes in O'Malley do not suit the locational requirements of a number of missions..."

I have rarely read such rubbish. Having been involved in diplomatic purchasing in a number of countries I am sure that the true situation is that missions will go to O'Malley and will find it suitable. Pandering to one or two countries (and I suspect it is only one) is a negation of previous planning and shows an alarming lack of faith in the city planners.

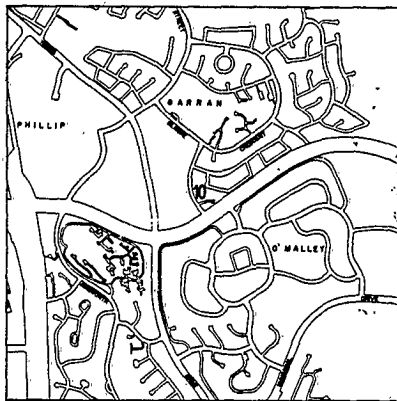
In a city as lovely and spread out as Canberra diplomatic purposes could be met in a number of suburbs. Rather than have the ghetto effect caused by limiting diplomats to inner South Canberra we should aim to give foreign diplomats contact with the people of Canberra.

In short I oppose Variation 9 and support previous planning identifying sites in O'Malley for diplomatic purposes.

RAY T. ANDERSON

VARIATION 10

GARRAN, Gaunt Place: Degazettal of part of the road reservation of Gaunt Place to reflect the existing road layout.



GARRAN : Gaunt Place - Part Road Deletion

1. Purpose

Degazettal of part of the road reservation of Gaunt Place to reflect the existing road layout.

2. Area

Approximately 6.5m².

3. Estimated Cost

Nil

4. Existing Development

The road provides access to medium density housing.

5. Proposed Development

Not applicable

6. Particular Planning Considerations

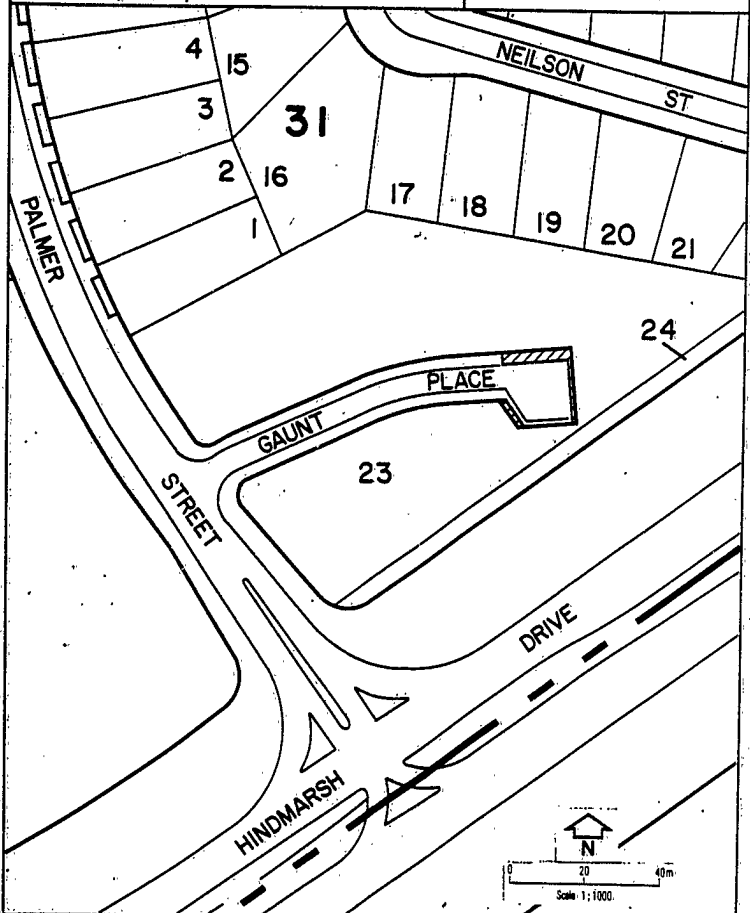
Nil



7. Public Participation

Nil

DTLG

VARIATION No. 10

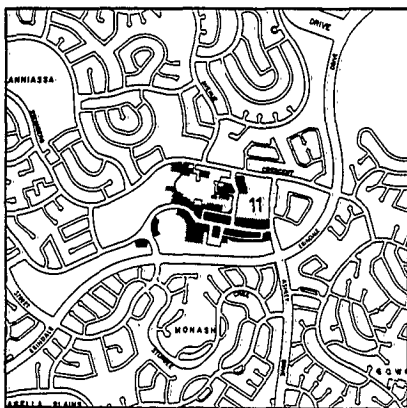


ROAD ADDITION 
ROAD DELETION 

GARRAN: Gaunt Place — Part Road Deletion

VARIATION 11

WANNIASSA, Erindale Centre: Addition to the plan of new roads to provide improved access to a major commercial site. The deletion and removal of some existing roads and the adjustment of the reservation of other roads are also required.



WANNIASSA : Erindale Centre - Road Deletions and Additions

1. Purpose

The development of new roads to provide improved access to a major commercial centre in Wanniasa. This also involves the degazettal and removal of some existing roads.

2. Length

The length of proposed roads to be constructed or reconstructed is approximately 2000m.

3. Estimated cost

\$2,900,000.

4. Existing development

A road network and associated parking areas exist in the area proposed for development. They were constructed to serve a much smaller commercial centre than is now envisaged.

5. Proposed development

The proposed roads and carparks are required to serve a major commercial centre containing development of up to 14000m² of retail space, and up to 4000m² personal services and other associated commercial non-retail uses. In addition adjacent sites of 1.5 hectares have been reserved for service trades and three sites totalling some 0.5 hectares have been identified for community uses.

6. Particular planning considerations

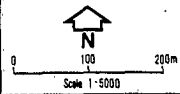
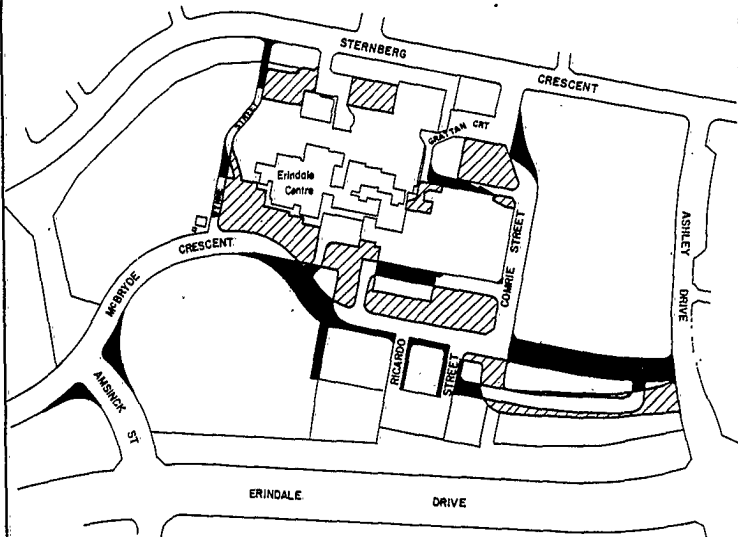
The planning considerations for this proposal are examined in the report entitled "Erindale Centre - Proposed Retail Development" copies of which have been made available to the Committee.

7. Environmental considerations

Nil.

8. Public participation

Public comment was invited on the Erindale Centre Development Plan. As well, the proposed retail development has been canvassed with various representative business and community groups as part of the follow-up to the Civic Centre draft Policy and Development Plan. A summary of the submissions received on the consultation process together with a description of the main issues identified and the NCDC determination of these issues has been prepared. There has been general community support for the provision of a large retail centre at Erindale to serve the needs of Tuggeranong residents. However, concern has been expressed by business groups at the likely effect on existing shopping facilities in Tuggeranong and elsewhere, and about the size of the proposed centre and the timing of its release.



ROAD ADDITION [Solid black box]
ROAD DELETION [Hatched box]

WANNIASSA:

Erindale Centre -
Road Deletions and Additions

HARRY NOTARAS INVESTMENTS PTY LTD

C/- Notaras Lawson
Suite 4, Level 3
Natwest House
The Boulevard
Canberra City

2601

11 May 1983

Secretary
Department of Territories
& Local Government
PO Box 158
CANNBERRA CITY 2601

Dear Sir,

Re: Variation 11 of the 79th Series
of Variations to the City Plan

We wish to object to the variations which will facilitate the development of a major commercial site at Erindale. This objection is based on detrimental evidence as indicated in the National Capital Development Commission's 'Erindale Centre Development Plan' published November 1982.

The Commission have been approached repeatedly over the past four years by various groups concerned with the retail development of Tuggeranong. It appeared as recently as 1982 that the Commission were heeding the advice of private enterprise by their stated intention of limiting the centre to the order of some 6,000 metres as reported in the Canberra Times 30 September 1982.

At a joint parliamentary hearing in November 1981, Mr Malcolm Latham of the NCDC in his evidence indicated that a centre of about 7,000 square metres was envisaged for Erindale. Since giving that evidence the Commission have moved dramatically and have now indicated a centre of some 14,000m². A major concern is that the Commission have yet to justify why the 100% increase, given that population projections since the November hearing have remained the same. Since the development of Tuggeranong commenced retailing has been most difficult particularly in the early years and during the late 70's when Canberra's economy took a dramatic downturn. It now appears that the Commission is unable to understand that the retailing industry in Tuggeranong Valley and nearby areas is just reaching a level of satisfactory business activity. The implementation of the Erindale Centre will again disrupt the retail pattern.

Please find attached our submission to the NCDC. We seek the opportunity to give verbal evidence to support our objections.



Yours faithfully,
HARRY NOTARAS INVESTMENTS PTY LTD


Per: John H. Notaras

HARRY NOTARAS INVESTMENTS PTY LTD
Suite 16, Level 3,
Cinema Centre Building,
Bunda Street,
Canberra City, A.C.T. 2601

26 January 1983

The Commissioner,
National Capital Development
Commission,
220 Northbourne Avenue,
CANBERRA, A.C.T. 2601

Dear Sir,

Re: ERINDALE CENTRE DEVELOPMENT PLAN

Thank you for the opportunity to comment on the above
proposal.

Please find attached our Submission.

Yours faithfully,
HARRY NOTARAS INVESTMENTS PTY LTD

Per: John H. Notaras

Over the past decade or so an oversupply of retail space has existed in Canberra. The ongoing establishment of retail premises continuously eroded the catchment areas of the various centres. During this oversupply period the retail industry found it difficult to represent itself as progressive and innovative.

In recent years the retail industry has just managed to cope with the situation but now the current recession has again placed the retail industry under pressure.

Furthermore, retail centres were designed to service a projected population which has not materialised.

Despite the oversupply situation the Tuggeranong Valley does require additional retail facilities. This fact has been acknowledged by business people and organisations. However, the proposal for the Erindale Centre has caused great concern as the size of development is far greater than what industry groups consider appropriate.

Despite representations to the Commission and the voicing of great concern, the size of development has not been contained but rather greatly expanded and if implemented a Commercial Centre in excess of 25,000 m² will eventually be established. This must be viewed as total retail space due to previous experience with trade service areas. These, as the Commission realises, are additional retail areas. This Commercial complex, by comparison, is approaching 50% the size of the Woden Shopping Square and nearly double the Kingston Shopping Centre.

The Commission's findings as expressed in the report indicate that the Erindale Centre will precipitate a mass closure of small businesses in Tuggeranong, particularly in the nearby Wanniasa Intermediate Centre.

The Commission released the Wanniasa Centre to service approximately 10,000 population (page 50). It states that should it have pursued its original plan (pages 100 and 101),

then the Wanniasa Centre would have been left to service only 3,150 because of the overlapping of Centre Catchment areas. Under the current proposal the Centre will be left to service approximately 5,500 (page 103). This highlights the inaccuracy of the Commission's original planning and the adoption of the current proposal shows the inability of the Commission to come to terms and adjust the retail structure accordingly so as to avert an obvious disaster.

The Commission states (page 51) that a population of 5,000 can support a centre of 700 m² to 1,000 m². How can the Commission justify leaving the Wanniasa Centre, which is 2,750 m², with only 5,500 to service? This obviously confirms that:

- (a) many businesses in the Wanniasa Centre will close;
- (b) as the catchment of 5,500 can only support up to 1,000 m², demand for vacant premises will be negative.

The prime catchment areas of both the Wanniasa and Erindale Centres would cause overlapping representing some 9,800 persons (page 78). The Commission finds that the Erindale Centre will attract 7,800 of these while Wanniasa will retain 2,000. This is an erosion of some 80%.

On pages 103 and 104 the report indicates that the Wanniasa Centre will be substantially affected and that businesses could lose 50% of their turnover. Furthermore, (page 103), the Commission believes Wanniasa can hold 50% of its business if it is able to attract the expected level of group centre type expenditure. Surely the Commission cannot expect anyone to accept that an Intermediate Centre designed to service 10,000 but left with 5,500 is able to attract similar competitive types of businesses and therefore expenditure as a group centre. On page 2, paragraph 6, the Commission states, "Intermediate Centres have not developed a clear and effective role in the retail hierarchy particularly

where they are in direct competition with large Group Centres".

The Wanniasa Centre will not be able to attract the desired type of expenditure and it is most difficult to conceive that the Commission genuinely believes it can. This all points to the fact that the Wanniasa Centre will be unable to hold 50% of its business. In actual fact, the loss of business will probably be greater.

In view of the detrimental findings the Commission as sole planners must adopt a more responsible attitude and seek a more equitable solution.

The report stresses the enormous overlapping that will exist between the catchment areas of both Centres (page 78). This conflict obviously calls for the market to be shared between two equally strong centres so that a more equitable share of the market is available to all businesses.

The Erindale complex irrespective of size will have a far superior trading advantage. To remedy this imbalance the Commission must expand and strengthen the Wanniasa Centre by placing at least one major retail facility there.

On page 62 the Commission indicates that the Wanniasa Centre is relatively centrally located to the overall Tuggeranong catchment. The surrounds of the Wanniasa Centre offer ample scope for additional retail facilities to be developed there. The Commission's arguments against expanding the Wanniasa Centre (page 61) are very weak indeed, particularly when the sale documents for the Wanniasa Centre showed sites reserved for future development. In relation to catchment areas, the assessments given on pages 62 and 63 show that the Wanniasa Centre is very well located to the overall Tuggeranong market.

From its proposal the Commission obviously believes that Tuggeranong should have certain major retail facilities.

Surely the establishing of additional retail space including one major function at the Wanniasa Centre is an opportunity whereby the retail distribution and market would be in better balance.

The controlled planning and release of commercial sites places an obligation on the Commission to ensure viability and equitable levels of return for businesses, where planning permits. In this case the Commission cannot refute the opportunity that now exists for it to expand the Wanniasa Centre so that the Centre can compete successfully for the catchment it will share with Erindale.

The Commission has been furnished with details which indicate how difficult the initial establishment of the Wanniasa Centre was. Many businesses closed and others struggled to survive for better times. Now when most businesses have become established and consolidated the Commission knowingly continues planning their demise.

The establishment of one major retail centre and the simultaneous collapse of another in a situation where:

- (a) the Commission is the sole planning authority, and
- (b) the Commission's studies reveal the inevitable result,

leaves one to think that the impending planning error is almost intentional.

On pages 50 and 52 the Commission states that if Tuggeranong is developed to about 60,000 people this could support 2-3 group/intermediate centres. Presently there are two intermediate centres and with the Erindale Group Centre their assessed requirement would be fulfilled.

Given these facts how does the Commission justify its proposal (page 101) of another intermediate centre of 2,000 m²

to 2,500 m² at Calwell. From this the Commission acknowledges that in future additional retail facilities will be required in the southern suburbs of Tuggeranong. But why is the proposal for establishing an Intermediate Centre when on page 2, paragraph 6, the Commission states that Intermediate Centres have not developed a clear and effective role. Surely the Commission, to fulfil the obvious future needs in the southern region, should plan the establishment of another group centre.

From this it follows that the Erindale proposal should be contained so that a group centre can function successfully at a later date in the southern region.

If an adequate centre is not provided in the southern region, will the Commission again have another situation similar to that in Kaleen whereby residents, despite their protests for some years, have been denied better located facilities.

The Commission's proposal leaves the Wanniasa Shopping Centre with a catchment of only 5,500 of its intended 10,000. This the Commission realises is insufficient for the centre to survive and provide satisfactory services for consumers and adequate levels of return for businesses.

Original representations to the Commission were for the Erindale complex to be contained to 6,000 m². In view of the findings the Commission is again urged to reconsider the retail structure for Tuggeranong so that it can achieve, as stated in the foreword of the proposal:

"Provision of a climate that is conducive to business confidence and involvement."

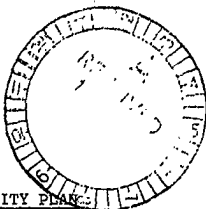
"Creation and maintenance of a system that provides retailers with the opportunity to operate at reasonable levels of return."

A more balanced distribution of retail space whereby consumer and retailers interests are equitably considered should be pursued on the basis of:

1. The expansion of the Wanniasa Intermediate Centre.
2. (a) The total commercial space at Erindale to be contained to 6,000 m².
(b) No service trade sites to be released.
3. The release of a group centre in the southern region when population build up takes place.

Tuggeranong Business
Persons Association
C/- Canberra Real Estate
Wanniassa Shopping Centre
WANNIASSA ACT 2903

The Secretary
Department of Territories &
Local Government
CANBERRA ACT 2600



79TH SERIES OF VARIATIONS TO THE CITY PLAN

I refer to the advertisement which appeared in the Canberra Times of Saturday 30 April 1983 advising of the intention to vary the layout of the City Plan.

The Tuggeranong Business Persons Association is opposed to Variation number 11 relating to the proposed Erindale Centre at Wanniasa. Attached to this letter is a copy of the Association's letter to the NCDC dated 26 January 1983 which fully sets out the Association's position. In brief, the Association believes that a development of the size proposed is not warranted and will have a disastrous effect on existing small businesses in the Tuggeranong Valley. Furthermore, the Association believes that by building a Centre of the size proposed by the NCDC, future options for the developing southern areas of the Tuggeranong valley will be prejudiced. The Association cannot see a centre of the size proposed being able to operate satisfactorily without severely disrupting trading to existing businesses and when calls are made for further centres in the southern areas as population grows, the response will be that the proposed Erindale Centre is being under utilised and further facilities will not be provided. The Association believes this will act against the best interests of the residents of south Tuggeranong.

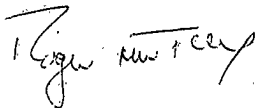
The Association is in favour of planned, orderly and reasonable development. It does not believe that the proposal is in the best interests of all affected parties, that is, existing small business operators and residents.



It would be appreciated if you would pass this letter and attachments on to the Joint Parliamentary Committee in the ACT,

Tuggeranong Business Persons Association

per:

A handwritten signature in cursive script, appearing to read "Tuggeranong Business Persons Association".

25

RECEIVED IN GOVERNMENT SECT ON
28/1/83 9522

TUGGERANONG BUSINESSPERSONS
ASSOCIATION
C/- Canberra Real Estate,
Wanniassa Shopping Centre,
Wanniassa, A.C.T. 2903

26th January, 1983

The Secretary Manager,
National Capital Development
Commission,
220 Northbourne Avenue,
CANBERRA A.C.T. 2601

82-8:0 C
No. 26-40
ACTION OFFICER
f C.R.

Dear Sir,

ERINDALE CENTRE DEVELOPMENT PLAN

The Tuggeranong Businesspersons Association wishes to express its views on the proposals set out in the NCDC publication entitled "Erindale Centre Development Plan".

The Association, which is comprised mainly of the operators of small businesses in the Tuggeranong Valley, is concerned that if the proposals set out in the plan are implemented there will be severe disruption to the existing businesses leading to many bankruptcies and closures. The Commission may not be aware that over the five or so years that retail trading has taken place in the Tuggeranong Valley there has been an extraordinarily high proportion of business failures and difficulties. These failures have occurred amongst traders who have been experienced operators and amongst traders who have had adequate capital resources to commence business activity. In the past 12 months or so it is true that for many of our members conditions have improved and that trading is taking place at a reasonable level. Many members, however, have still not yet reached trading levels where the significant debts which occurred in the early years have been written off.

As the Commission will be aware from the comments made at the various public meetings held over the years, the Association is not opposed to further retail development in the Tuggeranong Valley. The Association welcomed the release of retail sites in Monash and Gowrie late last year and welcomes the proposed release at Richardson. These sites will provide much needed local and convenience shopping for residents. The Association also believes that as population increases further sites should be released in due course in areas such as Gilmore and Calwell.

What the Association is opposed to, however, is the proposal for a massive centre to be released at Erindale on the scale proposed in the draft policy plan. It is clear from page 3 of the report that the Commission would like to see the Erindale Development comprising at least 14,000 m² of retail floorspace plus space for non-retail uses of another 4,000 m². To this total of 18,000 m² must be added the Commission's proposed service trades sites of another 5,000 m² - giving an all up total of at least 23,000 m². The Commission must accept that their last mentioned figure of 5,000 m² for service trades will,

given time, turn into retail and secondary retail activities. The Association is particularly concerned that the plan at page 16 of the report leaves many large tracts of land where its future use is undetermined and the Association is concerned that most if not all of this land could easily be sold for further retail development or service trade uses at a later date. It is not hard to envisage a situation arising in a few years time where the whole Erindale retail complex could be in excess of 30,000 m².

The Association is of the view that the development at Erindale should comprise the following:

- a retail development of not more than 5,000 m²;
- non-retail personal services not exceeding 1,000 m².

To allow a development in excess of the above will, in the considered opinion of the Association, put at severe risk the livelihood of existing traders in the Valley. Furthermore, it will lead to the Tuggeranong Valley being overserved of retail floorspace. Both these factors will lead to "a climate that is not conducive to business confidence and investment". The Association cannot argue with the proposition of the Commission (page 2) that Tuggeranong has the lowest provision of retail space per capita of population in Canberra. This statement, however, really means nothing. The Association believes that there is far too much retail floorspace in the rest of Canberra and that the retail floorspace currently in existence in Tuggeranong and nearby Woden together with what is proposed for Monash, Gowrie and Richardson and what the Association proposes for Erindale, will be more than enough to meet the needs of the residents of Tuggeranong.

The Tuggeranong Valley is the only area in the A.C.T. where there is no significant employment. On every working day there is a mass exodus from Tuggeranong with the bread-winners going to the Woden Town Centre, Civic, Fyshwick or Belconnen to work. A considerable amount of the available funds for retail expenditure are spent by the bread-winner close to his workplace and the Association is firmly of the view that unless and until significant employment is created in the Tuggeranong Valley a large centre at Erindale of the size contemplated by the NCDC should not be released.

The Association is also concerned that inadequate consideration seems to have been given by the Commission to the possibility of further development taking place at both the Wanniasa Shopping Centre and the Kambah Village Shopping Centre in lieu of the Erindale proposals. In particular the Association believes that if the Commission is hell bent on providing additional floorspace, and in particular a large supermarket and discount store, that it cannot see why such facilities cannot be provided on sites which appear to be available adjacent to the Wanniasa Shopping Centre or perhaps the Kambah Village Shopping Centre.

Finally, the Association is concerned that if Erindale is allowed to develop to the size the NCDC is proposing, it will effectively preclude a centre of a reasonable size being developed in the southern Tuggeranong area. As was stated earlier in this letter, the Association is in favour of reasonable and balanced development and it can envisage that once Erindale develops to the extent proposed by the NCDC a centre of reasonable size in the south of Tuggeranong will not be able to be developed. This will severely disadvantage those residents who eventually settle in the southern suburbs of Theodore and Calwell.

The Association is pleased to note that some of the earlier planning proposals for the Tuggeranong Valley will not now proceed. In particular it is noted that the Kambah Group Centre is to be scrapped and the Tuggeranong Town Centre is to be deferred.

Yours faithfully,

TUGGERANONG BUSINESSPERSONS
ASSOCIATION

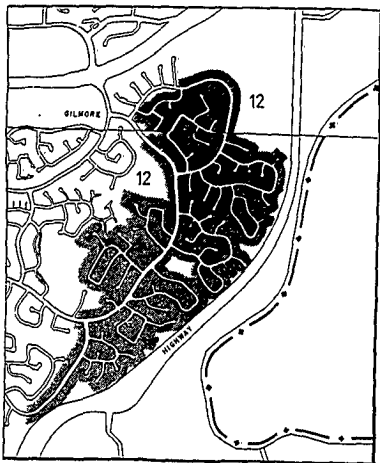
Per:

M. H. Astle
(Businessperson)

M. H. Astle

VARIATION 12

GILMORE/CHISHOLM/RICHARDSON: Addition to the plan of several roads which will provide access to 1130 standard detached housing blocks and a site in Gilmore for a primary school.



GILMORE/CHISHOLM/RICHARDSON : Road Additions

1. Purpose

This variation proposal will provide for roads in Gilmore/Chisholm/Richardson to serve detached housing blocks.

2. Estimated cost

The total land servicing cost for this proposal is estimated to be \$24.4M.

3. Existing and adjacent development

The area is presently vacant and is bounded by the existing gazetted roads of part of Gilmore/Chisholm to the west, by the Monaro Highway to the east and south and by a ridgeline to the north. The area has become available for development following the realignment of the Monaro Highway.

Currently in Gilmore/Chisholm/Richardson there are 1944 residential blocks leased or serviced awaiting sale and an additional 680 residential blocks to be serviced.

Richardson primary school is currently programmed to be open for the first term in 1984.

A serviced site for the construction of neighbourhood shops in Richardson was auctioned early in 1983.

4. Proposed development

The plan proposes 1130 standard detached house blocks and a site in Gilmore for a primary school.

5. Particular planning considerations

The subdivision consists of residential precincts bounded by natural drainage lines incorporated into open space. Pedestrian ways lead to community and recreation areas, a local shopping centre and primary school. A hierarchy of roads links the residential blocks throughout the area.

The eastern boundary of the proposed development was determined in conjunction with a corridor study of the adjacent section of Monaro Highway. Three view corridors form an essential part of the landscape design of the Monaro Highway corridor, with landscape material, mainly eucalypts and native shrubs, screening intermediate areas and framing other outlooks.

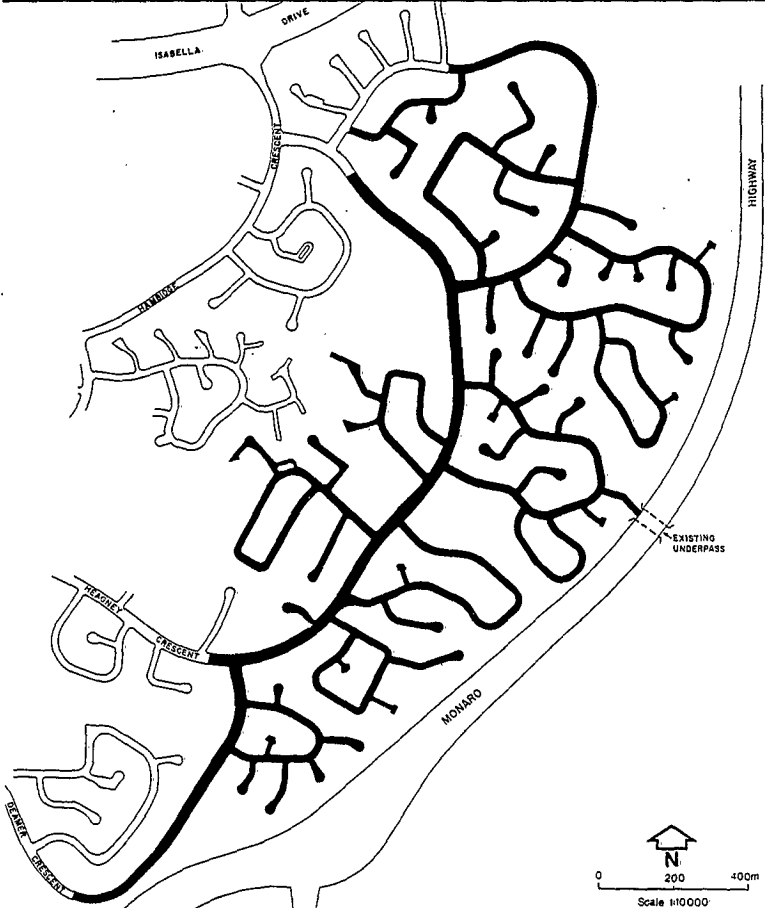
6. Environmental considerations



The proposed subdivision has been designed to minimise any possible noise intrusion from the Monaro Highway. Existing noise mounds will protect blocks close to the Monaro Highway corridor whilst in other areas the subdivision is a considerable distance from the highway.

7. Public participation

There are no existing residents and the wider public comment will be met through the publication of the road proposals prior to the PJC hearing.

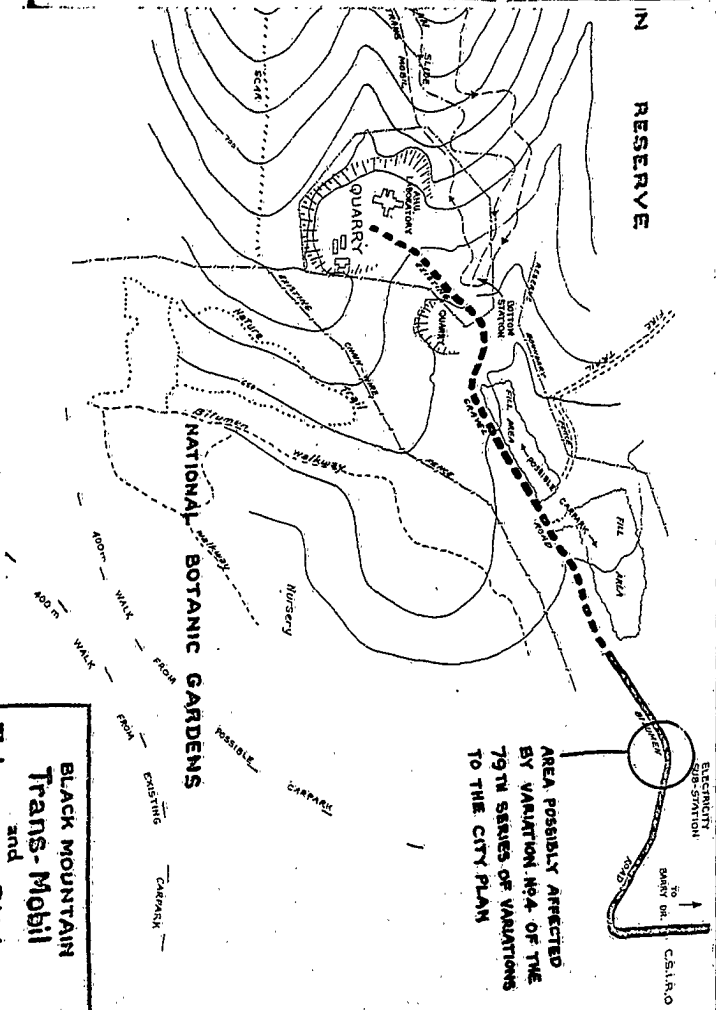
A copy of the road layout plan was provided to the South Tuggeranong Progress Association prior to gazettal. The Association has no objection to the proposal.



ROAD ADDITION 
ROAD DELETION 

GILMORE/CHISHOLM: Road Additions
RICHARDSON

N
RESERVE



AREA POSSIBLY AFFECTED
BY VARIATION NEAR OF THE
79TH SERIES OF VARIATIONS
TO THE CITY PLAN

BLACK MOUNTAIN
Trans-Mobil
and
Tobogagan Slide

1:2500



MINISTER FOR TERRITORIES AND
LOCAL GOVERNMENT
PARLIAMENT HOUSE
CANBERRA, A.C.T. 2600

8 JUN 1983

Mr K.F. Fry M.P.
Chairman
Joint Committee on the ACT
Parliament House
CANBERRA ACT 2600

Dear colleague



On 14 August 1981, the 75th Series of Variations to the City Plan was published. The Joint Committee on the ACT reported to Parliament on this series in October 1981.

Item no. 2 of the 75th Series relating to the addition of a new sub-division comprising 114 detached housing blocks in Giralang was withheld. The Committee considered that the variation should not proceed until provision could be made for the construction of an access road from the proposed sub-division to Balamara Street, Giralang. The National Capital Development Commission has now advised that the servicing of the housing blocks and the construction of the required access road has been included in its forward Construction Program. The land servicing is likely to proceed in 1984/85.

I now formally refer this outstanding item to the Committee, in accordance with the provisions of paragraph 1(a) of the Committee's Instrument of Appointment, for investigation and report.

Yours fraternally

TOM UREN

Minister for Territories
and Local Government