

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

VARIATIONS 1989/4 AND 1989/5

JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

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

VARIATIONS 1989/4 AND 1989/5

JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

(iii)

MEMBERS OF THE COMMITTEE

Chairman: Mr J V Langmore, MP

Members: Senator T Aulich
Senator A W R Lewis
Senator R F McMullan
Senator M E Reid
Senator N K Sanders

Mr J D Anderson
Mr B J Goodluck, MP
Hon. G D Scholes, MP
Hon. T Uren, MP

Secretary: I A Dundas

TERMS OF REFERENCE

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

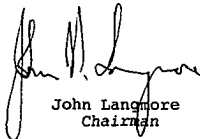
- . all proposals for modifications or variations of the plan of layout of the City of Canberra and its environs published in the Commonwealth of Australia Gazette on 19 November 1925, as previously modified or varied, which are referred to the committee by the Minister for the Arts, Sport, the Environment, 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 1989/4 and 1989/5**

The Committee considered the three items of these two variations (which are described in the Appendix) and concluded that they should be approved. There were no objections made to the proposals when they were advertised by the Australian Capital Territory Government for public comment.

The only matter of concern to the Committee was the need to separate cyclists and pedestrians on the re-aligned bike path along the Lake Burley Griffin foreshore. At its meeting on 25 September 1989 the Committee resolved that it present a report recommending that the proposed variations be agreed to and that the bike path be signposted, accordingly the Committee recommends that:

- Variations 1989/4 and 1989/5 as proposed in Commonwealth of Australia Gazette Numbers S265 and S266 be approved; and
- the bike path to be re-aligned according to proposed variation 89/5 (Item 2) be sign posted to separate pedestrian and cycle traffic.



John Langmore
Chairman

October 1989



ACT Government
Office of Industry and Development

Seat of Government (Administration) Act 1910

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

1989/4 & 1989/5

**Briefing
Material
Public
Comments
and
Objections**

Prepared for the Joint Committee on the
Australian Capital Territory

September 1989

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1989/4 and 1989/5 Series of Variations

1989/4

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1989/5

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Note: There were no submissions or objections received during the public consultation period for Variations 1989/4 and 1989/5.

SEAT OF GOVERNMENT ADMINISTRATION ACT 1910
PROPOSALS FOR VARIATIONS TO THE PLAN OF THE LAYOUT OF
THE CITY OF CANBERRA AND ITS ENVIRONS
(VARIATIONS 1989/4 AND 1989/5)

This briefing material is intended to supplement the information contained in the Notices of Intention to Vary the Plan of Layout of the City of Canberra and its Environs (the City Plan) which were published in Gazette No's S265 and S266 of Thursday 3 August 1989. The material has been prepared for the public enquiry by the Joint Committee on the Australian Capital Territory into Variations 1989/4 and 1989/5.

The variation proposals are referred to the Subcommittee for investigation and report by the Minister for the Arts, Tourism and Territories.

Variation 1989/4 proposes 1 item in McKellar.
Variation 1989/5 proposes an item in Dickson and an item in Parkes.



Commonwealth
of Australia

Gazette

No. S 285, Thursday, 3 August 1989

Published by the Australian Government Publishing Service, Canberra

SPECIAL

COMMONWEALTH OF AUSTRALIA

Seas of Government (Administration) Act 1910

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

Variation No. 4 of 1989

Under section 12A of the *Seas 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 Map Q5, 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: Mr Barry Giddins

or hand delivered to:

Mr Barry Giddins
Shopfront
Ground Floor
220 Northbourne Avenue
BRADDON ACT 2601

Dated this 1st day of August 1989.

ALLAN CLYDE HOLDING

Minister of State for the
Arts, Tourism and Territories

EXPLANATORY STATEMENT

Variation 1989/4

ITEM 1 (Detail Map Q5)

McKellar, Section 71: Addition to the plan to provide for an access road off Owen Dixon Drive to enable the area to be developed for clubs, community uses and sports fields.

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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. 5 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 N5 and P5, 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: Mr Barry Giddins

or hand delivered to:

Mr Barry Giddins

Shopfront

Ground Floor

220 Northbourne Avenue

Braddon ACT 2601

Dated this 1st day of August 1989.

ALLAN CLYDE HOLDING

Minister of State for the

Arts, Tourism and Territories

EXPLANATORY STATEMENT

Variation 1989/5

ITEM 1 (Detail Map P5)

Dickson, Dickson Place: Deletion from the plan to release the site for inclusion in an existing lease held by Woodworths, who presently use the site for vehicular access to delivery yard.

ITEM 2 (Detail Map N5)

Parke, Sections 27 and 29: Addition to and deletion from the plan to allow the realignment of the cycleway and thus allowing the upgrading of the Lake Burley Griffin townships within the Parliamentary Zone to cater for the current growth in tourism.

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PUBLIC INFORMATION

As part of its policy to stimulate public interest in the proposals, the Office of Industry and Development mounted displays showing both the intended variations at South Building London Circuit, Civic; 220 Northbourne Avenue Braddon; and the Belconnen Town Centre Public Library.

The Office of Industry and Development also advertised the variations in the Canberra Times on Saturday 5 August 1989 and Wednesday 9 August 1989, and issued a press release on 4 August 1989.

Office of Industry and Development

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

VARIATION 1989/4 and 1989/5

In the Commonwealth of Australia Gazette Nos S265 and S266 of Thursday 3 August 1989, the Minister for the Arts and Territories, the Hon Alan Cayde 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 Friday, 18 August 1989. All submissions must be lodged, in writing, with the Secretary, Office of Industry and Development, GPO Box 158, CANBERRA, ACT 2601 or hand delivered to Barry Giddins, Shepherds, 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 Committee on the Australian Capital Territory which will conduct hearings into the proposal and report to the Parliament before the variation can take effect.

Displays showing the intended changes will be available at South Building, London Circuit, City, the Belconnen Town Centre Library and 220 Northbourne Ave Braddon. All displays will be in place until the lodgement date for the closing of submissions.

All telephone enquiries may be directed to Barry Giddins on telephone 468 276.

EXPLANATORY STATEMENT

Variation 1989/4

ITEM 1 (Detail Maps G5)

MCKELLAR, SECTION 71: Addition to the plan to provide for an access road off Owen Dixon Drive to enable the area to be developed for clubs, community uses and sports fields.

Variation 1989/5

ITEM 1 (Detail Map P5)

DICKSON, DICKSON PLACE: Deletion from the plan to release the site for inclusion in an existing lease held by the adjacent lessee, who presently uses the site for vehicular access to delivery yard.

ITEM 2 (Detail Map N5)

PARKES, SECTIONS 27 and 29: Addition to and deletion from the plan to allow the realignment of the cycleway, and thus allowing the upgrading of the Lake Burley Griffin foreshores within the Parliamentary Zone to cater for the current growth in Tourism.



ACT Administration

Office of Industry and Development

GPO Box 158, Canberra ACT 2601

Telephone: (062) 46 2211

Facsimile: (062) 46 2303

Media Statement

CITY PLAN VARIATIONS

Canberra residents will have a chance to comment on the latest provisions of the City Plan Variations 1989/4 and 1989/5.

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

Variation 1989/4 proposes an access road off Owen Dixon Drive McKellar which will enable the area to be developed for clubs, community uses and sports fields.

Variation 1989/5 encompasses two changes. The first change at Dickson Place Dickson proposes to close part of the road reservation so the site can be released for inclusion in an existing lease. The site is presently used by this lessee as access to their delivery yard.

The second change proposes to realign a cycleway at Parkes, thus allowing the upgrading of the Lake Burley Griffin foreshores within the Parliamentary Zone to cater for the current growth in tourism.

Details of the intended changes will be on display at South Building, London Circuit, Canberra City; 220 Northbourne Ave, Braddon; and the Belconnen Public Library. The details will also be advertised in the Canberra Times on Saturday 5 August 1989 and Wednesday 9 August 1989.

Submissions or objections addressed to the Office of Industry and Development, PO Box 158, Canberra ACT 2601, or hand delivered to Shopfront, 220 Northbourne Avenue, Braddon should be lodged no later than 4.30pm on Friday 18 August 1989. All submissions or objections received will be forwarded to the Joint Committee on the Australian Capital Territory for consideration during its public hearing on the proposals.

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

Contact Officer: Anne McGrath
Shopfront
Development Division
46 8266(W)

**NOTES ON VARIATIONS TO THE CITY PLAN
1988/5, 1988/6, 1989/1, 1989/2 and 1989/3**

Variation Instrument 1988/5 was signed by the Minister on 30 May 1989 and the statutory requirement for the Instrument to sit before Parliament expired on 29 August 1989.

Variation 1988/6 received a favourable report as a result of the public hearing of 15 May 1989, and an Instrument of Variation has been prepared for the Minister's signature.

Variations 1989/1, 1989/2 and 1989/3 were considered by the Committee on 1 September 1989. Awaiting Committee's report.

McKELLAR : SECTION 71 - ROAD ADDITIONS

1. PURPOSE:

This proposal provides for an access road off Owen Dixon Drive to enable the area to be developed for Clubs, community uses and sports fields.

2. BACKGROUND:

McKellar Section 71 is located in Belconnen, in the District of McKellar and is bounded by William Webb Drive, Owen Dixon Drive, William Slim Drive and existing residential development to the east.

In July 1984 the National Capital Development Commission approved a Policy and Development Plan for McKellar Section 71 incorporating land for residential development, clubs, sporting and recreation facilities. A proposal has been received from the Belconnen Soccer Club for the development of a club and an enclosed soccer field. There is also a need for the development of additional public playing fields to supplement the existing Giralang playing fields. It is therefore proposed to construct an access road to the southern portion of Section 71 to allow the development of such facilities.

3. LENGTH:

The length of the proposed access road is approximately 300 metres.

4. ESTIMATED COST OF ROAD CONSTRUCTION:

The cost of providing the access road and sealed parking areas is approximately \$300,000.

5. EXISTING DEVELOPMENT:

The whole of McKellar Section 71 is presently undeveloped.

6. PROPOSED DEVELOPMENT:

The access road will create a site for a sports club and multi-purpose hall and an enclosed soccer field. In addition, four public playing fields and an oval will be constructed to supplement the heavily used Giralang fields and to provide a facility that will serve the early phases of the development of Gungahlin.

7. PARTICULAR PLANNING CONSIDERATIONS:

Because of the existence of extensive areas of uncompacted fill on the southern portion of McKellar Section 71 this area is unsuitable for any other form of development. The development of district playing fields provides active open space, a useful complement to the proposed Soccer Club facilities and provides a buffer between the club and the residential areas to the north and east.

The proposed access road is necessary as direct access to the club and playing fields from Owen Dixon Drive or William Slim Drive would create hazardous traffic conditions given the relatively high traffic volumes carried and the traffic generation of the proposed facilities. The proposed residential development in the northern portion of Section 71 is based on retaining Perkin Street and the extension of Rohan Rivett Crescent on the current gazetted alignments. As these streets are to serve residential development it would not be appropriate, from a traffic management or environmental viewpoint, for these roads to be the principal access to the playing fields.

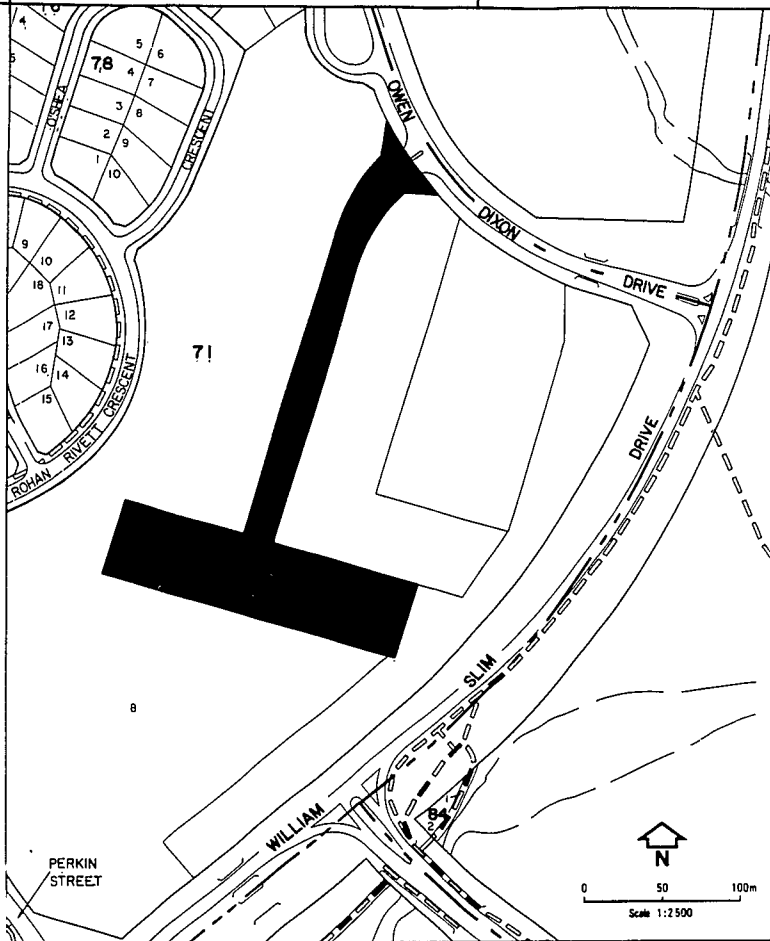
8. ENVIRONMENTAL CONSIDERATIONS:


The site consists of an alluvial flood plain upon which uncompacted fill of variable quality and miscellaneous builders' waste has been placed. During the development of Evatt a borrow pit was established on the site for subgrade replacement materials. An open stormwater overflow channel extends north-south through the eastern portion of the site, crosses William Slim Drive and drains into Lake Ginninderra. A drainage channel also passes through the southwestern corner of the site.

Extensive geotechnical investigations have been undertaken to establish the location and depth of fill and this information, together with flood and stormwater considerations, has been a major planning constraint in the preparation of an Implementation Plan for the area.

9. PUBLIC CONSULTATION:

The development of the southern portion of McKellar Section 71 for clubs, community uses and/or sporting activities is consistent with the Policy Plan and Implementation Plan for McKellar Section 71 published in July 1984. It should be noted that no changes to this plan were necessary following publication of the draft plan for public comment. Four responses to the draft plan were received. All responses, including one from the then ACT House of Assembly, were supportive of the development of recreational open space.



ROAD ADDITION 

McKELLAR: Section 71 - Road Addition



McKELLAR: Section 71 - Road Addition

DETAILS OF PROPOSAL TO VARY THE CITY PLAN

ITEM 1

DIVISION: Dickson

ROAD DELETION

1. Purpose of the Proposed Variation

Deletion of part of the existing road, reservation of Dickson Place to facilitate the creation of a consolidated block to be leased by Woolworths.

2. Background

ACT Administration received development conditions from the planning authority in November 1988 and wish to incorporate the area into an existing lease held by Woolworths.

3. Area

140m² approx.

4. Estimated Cost

NIL

5. Existing Development

Part of Dickson Place road reservation currently providing vehicular access to Woolworths delivery yard and a loading zone for shops in the vicinity.

6. Proposed Development

The National Capital Development Commission's Policy Implementation Plan of October 1988 outlines development conditions for Block 25 which is undeveloped Commonwealth land. The existing Block 3 will be consolidated with Block 25 and the area to be deleted to create a single block to accommodate the redevelopment of the supermarket.

7. Particular Planning Considerations

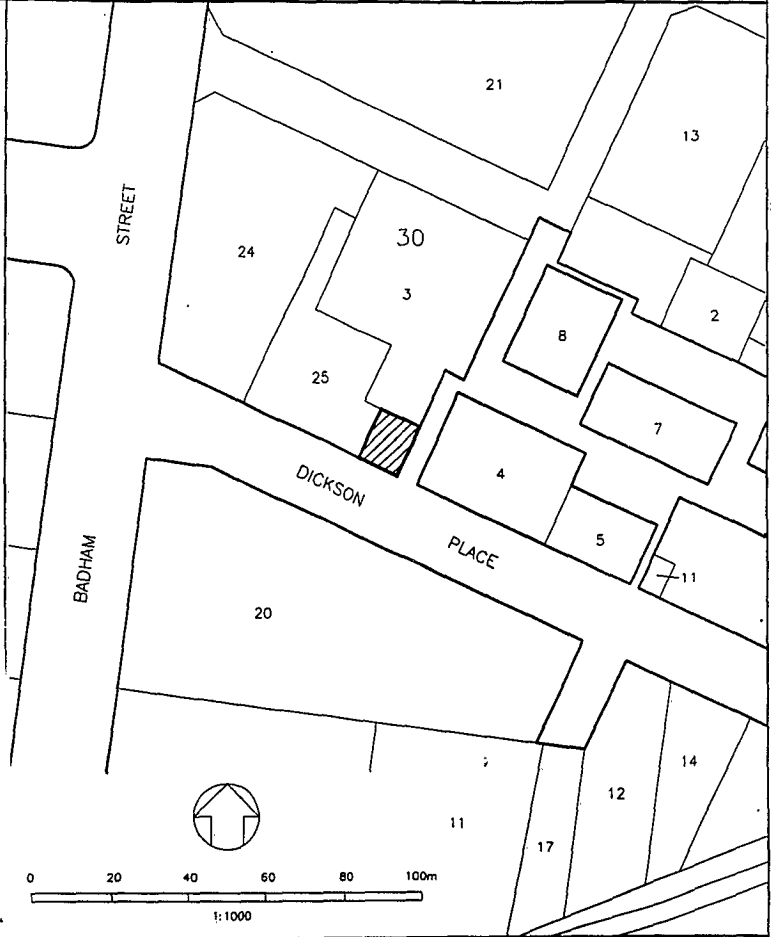
The additional parking demand generated by the extension to the store will be met through an increase in the parking supply in the vicinity.

8. Environmental Considerations

NIL

9. Public Participation

The administrative process of varying the City Plan provides for the proposal to be subject to public scrutiny. The National Capital Development Commission Policy Plan prepared in 1988 was subject to public consultation in relation to the proposed land use. No objections were raised in relation to the policy change.



ROAD DELETION 

DICKSON: Section 30 - Road Deletion



DICKSON: Section 30 - Road Deletion

VARIATION TO THE CITY PLAN - PARKES: SECTION 27 AND
29 - CYCLEWAY ADDITION AND DELETION

1. Purpose

To seek degazettal and gazettal, after realignment, of the cycle path (part) constructed in Parkes: Section 27 and 29.

2. Background

It is proposed to upgrade the foreshore of Lake Burley Griffin within the Parliamentary zone to cater for current growth in tourism, use of the area and to allow for future developments. The work consists of paving, lighting, tree planting, carparking and other associated facilities. The proposal was endorsed by the Joint Standing Committee on the New Parliament House on 9 March 1989. Part of the upgrading will require the realignment of the existing gazetted cycleway.

3. Area Degazetted/Gazetted

Approximately 630 metres is to be degazetted and 210 metres of cycleway will require to be gazetted after realignment.

4. Estimated Cost

\$20,000.

5. Existing Development

Currently there is a gazetted constructed cycleway along the foreshore. For most of its length it lies within the gazetted road reservation: this section will remain within that reservation. However, with the proposed works small sections at either end of the cycleway will need to be realigned and gazetted accordingly.

6. Proposed Development

The proposed works are intended to transform the present lake foreshore from a barren and windswept area, which is not an attractive or useable frontage to the Parliamentary zone, into public open space of a character suitable for this site which will allow for the needs of tourists and visitors.

Realignment of the cycleway is a logical step to be undertaken during construction of the proposed works. These new sections will not come into use for about two years due to the need for an interim staging arrangement to allow construction of the approved works to proceed.

7. Particular Planning Considerations

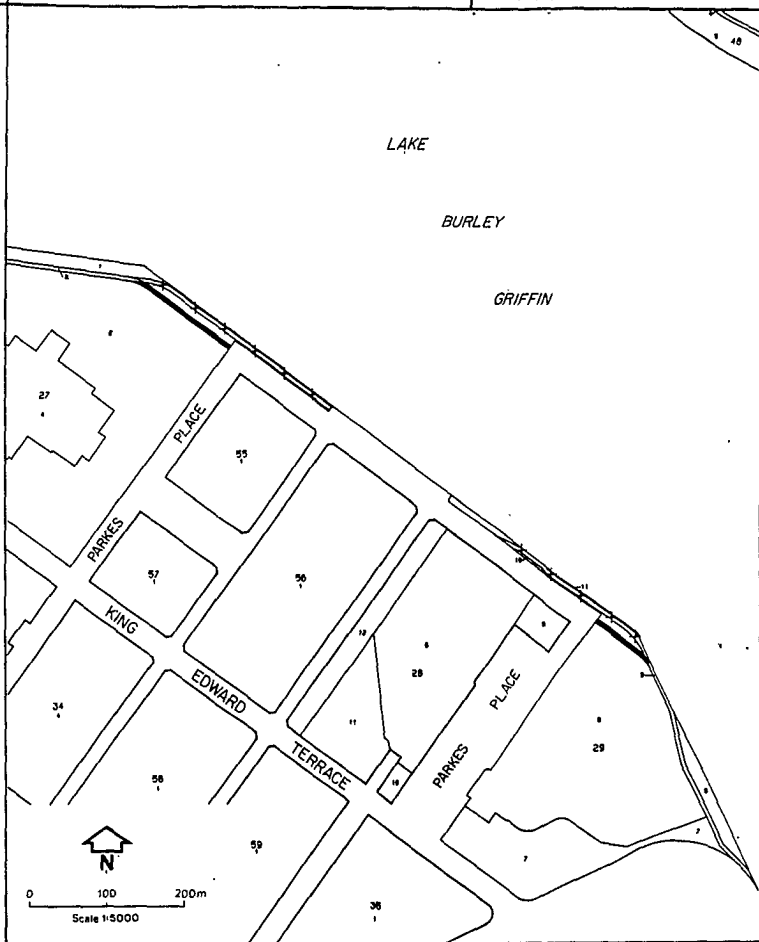
The proposal conforms to the approved Parliamentary Zone Development Plan.

8. Environmental Considerations

There are no environmental impacts arising from this project.

9. Public Participation

The lakeshore cycleway proposed for de-gazettal and gazettal after realignment is within an area to be designated under the National Capital plan which will be declared National Land. It is not considered that public participation occur other than that inherent in the de-gazettal process. There are no cost implications for the ACT budget. There is no change in land use policy.



Cycleway Addition 
Cycleway Deletion 

PARKES: Section 27 and 29 - Cycleway Addition and Deletion



PARKES: Section 27 and 29 - Cycleway Addition and Deletion