

THE PARLIAMENT OF THE COMMONWEALTH
OF AUSTRALIA

JOINT COMMITTEE ON THE
AUSTRALIAN CAPITAL TERRITORY

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

EIGHTIETH 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

(EIGHTIETH SERIES)

TABLE OF CONTENTS

	Page
Terms of Reference	2
Membership of the Committee	2
Recommendations	3
Introductions	4
80th Series - Variation 1	6

APPENDIXES

APPENDIX I	Letter from the Minister for Territories and Local Government referring the 80th Series of Variations to the City Plan to the Committee for consideration.
APPENDIX II	List of Witnesses.
APPENDIX III	Briefing notes supplied jointly by the National Capital Development Commission and the Department of Territories and Local Government.
APPENDIX IV	Report of the ACT House of Assembly Standing Committee on Planning and Development on the 80th Series of Variations to the City Plan.

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

The Committee approves the variation at Bruce comprising the 80th Series. However, the Committee is concerned at the continuing lack of environmental protection legislation in the ACT covering matters such as air and water pollution and occupational health and safety.

The Committee recommends that the Ministers for Health and Territories and Local Government ensure that Water and Air Pollution, Radiation, Noise and Occupational Health and Safety Legislation be brought into operation in the ACT with a minimum of further delay.

Introduction

1. In the Commonwealth of Australia Gazette, 13 July 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 3 occasions between 16 July 1983 and 23 July 1983. Displays showing the proposals were arranged by DTLG at the Belconnen Mall, Monaro Mall, Woden Shopping Square, Cooleman Court, Dickson Library, and the Erindale Centre Library, Wanniasa.

3. On 12 July 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 80th 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 11 August 1983. Six witnesses, representing 4 organisations, appeared at the hearing. 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. A representative of the appropriate Committee of the House of Assembly usually appears before the Committee. Unfortunately, on this occasion it was not possible. However this Committee had the report from the ACT House of Assembly Standing Committee on Planning and Development on the 80th Series of Variations to the City Plan (Appendix III) available to it when considering this report. The House of Assembly Committee recommends approval of this variation to the City Plan.

6. 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 variation will not generate any cost to the Commonwealth because the costs of all land servicing is to be met by the developer.

7. During the hearing the Committee was also briefed by an officer of the Canberra Development Board and representatives of the Lend Lease Corporation - which is developing Stage 1 of the project.

80th Series of Variations

8. The 80th Series of Variations consists of 1 item only, sponsored by the National Capital Development Commission, to provide access to Canberra Technology Park at Bruce.

9. The variation provides for partial deletion from the plan of Thynne Street and Eardley Crescent, previously gazetted but not yet constructed, and the addition of access routes to the Park from Haydon Drive and Battye Street. The addition of minor roads within the Park for access to individual sites is also included.

10. The variation will allow the development of the first stage (20ha) of the Canberra Technology Park by Lend Lease Corporation. The Park is being established to attract high technology industry to the ACT. The development is expected to generate 300 jobs during the construction phase and, when completed, provide Canberra with greater and more diverse employment opportunities. Estimates were given to the Committee of 700 to 1000 jobs being provided in the Park with a flow-on of employment in support facilities outside the Park.

11. The park is on a 100ha (240ac) site in Bruce bounded by Ginninderra Drive, Haydon Drive, Battye Street and Leverrier Crescent. It is adjacent to the Canberra College of Advanced Education, the Bruce College of Technical and Further Education and the National Sports Centre.

12. The site includes:

- an existing light industrial development, Information Electronics Ltd;
- gazetted but not constructed Thynne Street and Eardley Crescent;

- two 11kv and 1/32kv transmission lines;
- a section of the cyclepath system.

13. The Committee was informed that it is not proposed to seek gazettal for the easterly extension of the internal loop road at this stage, since its precise location has not been established. It is also intended that a new access be provided to Ginninderra Drive at a later date. This access will also serve the National Sports Centre.

14. The costs of all land servicing is to be met by the developer. All building and landscape development is to be carried out by Lend Lease to standards approved by NCDC. It is intended that there will be a management body responsible for overall control of the Park including maintenance of 'public' areas. No objections were made to the proposal.

15. The Committee was told that the Canberra Technology Park is to be a modern high quality industrial estate in a landscaped park setting. The park is to provide sites for a range of industries involved with new technologies.

16. Heavy manufacturing plants, service trades, open storage uses, uses generating significant heavy vehicle movements, as well as noxious and offensive industries will generally not be eligible for sites. High technology, science based, research and development and other light industry, which can meet the requirements will be encouraged.

17. The briefing notes from NCDC and DTLG state "no....activities likely to create environmental nuisance will be permitted", yet it is envisaged that industries such as bio-technology and manufacturers of computers and electronic components will be located in the Park. As these industries do

use hazardous chemicals, such as solvents and other cleaners, the statement in the briefing notes is somewhat misleading. It is often assumed that high technology industries, in a garden setting, are clean industries with no pollution. However, overseas experience such as in Silicon Valley in California has proved otherwise

18. The pollution problems are minor and are capable of management, nevertheless, the nature of the possible hazards need to be adequately understood.

19. The Committee was informed that the ACT still lacks adequate environmental protection legislation to cover such areas as radiation, noise and air and water pollution. This legislation has been in the pipeline for a very long time. The Joint Committee on the Australian Capital Territory in its 1976 Report on Canberra City Wastes recommended that a radiation control ordinance be enacted immediately as it was a matter of "utmost priority". The ordinance has yet to be introduced. Some control is exercised through provisions inserted in the lease purpose clauses, but this is cumbersome and is not satisfactory for managing pollution matters on a Territory-wide basis.

20. The Committee was supplied with a list, in order of priority, of ACT legislation that is in the process of drafting (see Appendix IV). The Committee is very much concerned with the continuing delays in this environment protection legislation and feels there is an urgent need to have proper legislation introduced to protect workers, investors, the general public and the environment. The Committee was told by DTLG that: the Air Pollution (Stationary Sources) and Water Pollution ordinances would go before the House of Assembly by the end of August; the Dangerous Goods ordinance by the end of 1983; and the Noise Control Ordinance would go to the Assembly early in 1984. As the Occupational Health and Safety legislation is still being discussed with the Department of Employment and Industrial Relations, in relation to developing a long overdue national code, its introduction would appear to be some time off.

21. The Committee accepts the assurances of DTLG that basic environmental protection legislation, with the exception of occupational health and safety, will be in place by the time that the first industries move into Technology Park. On this basis, the Committee approves the variation.

22. The Committee recommends that the Ministers for Health and Territories and Local Government ensure that Water and Air Pollution, Radiation, Noise and Occupational Health and Safety Legislation be brought into operation in the ACT with a minimum of further delay.

A handwritten signature in dark ink, appearing to be 'K. Fry', written in a cursive style.

K. Fry
Chairman

22 August 1983



MINISTER FOR TERRITORIES AND LOCAL GOVERNMENT
AND MINISTER ASSISTING THE PRIME MINISTER FOR
COMMUNITY DEVELOPMENT AND REGIONAL AFFAIRS

PARLIAMENT HOUSE
CANBERRA, A.C.T. 2600

12 JUL 1983

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

Dear Colleague

On 13 July 1983 notice of my intention to vary the plan of layout of the City of Canberra and its environs will be published in the Gazette. This is the 80th series representing one variation to provide access to the proposed Canberra Technology Park.

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

As is usual, public participation will be encouraged through media releases, press advertisements and displays. All comments and objections received by the Department relating to the proposed variation will be forwarded to the Committee for consideration during its examination of the proposal.

Yours fraternally

TOM UREN

Minister for Territories
and Local Government

APPENDIX II

PARLIAMENTARY JOINT COMMITTEE ON THE
AUSTRALIAN CAPITAL TERRITORY

List of Witnesses

National Capital Development Commission

Mr M.M.B. Latham, Associate Commissioner
Mr G.J. Campbell, Chief Planner

Department of Territories and Local Government

Mr R. Gallagher, Assistant Secretary (Business Leases)

Canberra Development Board

Mr P. O'Clery, Acting Executive Director

Lend Lease Development Pty Ltd

Robert Hogan, Canberra Manager,
Lend Lease Development Pty Ltd

Alfred Nathan Lester, Director,
Lester Firth Associates Pty Ltd
(the architects for the project)

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**

80th Series

**Briefing
Material
Public
Comments
and
Objections**

Prepared for the
Parliamentary
Joint Committee
on the ACT

Canberra
August 1983

INDEX

Page No

INTRODUCTION	1
MINISTER'S LETTER REFERRING 80TH SERIES TO COMMITTEE	2
PUBLIC INFORMATION	3
PRESS STATEMENT OF 13 JULY 1983	4
COPY OF PRESS ADVERTISEMENT FOR VARIATIONS	5
NOTE ON THE 79TH SERIES OF VARIATIONS	6
 <u>80TH SERIES OF VARIATIONS TO THE CITY PLAN</u>	
<u>EXPLANATORY STATEMENT</u>	7
1. BRUCE : SECTIONS 2, 5 AND 10 - ROAD ADDITIONS AND DELETIONS	NCDC 8

SEAL OF GOVERNMENT ADMINISTRATION ACT 1910:

Proposal to vary the Plan of Layout of the City of Canberra and its environs (80th 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 S146 of 13 July 1983. It has been prepared for the public enquiry by the Joint Committee on the Australian Capital Territory into the 80th series of variations.

This variation proposal was referred to the Committee for investigation and report by the Minister for Territories and Local Government in a letter dated 12 July 1983 pursuant to paragraph 1(a) of the Committee's instrument of appointment.

The 80th series of variations consists of 1 item only, which is being sponsored by the National Capital Development Commission.

Copies of any public comments and objections which are received as a result of the Department's publicity of the proposal will be forwarded separately to the Committee.

MINISTER FOR TERRITORIES AND LOCAL GOVERNMENT
DEPUTY MINISTER ASSISTING THE PRIME MINISTER FOR
COMMUNITY DEVELOPMENT AND REGIONAL AFFAIRS

POSTAL ADDRESS
CANBERRA ACT 2600

12 July 1983

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

Dear Colleague

On 13 July 1983 notice of my intention to vary the plan of layout of the City of Canberra and its environs will be published in the Gazette. This is the 80th series representing one variation to provide access to the proposed Canberra Technology Park.

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

As is usual, public participation will be encouraged through media releases, press advertisements and displays. All comments and objections received by the Department relating to the proposed variation will be forwarded to the Committee for consideration during its examination of the proposal.

Yours fraternally

(sgd) Tom Uren

TOM UREN

Minister for Territories
and Local Government

PUBLIC INFORMATION

As part of its policy to stimulate public interest in the proposal, the Department mounted displays showing the variation at the Belconnen Mall, Monaro Mall, Woden Shopping Square, Cooleman Court, Dickson Library and the Erindale Centre Library, Wanniasa. The Department also advertised the variation in the Canberra Times on three occasions.

MEDIA STATEMENT

Department of Territories
and Local Government

The proposed addition of several roads to provide access to the Canberra Technology Park in Bruce in a special series of variations to the City Plan was announced today by the Department of Territories and Local Government.

Development of the Park is being undertaken by Lend Lease Corporation to attract high technology industry to the ACT. The development is expected to generate 300 jobs during the construction phase and, when completed, provide Canberra with greater and more diverse employment opportunities.

The variation provides for partial deletion from the plan of Thynne Street and Eardley Crescent, previously gazetted but not yet constructed, and the addition of access routes to the Park from Haydon Drive and Battye Street. The addition of minor roads within the Park for access to individual sites is also included.

The intended changes will be displayed at the Monaro Mall, Woden Shopping Square, Belconnen Mall, Cooleman Court, Dickson Library and the Erindale Centre Library. Copies of the Commonwealth of Australia Gazette containing the notice of intention to vary the plan are available at the Government bookshop in Alinga Street, City.

Twenty one days are allowed for public submissions or objections to any of the intended changes which must be lodged with the Department of Territories and Local Government. All submissions received by the closing date of 3 August 1983 will be forwarded to the Joint Parliamentary Committee on the ACT for consideration during the public hearing into the proposals.

13 July 1983

DEPARTMENT OF TERRITORIES
AND LOCAL GOVERNMENT

**80TH SERIES OF
VARIATIONS TO THE
CITY PLAN**

In Gazette No. 8148 of July 17, 1983, the Minister for Territories and Local Government gave notice of his intention to vary the plan of layout of the City of Canberra and its environs (City Plan).

Members of the public who wish to lodge submissions or objections on the proposal are invited to do so. All submissions must be lodged, in writing, with the Secretary, Department of Territories and Local Government, GPO Box 158 Canberra City 2601, no later than 5pm on August 3, 1983. Submissions may also be lodged by hand at Room 285, South Building, Civic Offices, London Circuit, Canberra City.

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

Displays showing intended changes will be available at the Manero Mall, Coopers Court, Woden Shopping Square, Belconnen Mall, Deakin Library, and the Brindale Centre Library, Warradale.

VARIATION I

SPUCE Sections 2, 6 & 10: Partial deletion from the plan of Thynne Street and Eardley Crescent; previously gazetted and not yet constructed; and the section of several new roads to provide access to the proposed Canberra Technology Park. The variation provides for access to the Park from Heydon Drive and Bettye Street and access to individual sites within the Park.

Any telephone enquiries may be directed to Mrs A. McGrath on 462466 or Mrs G. Priestley on 462316.

Published in Canberra Times on 16/7/83 20/7/83 23/7/83

NOTE ON THE 79TH SERIES OF VARIATIONS

The Joint Committee on the ACT has currently under consideration the 79th series of variations to the City Plan. The variation proposals were published in the Gazette on 26 April 1983 and referred to the Committee for investigation and report on 16 May.

The 79th series comprise 12 items including the addition of roads in Kaleen for housing and community sites; the addition of several roads in Gilmore/Chisholm/Richardson to provide access to housing blocks and a school site; inclusion of a road in Deakin to provide access to diplomatic sites; addition of new roads and the adjustment of existing road reservations in Wanniasa to improve access to a major commercial site; changes to various roads in City to provide a site for the proposed development of a hotel/convention centre and offices and minor amendments to road reservations in Belconnen, Canberra Central District, Acton, Parkes and Garran.

80TH SERIES OF VARIATIONS TO THE CITY PLAN

Explanatory Statement

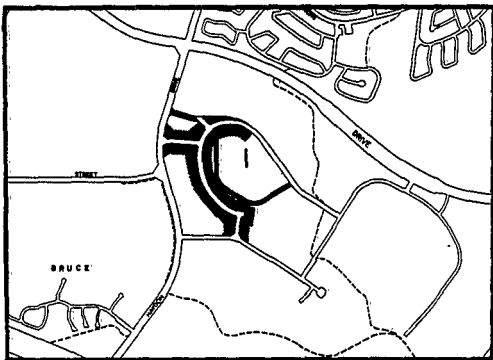
80th Series of Variations

VARIATION 1 (DETAIL MAP P5)

BRUCE, Sections 2, 5 and 10: Partial deletion from the plan of Thynne Street and Eardley Crescent, previously gazetted but not yet constructed, and the addition of several new roads to provide access to the proposed Canberra Technology Park. The variation provides for access to the Park from Haydon Drive and Battye Street and access to individual sites within the Park.

VARIATION 1

BRUCE, Sections 2, 5 and 10: Partial deletion from the plan of Thynne Street and Eardley Crescent, previously gazetted but not yet constructed, and the addition of several new roads to provide access to the proposed Canberra Technology Park. The variation provides for access to the Park from Haydon Drive and Battye Street and access to individual sites within the Park.



BRUCE - THYNNE STREET AND EARDLEY CRESCENT
ROAD ADDITIONS AND DELETIONS

1. Purpose

To allow the development of the first stage of the Canberra Technology Park by Lend Lease Corporation Ltd.

2. Length/Area

Approximately 1.5 kilometres of new road are proposed to replace the existing gazetted roads Eardley Crescent and part of Thynne Street which were gazetted in the 56-59A Series.

3. Estimated Cost

Nil. All land servicing costs are to be met by the developer, who is to be responsible for carrying out this work.

4. Existing Development

The area concerned, bounded by Battye Street, Haydon Drive, Ginninderra Drive and the site of the National Sports Centre, is vacant Commonwealth land with the exception of one site (Block 1 Section 2) leased to Information Electronics Ltd. There are no existing constructed roads within the area. A 132kv electricity transmission line and two 11kv lines cross the northern part of the area near Ginninderra Drive.

5. Proposed Development

Approximately 20 hectares of land fronting Haydon Drive is to be leased to Lend Lease Corporation Ltd for the development of the first stage of the Canberra Technology Park. The project is intended to be an industrial estate with high quality buildings in a landscaped setting.

6. Particular Planning Considerations

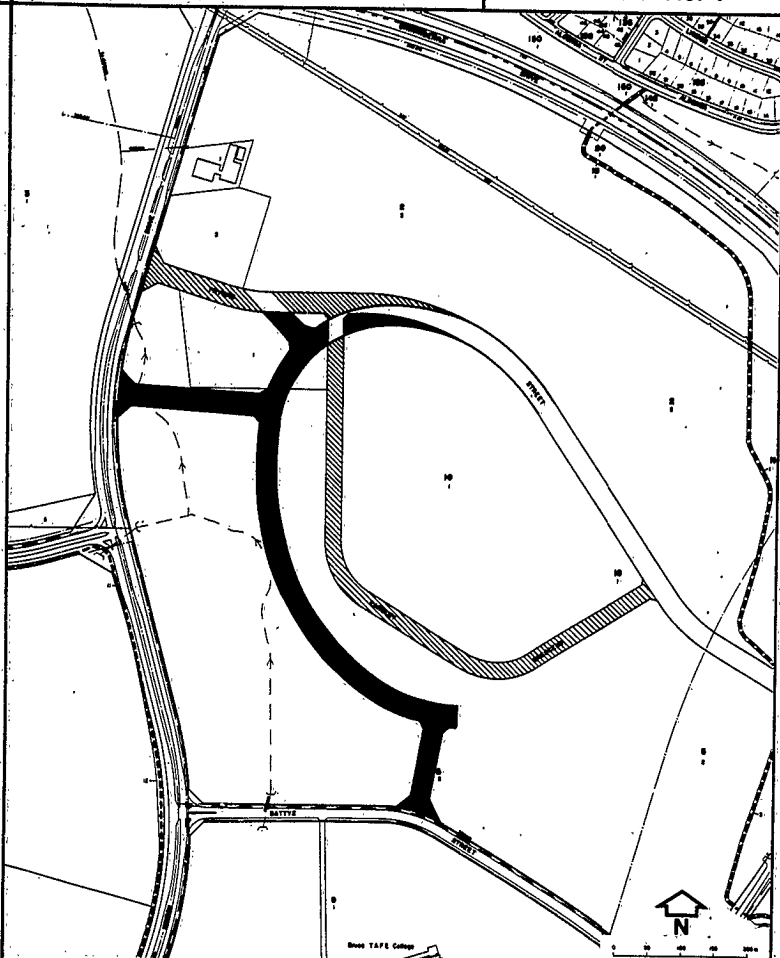
It is not proposed to seek gazettal for the easterly extension of the internal 'loop' road at this stage, since its precise location has not been established. It is also intended that a new access be provided to Ginninderra Drive at a later date. This access will also serve the National Sports Centre.

7. Environmental Considerations

No heavy manufacturing industry nor activities likely to create environmental nuisance will be permitted. All building and landscape development is to be carried out by Lend Lease to standards approved by the Commission. It is intended that there will be a management body responsible for overall control of the Park including maintenance of 'public' areas.

8. Public Participation

The proposals are consistent with the Commission's previously announced intentions for this area and there are no existing premises in the vicinity which are likely to be adversely affected by the development. It is not therefore proposed to undertake further public consultation.



ROAD ADDITION
ROAD DELETION



BRUCE: Thynne Street and Eardley Crescent
— Road Additions and Deletions



REPORT NO. .16..

OF THE
STANDING COMMITTEE ON
PLANNING AND DEVELOPMENT

80TH SERIES OF VARIATIONS TO THE CITY
PLAN.

JULY 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 S Anderson.....

INTRODUCTION

The Standing Committee on Planning and Development has examined the 80th Series of Variations to the Canberra City Plan, contained in the Commonwealth of Australia Gazette No. S146 of 13 July 1983.

2. The Committee was briefed on the proposal on 25 July by officers of the National Capital Development Commission and the Department of Territories and Local Government. The Committee wishes to once again express its appreciation to these officers for their co-operation and assistance.

PROPOSED VARIATION

3. The 80th Series comprises a single variation at sections 2, 5 and 10 in Bruce. The variation provides for deletion from the plan of Thynne Street and Eardley Crescent, previously Gazetted but not yet constructed, and the addition of several new roads to provide access to the proposed Canberra Technology Park. The variation also provides for access to the Park from Haydon Drive and Battye Street, and for access to individual sites within the Park.

4. The Committee was informed that the Technology Park is to proceed in two stages. The proposed variation will form the first part of an eventual loop road that will service all sites in the Technology Park. Additions to the loop road for the second stage of the Park development, to be Gazetted at a later stage, will also provide additional access to and from the National Sports Centre.

5. The Committee has resolved to recommend approval of this variation to the City Plan, which is not in itself contentious. The Committee has however asked the Department of Territories and Local Government to supply further information on the establishment of the Technology Park, and will be giving consideration to some matters in connection with how the Park might operate vis-a-vis similar parks interstate. Should it prove necessary the Committee will report to the Assembly on these matters in due course.

RECOMMENDATIONS

7. The Committee recommends:

- (1) That the 80th Series of Variations to the City Plan is approved; and
- (2) That this Report and recommendations be transmitted by Message to the Minister.

28 July 1983

(PETER VALLEE)
Chairman