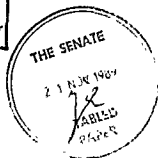


DEPARTMENT OF THE SENATE  
PAPER No. 4298  
DATE PRESENTED  
21 NOV 1989  
*Mary Egan*



THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

REPORT ON PROPOSALS

FOR VARIATIONS OF THE PLAN OF LAYOUT

OF THE CITY OF CANBERRA AND ITS ENVIRONS

VARIATION 1989/7

JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

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

VARIATION 1989/7

JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

**MEMBERS OF THE COMMITTEE**

**Chairman:** Mr J V Langmore, MP

**Members:** Senator T Aulich Mr J D Anderson, MP  
Senator A W R Lewis Mr B J Goodluck, MP  
Senator R F McMullan Hon. G D Scholes, MP  
Senator M E Reid Hon. T Uren, MP  
Senator N K Sanders

**Secretary:** Mr I A Dundas

#### TERMS OF REFERENCE

That a Joint Committee be appointed to inquire into and report on:

- . all proposals for modifications 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 the Arts, Sport, the Environment, Tourism and Territories; and
- . 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 responsible for the Australian Capital Territory.

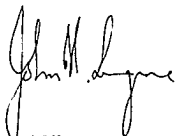
**Report on consideration of proposed  
Variations to the Plan of the  
Layout of the City of Canberra and  
its Environs - Variations 1989/7**

The Committee held a public hearing and considered the four items included in Variation 1989/7 on 15 November 1989. It was noted that the proposals had been advertised by the Australian Capital Territory Government for public comment but that none had been received. The Committee also noted that the proposals in the Tuggeranong area were for minor Variations in sub-divisions that were parts of developments previously approved by the Joint Committee on the Australian Capital Territory in 1985.

The Committee considered the possibility that changes proposed to the Tuggeranong sub-divisions could result in returns to developers additional to those that would have been expected when the development rights were acquired. The proposed changes are, in themselves, acceptable to the Committee. Any increased returns, which might be windfall gains, would need to be assessed by the ACT Government.

The Committee recommends that:

- all items of Variation 1989/7 as proposed in the Commonwealth of Australia Gazette number S329 be approved.



**JOHN LANGMORE**  
Chairman

November 1989

**APPENDIX**



ACT Government  
Office of Industry and Development

Seat of Government (Administration) Act 1910

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

**1989/7**

**Briefing  
Material  
Public  
Comments  
and  
Objections**

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Prepared for the Joint Committee on the  
Australian Capital Territory

November 1989

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Introduction

Letter Referring 1989/7  
Series of Variations to Committee

Extract from Gazette No S329

Public Information

Copy of Press Advertisement for Variation 1989/7

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Notes on Variations to the City Plan 1989/7

### 1989/7 Series of Variations

Item 1

Hall: Addition to the plan to provide vehicular access to a leased parcel affected by recent NSW road reserve closure in the north of Hall.

Item 2

Monash: Addition to and deletion from the plan to provide for residential access roads to enable the development of approximately 270 houses.

Item 3

Calwell: Deletion from the plan to enable the development of an alternative form of cluster housing and single lots by private enterprise.

Item 4

Gordon: Addition to and deletion from the plan to provide for residential access roads to enable the development of approximately 580 houses.



**SEAT OF GOVERNMENT ADMINISTRATION ACT 1910**  
**PROPOSALS FOR VARIATIONS TO THE PLAN OF THE LAYOUT**  
**OF THE CITY OF CANBERRA AND ITS ENVIRONS (VARIATION**  
**1989/7)**

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 No S329 of 16 October 1989. The material has been prepared for the public enquiry by the Joint Sub-Committee on the Australian Capital Territory into Variation 1989/7.

This variation proposal was referred to the Sub-Committee for investigation and report by the Minister for the Arts and Territories in a letter dated 10 October 1989.

Variation 1989/7 comprises 4 items.

No public comments or objections were received as a result of the ACT Government's publicity of the proposal.



Minister for the Arts, Tourism and Territories

The Hon. Clyde Holding, LLB, MP  
Member for Melbourne Ports

10 OCT 1984

Mr J V Langmore, MP  
Chairman  
Joint Committee on the  
Australian Capital Territory  
Parliament House  
CANBERRA ACT 2600

Dear Mr Langmore

As Minister responsible under section 12A of the Seat of Government (Administration) Act, I signed two notices of intention to vary the plan of layout of the City of Canberra.

The variations known as 1989/6 and 1989/7, will be published in the Commonwealth of Australia Gazette, and consistent with normal procedures public comment will be encouraged through the media and by means of public displays. Pursuant to the Committee's terms of reference, I am referring the proposed variations to the Joint Committee on the Australian Capital Territory for inquiry and report.

All comments and or objections relating to the variation proposals which are received during the period of public participation will be forwarded to the Joint Committee for consideration.

Yours sincerely

(Clyde Holding)



Commonwealth  
of Australia

Gazette

No. S 329, Monday, 16 October 1989

Published by the Australian Government Publishing Service Canberra

SPECIAL

COMMONWEALTH OF AUSTRALIA

*Seat of Government (Administration) Act 1910*

**NOTICE OF INTENTION TO VARY THE PLAN OF  
LAYOUT OF THE CITY OF CANBERRA AND ITS  
ENVIRONS**

Variation No. 7 of 1989

Under section 12A of the *Seat of Government (Administration) Act 1910*, I give notice of my intention to vary the plan of layout of the City of Canberra and its environs published in the *Gazette* of 19 November 1925, as previously modified or varied, in the manner and to the extent shown in the Explanatory Statement hereunder and in the attached Detail Maps R5 and K5, the relative position of which is shown in the attached Index of Detail Maps.

No variation will be made until after the expiration of fourteen days from the date of the publication of this notice in the *Gazette* to enable any interested parties to lodge submissions and/or objections to the proposed variations indicated in this notice. All correspondence relating to this proposal must be addressed to:

Secretary  
Office of Industry and Development  
GPO Box 158  
Canberra City ACT 2601  
Attention: Mrs Anne McGrath

or hand delivered to:

Mrs Anne McGrath  
Development Division Shopfront  
220 Northbourne Avenue  
Braddon ACT 2601

Date

ALLAN CLYDE HOLDING  
Minister of State for the  
Arts, Tourism and Territories

**Explanatory Statement**

Variation 1989/7

Item 1 (Detail Map R5)

*Hall:* Addition to the plan to provide vehicular access to a leased parcel affected by recent NSW road reserve closures in the north of Hall.

Item 2 (Detail Map K5)

*Monash:* Addition to and deletion from the plan to provide for residential access roads to enable the development of approximately 270 houses.

Item 3 (Detail Map K5)

*Calwell:* Deletion from the plan to enable the development of an alternative form of cluster housing and single lots by private enterprise.

Item 4 (Detail Map K5)

*Gordon:* Addition to and deletion from the plan to provide for residential access roads to enable the development of approximately 580 houses.

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**COMMONWEALTH OF AUSTRALIA**

**SEAT OF GOVERNMENT (ADMINISTRATION) ACT 1910**

**PROPOSALS FOR VARIATION TO THE PLAN OF LAYOUT TO THE CITY OF  
CANBERRA AND ENVIRONS**

**VARIATION 1989/7**

The information contained in this display is intended to supplement a notice of intention to vary the plan of layout of the City of Canberra and its environs (the City Plan) which was published in the Commonwealth Gazette on 16 October 1989.

A period of 14 days from the date of gazettal is set aside for written comments, submissions and/or objections to be lodged in connection with the variation. All material lodged by the closing date will be referred to the Joint sub-Committee of the Variations to the Plan of the City of Canberra which will conduct public hearings and report to Parliament before the variation can take effect.

Submissions should be lodged no later than 4.30 pm on 30 October 1989, addressed to:

Secretary  
Office of Industry and Development  
ACT Administration  
GPO Box 158  
CANBERRA ACT 2601  
Attention: Mrs Anne McGrath

or hand delivered to:

Mrs Anne McGrath  
Ground Floor  
220 Northbourne Avenue  
BRADDON ACT 2601

For further information please contact Anne McGrath on  
468266.



## A.C.T. GOVERNMENT

Office of Industry and Development

### PROPOSALS FOR VARIATIONS TO THE CITY PLAN OF LAYOUT OF THE CITY OF CANBERRA AND ITS ENVIRONS

#### VARIATION 1989/7

In Gazette No S329 of 16 October 1989, the Minister for the Arts, Tourism and Territories, the Hon. Allan Clyde Holding MP, gave notice of his intention to vary the layout of the City of Canberra and its environs (the City Plan).

Members of the public who wish to lodge comments or objections to any of the proposals are invited to do so no later than 4.30 p.m. on Monday, 30 October 1989. All submissions must be lodged, in writing, with the Secretary, Office of Industry and Development, ACT Government, GPO Box 158, CANBERRA ACT 2601 or hand delivered to Anne McGrath, Shopfront, Ground Floor, 220 Northbourne Avenue, Braddon by the above time and date.

The proposed variation and any objections or comments received will be referred to the Joint Sub-Committee on the Australian Capital Territory which will conduct hearings into the proposals and report to the Parliament before the variation can take effect.

Displays showing the intended changes will be available at 220 Northbourne Avenue, Braddon, and the Erindale Centre, McBryde Crescent, Wanniasa. All displays will be in place until the lodgement date for the closing of submissions.

All telephone enquiries may be directed to Anne McGrath on telephone 46 8266.

#### EXPLANATORY STATEMENT

##### Variation 1989/7

##### ITEM 1 (Detail Map R5)

**HALL:** Addition to the plan to provide vehicular access to a leased parcel affected by recent NSW road reserve closures in the north of Hall.

##### ITEM 2 (Detail Map K5)

**MONASH:** Addition to and deletion from the plan to provide for residential access roads to enable the development of approximately 270 houses.

##### ITEM 3 (Detail Map K5)

**CALWELL:** Deletion from the plan to enable the development of an alternative form of cluster housing and single lots by private enterprise.

##### ITEM 4 (Detail Map K5)

**GORDON:** Addition to and deletion from the plan to provide for residential access roads to enable the development of approximately 580 houses.



**ACT Administration**  
Office of Industry and Development  
Telephone (062) 75 0600  
Facsimile: (062) 40 7004

**Media Statement**

**NEW CITY PLAN VARIATIONS AVAILABLE FOR PUBLIC COMMENT**

Canberra residents will have the chance to comment on the latest provisions of the City Plan Variation 1989/7.

This Variation provides for the addition and deletion of roads in Monash, Calwell and Gordon to enable the development of housing and the addition of a minor access road in Hall.

The City Plan shows the road reservations for Canberra and any proposed developments which require that Plan to be altered must be made public through a Notice of Intention to vary the Plan, published in the Commonwealth of Australia Gazette and allow for public submissions or objections.

Details of the intended change will be on display at 220 Northbourne Avenue, Braddon and the Erindale Leisure Centre, Wanniasa. The details will also be advertised in the Canberra Times on Saturday 21 October.

Submissions or objections should be lodged with the ACT Government no later than 4.30pm, Monday 30 October 1989, after which they will be forwarded to the Joint Sub-Committee on the Variations to the Plan of the City of Canberra for consideration during its public hearing on the proposals.

Copies of the Gazette containing the Notice of Intention to vary the Plan are available at the Commonwealth Government Bookshop in Alinga Street, City.

Contact: Anne McGrath  
Manager, ACT Land & Planning Information  
Phone 46 8266  
19 October 1989



## **HALL: SECTION 9—ROAD ADDITION**

### **1. PURPOSE**

To provide vehicular access to an existing lease in the Village of Hall.

### **2. BACKGROUND**

In accordance with an Office of Industry and Development programme of formally closing unnecessary NSW gazetted road reserves within the ACT, two unconstructed reserves in Hall were formally closed in September 1988.

As vehicular access to one Hall property was affected by the road closures, it is intended to re-establish access by adding the reservation to the City Plan.

### **3. AREA**

300 m<sup>2</sup> approximately.

### **4. ESTIMATED COST**

Nil.

### **5. EXISTING DEVELOPMENT**

The whole of Hall Block 2 Section 9 is undeveloped.

### **6. PROPOSED DEVELOPMENT**

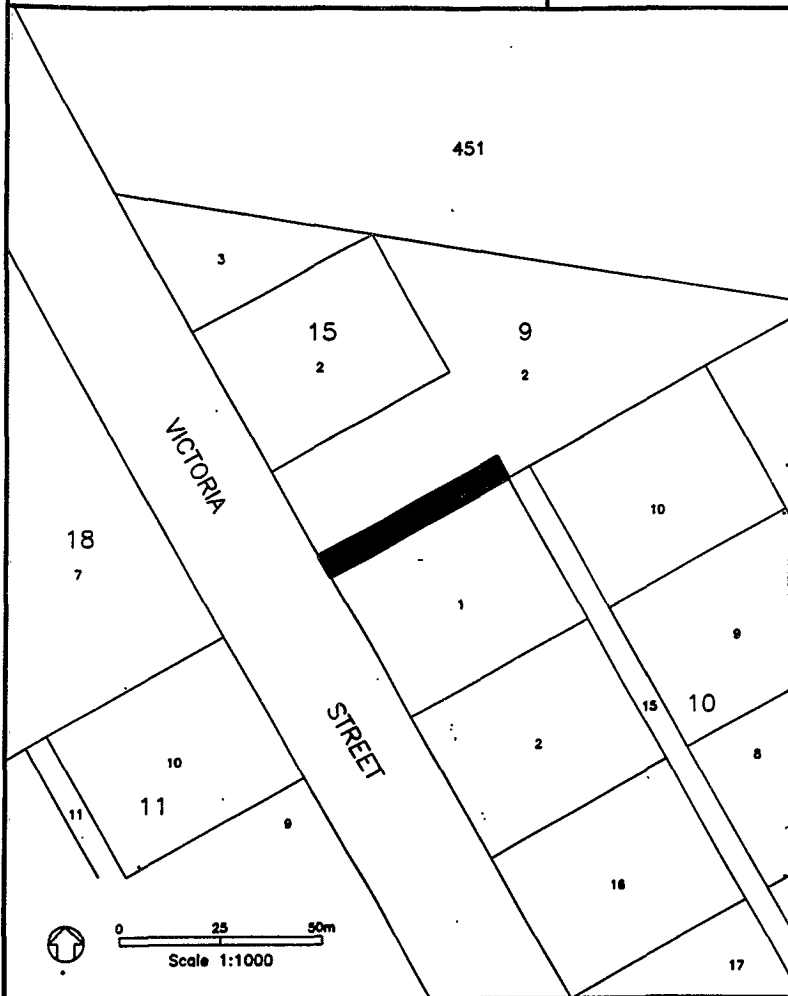
The road reserve will be approximately 6 metres wide and is intended only to provide vehicular access to Hall Block 1 Section 10.

### **7. ENVIRONMENTAL CONSIDERATIONS**

Presently the access track is unsealed and subject to soil erosion. Construction of road pavement will lessen this considerably.

### **8. PUBLIC PARTICIPATION**

The administrative process of varying the City Plan provides for the proposal to be subject to public scrutiny.



ROAD ADDITION



HALL: Section 9 - Road Addition



## **MONASH: SECTIONS 6-18—ROAD ADDITIONS AND DELETIONS**

### **1. PURPOSE**

This proposal in Tuggeranong is for residential access roads in the suburb of Monash to enable the development of approximately 270 houses on the western side of the existing Monash development. It is proposed to change some of the road alignments already gazetted in this area.

### **2. BACKGROUND**

The previous roads were gazetted as part of the 84th Gazetted Series. Subsequent to this private enterprise has taken up the land development role and the changes the developer of this parcel proposes generally arise out of the desire to remove battle-axe blocks from the subdivision layout. This is a marketing decision and is not related to any feasibility or otherwise of subdivision.

### **3. LENGTH**

The length of the proposed road is approximately 3330 metres.

### **4. ESTIMATED COST**

The cost of the roads and services is to be borne by the developer.

### **5. EXISTING DEVELOPMENT**

The site is located just south-west of the existing Monash housing development and bounded by Drakeford and Isabella Drives.

### **6. PROPOSED DEVELOPMENT**

The road variation will permit the development of approximately 170 standard houses and some 100 odd medium density units.

### **7. PARTICULAR PLANNING CONSIDERATIONS**

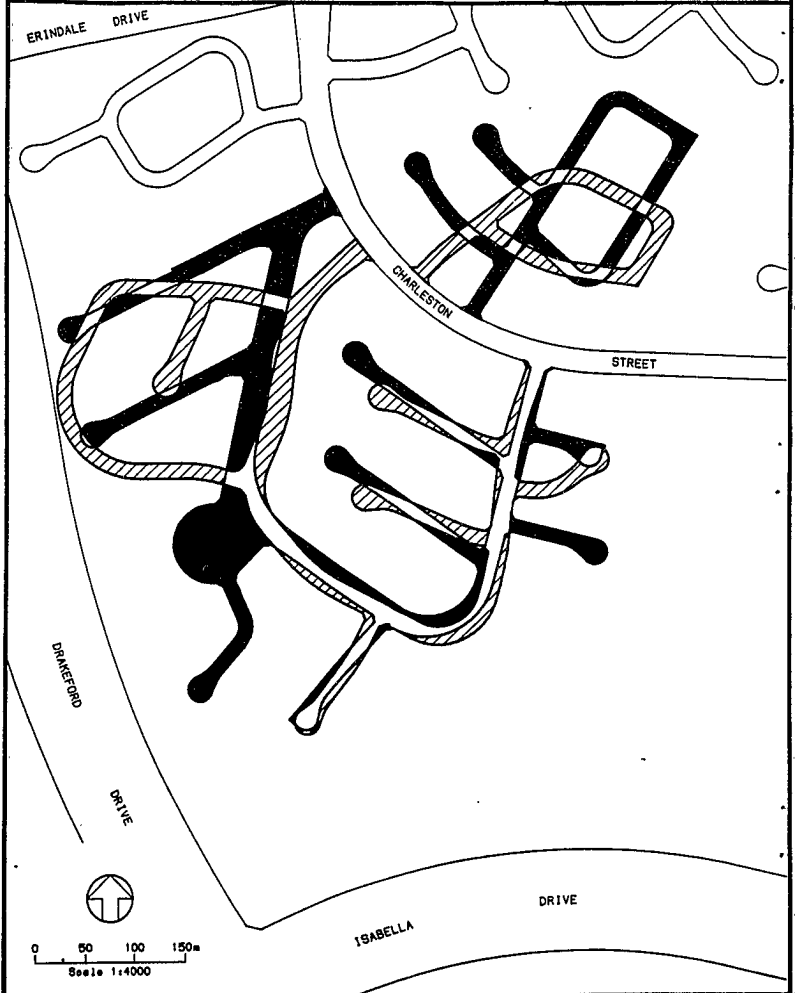
The developer of this parcel was concerned about the number of battle-axe roads in the original layout, believing that standard blocks are more acceptable in a marketing sense.

### **8. ENVIRONMENTAL CONSIDERATIONS**

Existing tree plantations will still be retained under the new subdivision layout. The design now utilises roads, a circular park and medium density housing to emphasise the low hilltop above the gentle terrain.

### **9. PUBLIC CONSULTATION**

No public consultation has taken place as the land use policy was not changed.



ROAD ADDITION  
ROAD DELETION



**MONASH:** Sections 6-18 - Road Additions and Deletions

## **CALWELL: SECTIONS 66, 69, 705—ROAD DELETIONS**

### **1. PURPOSE**

This proposal in Tuggeranong is for the deletion of gazetted residential access roads in the suburb of Calwell to enable the development of an alternative form of cluster housing and single lots by private enterprise.

### **2. BACKGROUND**

The previous roads were gazetted as part of the 86th Gazetted series, where the development intention was for individually titled 'cluster houses' to have access off these roads. However the land is now to be serviced and sold by private enterprise and an alternative form of housing layout is preferred by the developer. The new form of layout will have individual lots fronting the larger roads (e.g. Beazley Crescent) with cluster housing behind.

### **3. LENGTH**

The length of roads to be deleted is approximately 700 metres.

### **4. ESTIMATED COST**

Nil.

### **5. EXISTING DEVELOPMENT**

The sites are presently undeveloped land, purchased by private enterprise and about to be subdivided. The nearest existing housing is between 100 and 300 metres away in Duggan Street.

### **6. PROPOSED DEVELOPMENT**

The road variation will permit development of cluster housing and single lots. The number of single lots will be increased by 12 and the developer is keen to establish a medium density cluster housing arrangement on the remaining land. The number of these units is unknown at this stage, but densities should follow densities on medium density sites elsewhere.

### **7. PARTICULAR PLANNING CONSIDERATIONS**

The developer is aware of the wider constraints associated with housing development on these blocks (existing mature trees, the adjacent Drakeford and Tharwa Drives) and due cognisance will be paid to these issues in line with normal procedures for cluster housing design and approval.

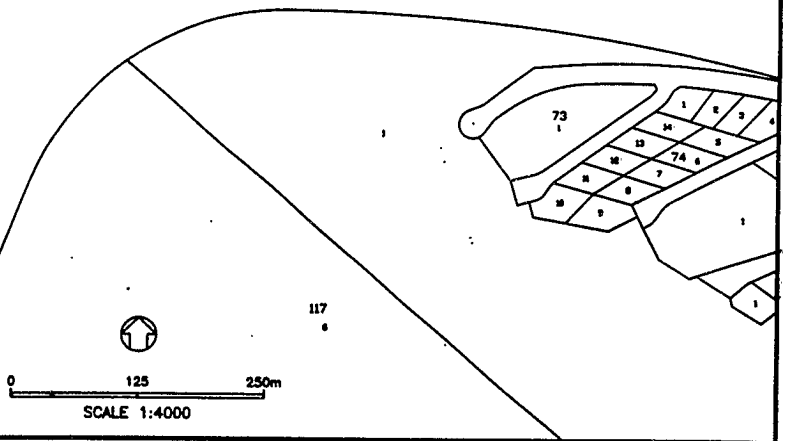
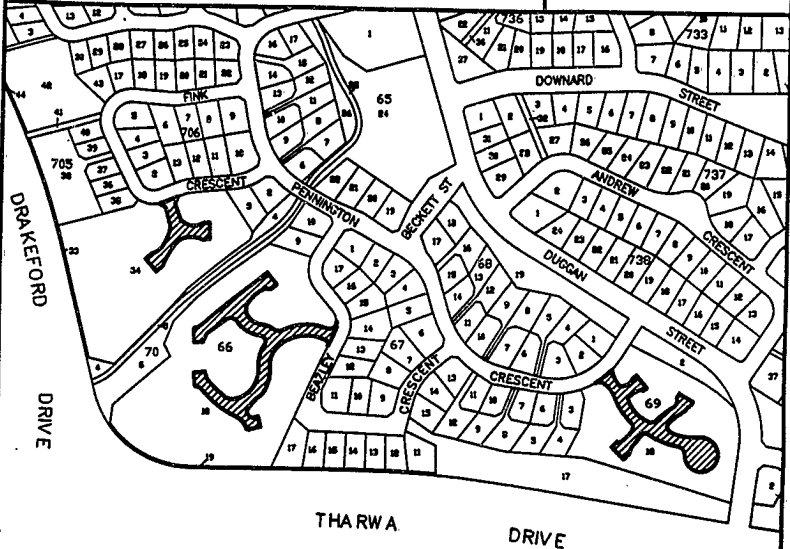
### **8. ENVIRONMENTAL CONSIDERATIONS**

The site contains many mature eucalypts and the developer has been requested to prepare cluster housing proposals that retain as many trees as possible.

The developer has also been requested to ameliorate any noise effects of adjacent major roads on future inhabitants of any of these housing areas.

### **9. PUBLIC CONSULTATION**

No public consultation has taken place as the land use policy was not changed.



ROAD DELETION 

**CALWELL:** Sections 66, 69 and 705 - Road Deletions

## **GORDON: ROAD ADDITIONS AND DELETIONS**

### **1. PURPOSE**

This proposal in Tuggeranong is for residential access roads in the suburb of Gordon, a previously undeveloped area, to enable the development of between 563 to 587 dwellings.

The proposals are a modification of alignments already gazetted in this area.

### **2. BACKGROUND**

The previous roads were gazetted as part of the 86th Gazetted Series. Subsequent to this private enterprise has taken up the land development role and the changes the developer of this parcel proposes generally arise out of the desire to eliminate battleaxe blocks from the subdivision layout. This is primarily a marketing based decision, although it is also suggested that a more efficient road layout occurs as a result.

### **3. LENGTH**

There is no substantial difference to the overall length of the roads in the subject area.

### **4. ESTIMATED COST**

The cost of the roads and services is to be borne by the developer.

### **5. EXISTING DEVELOPMENT**

The site is bound by the gazetted roads of Woodcock Drive to the west, and Tharwa Drive to the east. Woodcock Drive and the surrounding residential area, is currently under construction. Tharwa Drive is still at design stage.

### **6. PROPOSED DEVELOPMENT**

The road variation will permit the development of approximately 490 standard houses, 7 low density units, and 87 medium density units.

### **7. PARTICULAR PLANNING CONSIDERATIONS**

The developer of this area was concerned that the original road layout, and in particular the number of battleaxe blocks, provided a development which was less marketable than that now proposed.

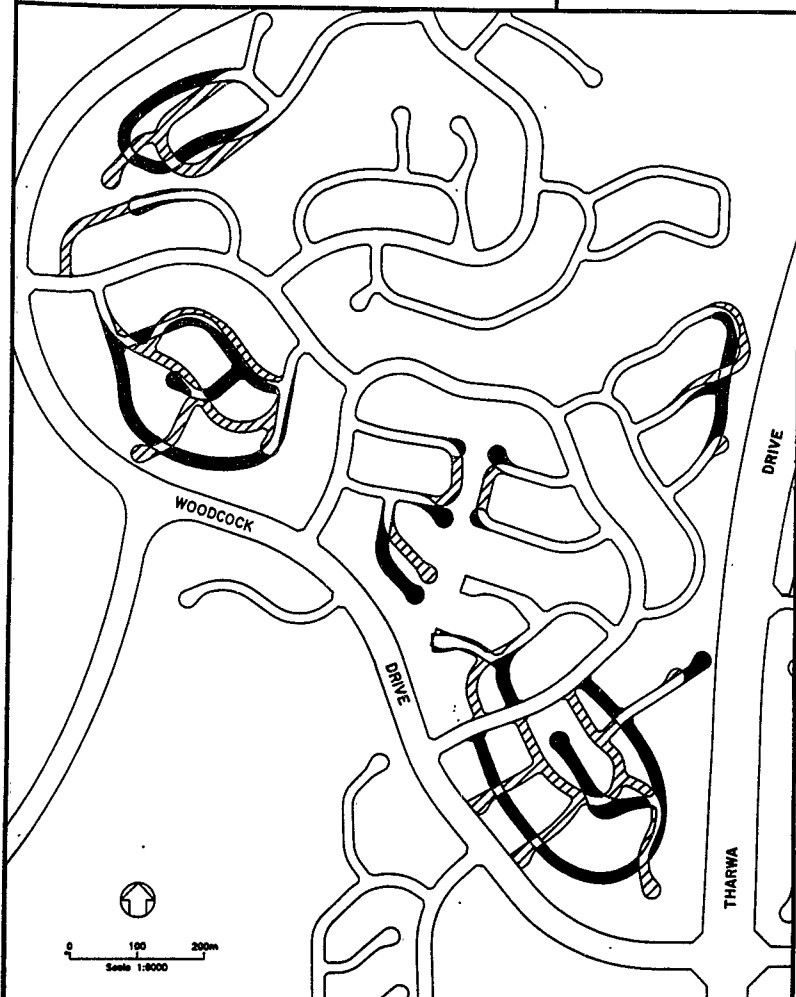
### **8. ENVIRONMENTAL CONSIDERATIONS**



The development area is bounded on the west by the Murrumbidgee Corridor. An open space area has been incorporated on the western edge of the development area to avoid development being visible from the river bank area. This is consistent with the advice given to the Joint Committee on the ACT by the former NCDC (Hansard 30/10/85).

The subdivision design is also characterised by a number of internal open space corridors providing separate pedestrian and cycle access from the proposed road system. Along the eastern boundary it is proposed that future noise levels from Tharwa Drive be contained to below 65 dba at the subdivision boundary with the construction of a sound mound within the Tharwa Drive reservation.

### **9. PUBLIC CONSULTATION**

No public consultation has taken place as the land-use policy was not changed, there are no residents in the area and the modifications do not depart from the principles of the original gazetted layout



ROAD ADDITION   
ROAD DELETION 

**GORDON:** - Road Additions and Deletions