



DEPARTMENT OF THE SENATE
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24 AUG 1990
<i>Mary Evans</i>

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 1990/1

Joint Parliamentary Committee
on the Australian Capital Territory

August 1990

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 1990/1



Joint Parliamentary Committee
on the Australian Capital Territory

August 1990

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MEMBERSHIP OF THE COMMITTEE

Chairman	Mr J V Langmore
Deputy Chairman	Senator M E Reid
Members	Senator T Aulich Senator R J Bell *Senator A R Devlin Senator W R Parer Mr R P Elliott, MP Hon. J C Moore, MP Hon. G G D Scholes, MP Mr J R Sharp, MP
Secretary to the Committee	Mr I A Dundas
Staff	Miss T Cumberland Mrs M Lyons

- * Senator A R Devlin retired on 30 June 1990.

TERMS OF REFERENCE

The Committee was appointed to inquire into and report on:

the National Capital Plan and amendments to the Plan which are referred to it by the Minister responsible for the *Australian Capital Territory (Planning and Land Management) Act 1988*; and

such other 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.

CONTENTS

	Page
MEMBERSHIP OF THE COMMITTEE	iii
TERMS OF REFERENCE	v
CONTENTS	vii
SUMMARY OF RECOMMENDATIONS	ix
REPORT ON VARIATIONS 1990/1	1
Introduction	
Variations 1990/1	
APPENDIX	7
<i>Briefing material, public comments</i> and objections - Variations 1990/1	

SUMMARY OF RECOMMENDATIONS

The Committee approves all nine variations proposed as Variations 1990/1. The Committee recommends that:

- . a direct road link between Gungahlin and Mitchell be constructed as soon as possible;
- . the Gundaroo Road be maintained as an access route to the north of Gungahlin at least in the short term;
- . Variation 4 (City Section 14) be approved subject to a revision of the lease rental for blocks 8 and 9 Section 14 City, which adequately reflects the increase in value of the leases after the area to be deleted from the laneway is added to the leases; and
- . measures to control the volume and speed of traffic in Bateman Street and Learmonth Drive be introduced.

REPORT ON VARIATIONS 1990/1

INTRODUCTION

1.1 Section 12A of the *Seat of Government (Administration) Act 1910* provides that the Minister responsible for administering the Act may vary the gazetted plan of the layout of the city of Canberra. The variation must be tabled in both Houses of Parliament where it may be disallowed. The practice has been for the Minister to refer proposed variations to the Joint Parliamentary Committee on the Australian Capital Territory before tabling in Parliament.

1.2 The power of the Minister to vary the Plan as provided by the *Seat of Government (Administration) Act* is to be repealed when the transition period for the introduction of self government in the Territory, as defined in Section 57 of the *Australian Capital Territory (Planning and Land Management) Act 1988* ends. The transition period was expected to have ended in May 1990 but was continued pending finalisation of a National Capital Plan. During this period the need arose for several variations to the plan of the layout of Canberra. These were proposed by the Minister for the Arts, Tourism and Territories and referred to the Committee in accordance with established practice.

1.3 On 23 July 1990 the Minister wrote to the Committee asking it to consider the following variations known as Variations 1990/1:

Variation 1

GUNGAHLIN William Slim Drive: Addition to the extension of William Slim Drive as a distributor road for Gungahlin.

Variation 2

GUNGAHLIN SUBURB G: Addition of access and distributor roads for a proposed suburb in Gungahlin.

Variation 3

YARRALUMLA Kaye Place: Deletion of part of the road reservation to allow for development.

Variation 4

CITY Section 14: Deletion of part of the road reservation to allow for redevelopment of the ANZ Bank building site.

Variation 5

O'MALLEY Culgoa Circuit: Addition to the road reservation to allow access to several blocks.

Variation 6

KAMBAH Gleneagles Estate Development: Amendment of the road layout of stage 2 of the development.

Variation 7

TUGGERANONG Long Gully Road: Deletion and addition of portions of road reservation to allow for realignment of the road.

Variation 8

BANKS & CONDER: Deletion and addition of access roads to allow for the development of joint venture housing estates.

Variation 9

CONDER Abrahams Crescent: Deletion of a portion of the road reservation to allow development.

1.4 In accordance with the requirements of the Act these variations were advertised by the ACT Government for public consultation during a fourteen day period from 27 July. No comments or objections were received. Briefing papers describing each variation were prepared by the ACT Government and are attached to this report as Appendix 1.

VARIATIONS 1990/1

1.5 Although there were no objections to the proposed variations there were several matters that concerned the Committee and not all the proposals were straight forward. The Committee's conclusions on each variation are presented below.

Variation 1 Gungahlin - William Slim Drive

1.6 This item provides for the start of the development of Gungahlin. The new road proposed in this variation will provide access to the first suburb to be developed and, in the long term, will serve as a major route to Belconnen. The Committee has not made a detailed study of the Gungahlin development proposals and intends to inquire into all the external transport options. When considered in isolation the proposed variation is straight forward but broader issues related to the early development of Gungahlin also need to be considered. The Committee is particularly concerned about the need for a

direct road link between the new suburb and Mitchell. This will provide the early residents of Gungahlin with access to commercial services as well as providing a stimulus to businesses in Mitchell.

1.7 The Committee also considers that the future of the Gundaroo Road, which is to be replaced by the new road between the Barton Highway and the new suburb, needs to be reviewed. This road could be retained as a link to the rural areas north of Gungahlin.

1.8 The need to retain the Gundaroo Road and to develop the access to Mitchell will be considered in detail by the Committee in its inquiry into the external transport options for Gungahlin. Without pre-empting that inquiry the Committee recommends that:

- . Variation 1 (Gungahlin - William Slim Drive) of Variations 1990/1 be approved;
- . a direct road link between Gungahlin and Mitchell be constructed as soon as possible, and
- . the Gundaroo Road be maintained as an access route to the rural areas of New South Wales to the north of Gungahlin at least in the short term.

Variation 2 Gungahlin Suburb G

1.9 Suburb G is to be the first suburb developed in Gungahlin. It is proposed that most of the suburb be developed by private enterprise according to standards set down by the ACT Government. This variation proposes an alignment for the main internal feeder route for the suburb. The remainder of the internal road layout will be proposed after the land is released to developers. The Committee recommends that:

- . Variation 2 (Gungahlin Suburb G) of Variations 1990/1 be approved.

Variation 3 Yarralumla - Kay Place

1.10 This is a minor variation that proposes the deletion of part of a road reservation. The Committee was advised that the area to be deleted from the road reserve does not extend onto the road surface. The road serves mainly as an access to a car park. The Committee recommends that

- . Variation 3 (Yarralumla - Kay Place) of Variations 1990/1 be approved.

Variation 4 City Section 14

1.11 This variation proposes the deletion of a small part of a laneway. It is intended that this area be added to the leases for blocks 8 and 9 of City Section 14 which are to be redeveloped. The deletion appears to have no significant implications for existing uses

of the laneway. Its addition to the leases of the adjacent blocks will contribute to the value of the leases. The Committee recommends that:

- **Variation 4 (City Section 14) of Variations 1990/1 be approved subject to a revision of the lease rental for blocks 8 and 9 Section 14 City, which adequately reflects the increase in value of the leases after the area to be deleted from the laneway is added to the leases.**

Variation 5 O'Malley - Culgoa Circuit

1.12 This variation corrects an anomaly which has resulted in three future residential blocks in O'Malley not having access to a gazetted road. The Committee recommends that:

- **Variation 5 (O'Malley - Culgoa Circuit) of Variations 1990/1 be approved.**

Variation 6 Kambah - Gleneagles Estate Development

1.13 The road alignments proposed in this variation are a substantial modification to the layout previously agreed to. The changes reflect market needs as perceived by the developer. The Committee does not object to the proposed changes but it is concerned about the impact the development will have on traffic in existing areas of Kambah.

1.14 Access to the development will be via Learmonth Drive and Bateman Street. The volume of traffic on Bateman street has increased following the development of the Tuggeranong Town Centre and suburbs in south Tuggeranong. This road was intended as an internal feeder road in Kambah but is now used by through traffic as an alternative to Drakeford Drive. The result is an unsafe mix of suburban and inter-town traffic in residential areas. The Committee recommends that:

- **Variation 6 (Kambah - Gleneagles Estate development) of Variations 1990/1 be approved; and**
- **measures to control the volume and speed of traffic in Bateman Street and Learmonth Drive be introduced.**

Variation 7 Long Gully Road

1.15 The existing Long Gully Road requires upgrading to improve the alignment and to accommodate more traffic. The present alignment and capacity are unsatisfactory and will become increasingly inadequate as traffic flows increase in conjunction with completion of the Eastern Valley Parkway. The Committee recommends that:

- **Variation 7 (Long Gully Road) of Variations 1990/1 be approved.**

Variation 8 Banks and Conder

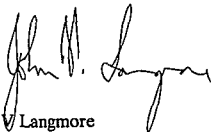
1.16 This variation proposes changes to the previously agreed road layout for parts of the suburbs of Banks and Conder. These changes are intended to provide a more efficient sub-division of the land and to reflect market needs. The Committee recommends that:

Variation 8 (Banks and Conder) of Variations 1990/1 be approved.

Variation 9 (Conder)

1.17 This variation corrects a small anomaly in the existing road plan. The Committee recommends that:

Variation 9 (Conder) of Variations 1990/1 be approved.



J W Langmore
Chairman

20 August 1990

APPENDIX

BRIEFING MATERIAL, PUBLIC COMMENTS AND OBJECTIONS - VARIATIONS 1990/1

- prepared by the ACT Department
of Environment, Land and Planning



ACT Government
Department of the Environment, Land and Planning

Seat of Government (Administration) Act 1910

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

1990/1

**Briefing
Material
Public
Comments
and
Objections**

Prepared for the Joint Committee on the
Australian Capital Territory

July 1990

CONTENTS

Introduction

Letter Referring 1990/1
Series of Variations to Committee

Extract from Gazette No S 210

Public Information

Copy of Press Advertisement for Variation 1990/1

Notes on Variation to the City Plan 1990/1

VARIATION SERIES 1990/1

VARIATION 1

GUNGAHLIN William Slim Drive: Addition to the extension of William Slim Drive as distributor road for Gungahlin.

VARIATION 2

GUNGAHLIN Suburb G : Addition of access and distributor roads for a proposed suburb in Gungahlin.

VARIATION 3

YARRALUMLA Kaye Place: Deletion of part of the road reservation to allow for development.

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VARIATION 8

BANKS & CONDER: Deletion and addition of access roads to allow for the development of joint venture housing estates.

VARIATION 9

CONDER Abrahams Crescent: Deletion of a portion of the road reservation to allow development.

SEAT OF GOVERNMENT ADMINISTRATION ACT 1910

PROPOSALS FOR VARIATIONS TO THE PLAN OF THE LAYOUT
OF THE CITY OF CANBERRA AND ITS ENVIRONS (VARIATION
1990/1)

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 S210 of 27 July 1990. The material has been prepared for the public enquiry by the Joint Committee on the Australian Capital Territory into Variation 1990/1.

This variation proposal was referred to the Committee for investigation and report by the Minister for the Arts and Territories in a letter dated 23 July 1990.

Variation 1990/1 comprises 9 items.

No comments were received as a result of the ACT Government's publicity of the proposals.



Minister for the Arts, Tourism and Territories

The Hon. David Simmons, MP
Federal Member for Calare

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 1910, I have signed a notice of intention to vary the plan of layout of the City of Canberra.

The variation known as 1990/1 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 section 1b(ii) of the terms of reference of the Joint Committee on the Australian Capital Territory I am referring the proposed variation to the Joint Committee for inquiry and report.

All comments and 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

DAVID SIMMONS



Commonwealth
of Australia

Gazette

No. S 210, Friday, 27 July 1990

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. 1 OF 1990

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 10 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 Q5, N5, M5, L4, L5, K5, and J5, 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 Commonwealth of Australia Gazette, to enable any interested parties to lodge submissions and/or objections to the proposed variation indicated in this notice. All correspondence relating to this proposal must be addressed to:


Secretary
ACT Department of the Environment, Land and Planning
GPO Box 158
CANBERRA CITY ACT 2601

Attention: Mrs Anne McGrath

or hand delivered to:

Mrs Anne McGrath
ACT Land & Planning Information
Ground Floor, Braddon Offices
220 Northbourne Avenue
BRADDON ACT 2601

Date: 23 day of July 1990


DAVID WILLIAM SIMMONS
MINISTER OF STATE FOR THE ARTS,
TOURISM AND TERRITORIES

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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 1990/1

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 of Australia Special Gazette on Friday 27 July 1990

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 Committee on the Australian Capital Territory which will conduct public hearings and report to Parliament before the variation can take effect.

Submissions should be lodged, in writing, no later than 4.30pm on 9 August 1990, addressed to:

Secretary
Department of the Environment, Land
and Planning
GPO Box 158
CANBERRA ACT 2601
Attention: Mrs Anne McGrath

or hand delivered to:

Mrs Anne McGrath
ACT Land and Planning Information
Ground Floor
Braddon Offices
220 Northbourne Avenue
BRADLON ACT 2601

For further information please contact Anne McGrath on
telephone 2468266 or Leonie Mossop on telephone 2468444.



**A.C.T.
GOVERNMENT**

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

VARIATION 1990/1

In the Commonwealth of Australia Special Gazette of Friday 27 July 1989, the Minister of State for the Arts Tourism Territories, the Honourable, David William Simmons 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 pm on 9 August 1990. All submissions must be lodged, in writing, with:

The Secretary,
Department of the Environment, Land and Planning,
GPO Box 150 CANBERRA ACT 2601 or hand delivered to:
Ms Anne McGrath

Ground Floor, 220 Northbourne Avenue
Bradden 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 variation can take effect.

Displays showing the intended changes will be available at 220 Northbourne Ave Bradden, the ACT Government Shopfronts, North Building Civic and Homeworld Tingkirawang and the Belconnen Public Library Chandler Street Belconnen. All displays will be in place until the lodgement date for the closing of submissions.

All telephone enquiries may be directed to Ms Anne McGrath on telephone 248 8285 or Ms Laurie Morrison on telephone 248 8444.

EXPLANATORY STATEMENT

VARIATION 1

GUNGAHLIN William Slim Drive: Addition to the extension of William Slim Drive as distributor road for Gungahlin.

VARIATION 2

GUNGAHLIN Suburb G: Addition of access and distributor roads for a proposed suburb in Gungahlin.

VARIATION 3

YARRALLUMLA Kays Place: Deletion of part of the road reservation to allow for development.

VARIATION 4

CITY section 14: Deletion of part of the road reservation to allow for redevelopment of the ANZ Bank building site.

VARIATION 5

O'MALLEY Gulgosa Circuit: Addition to the road reservation to allow access to several blocks.

VARIATION 6

RAMBAH Glenaeles Estate Development: Amendment of the road layout of stage 2 of the development.

VARIATION 7

TUGGERANONG Long Gully Road: Deletion and addition of portions of road reservation to allow for realignment of the road.

VARIATION 8

BANKS & CONDER: Deletion and addition of access roads to allow for the development of joint venture housing estates.

VARIATION 9

CONDER Abrahams Crescent: Deletion of a portion of the road reservation to allow development.

VARIATION 1: GUNGAHLIN, William Slim Drive - ROAD ADDITION

1. PURPOSE OF PROPOSED VARIATION

To permit the reconstruction of William Slim Drive in Gungahlin.

2. BACKGROUND

William Slim Drive is the first permanent access into Gungahlin. The first land releases in gungahlin for residential purposes is expected to occur by mid 1991. It is envisaged that Gungahlin will cater for a population of approximately 80,000. This road, planned as dual carriageway, will be constructed initially as a single carriageway and will provide access to the first residential sub-division. Construction of this road is programmed to commence in December 1990.

3. AREA/LENGTH

The road extends from the existing roundabout on the Barton Highway for a distance of approximately 3km.

4. ESTIMATED COST

The first stage is estimated to cost \$4.4m.

5. EXISTING DEVELOPMENT

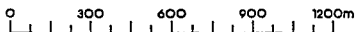
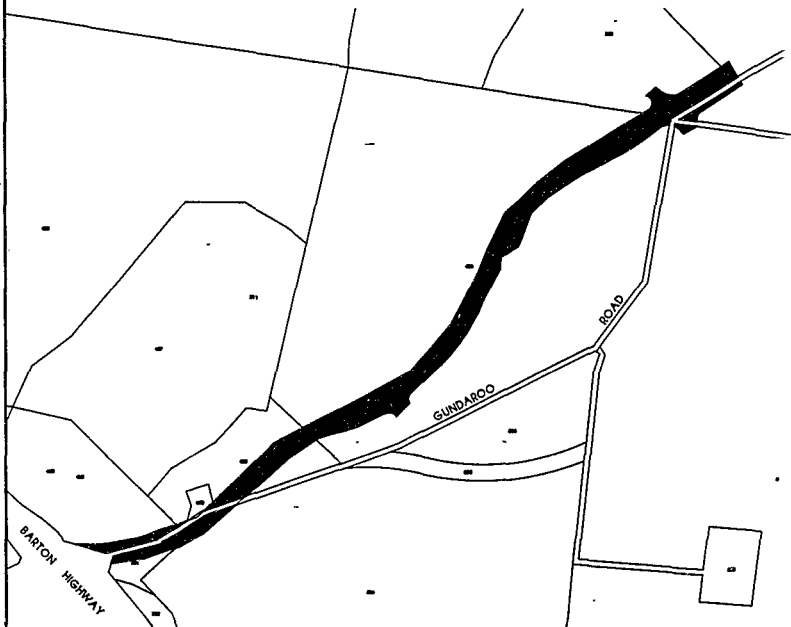
New road will replace existing Gundaroo Road.

6. PARTICULAR PLANNING CONSIDERATIONS

Road included in existing Gungahlin Policy Plan and Draft national Capital Plan. The road was included in the first release of the Draft National Capital Plan and the Certified Draft National Capital Plan, both of which have been considered by the Joint Parliamentary committee on the ACT.

7. ENVIRONMENTAL CONSIDERATIONS

Conditions of Gungahlin Environmental Impact Statement apply.



SCALE 1 : 15,000

ROAD ADDITIONS 

GUNGAHLIN: William Slim Drive - Road Additions



GUNGAHLIN: William Silm Drive - Road Additions

VARIATION 2: GUNGAHLIN, Suburb G - ROAD ADDITIONS

1. PURPOSE OF PROPOSED VARIATION

To permit the construction of distributor roads in Suburb G Gungahlin.

2. BACKGROUND

Suburb G is the first suburb to be released for development in Gungahlin. Part of the distributor roads within suburb G will be constructed by the ACT Government to facilitate packaging of land within the sub-division for development by the private sector. The remaining roads will be built by the private sector.

3. AREA/LENGTH

Total length of the distributor roads within Suburb G is approximately 3.5km.

4. ESTIMATED COST

The ACT Government will commit approximately \$3m in road and drainage works in the sub-division. Remaining costs will be included in general land servicing.

5. EXISTING DEVELOPMENT

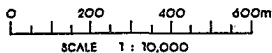
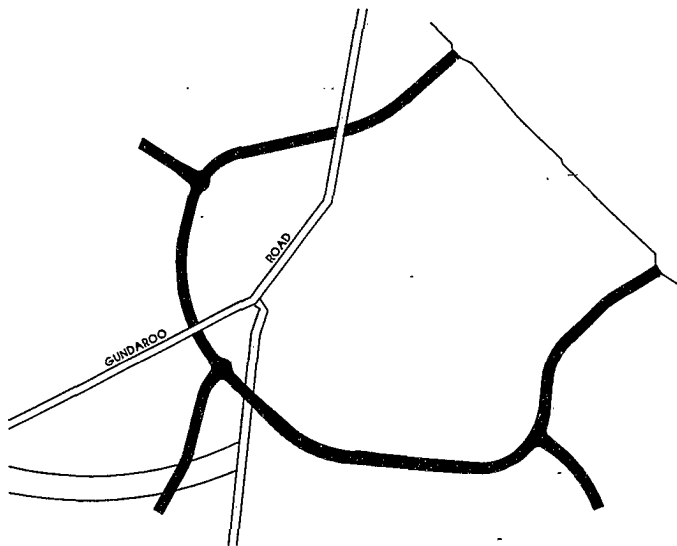
Undeveloped land.

6. PARTICULAR PLANNING CONSIDERATIONS

The Policy Plan for Gungahlin includes an implementation plan for Suburb G. The alignment of the distributor roads are included in the implementation plan.

7. ENVIRONMENTAL CONSIDERATIONS

Conditions of Gungahlin Environmental Impact Statement apply.

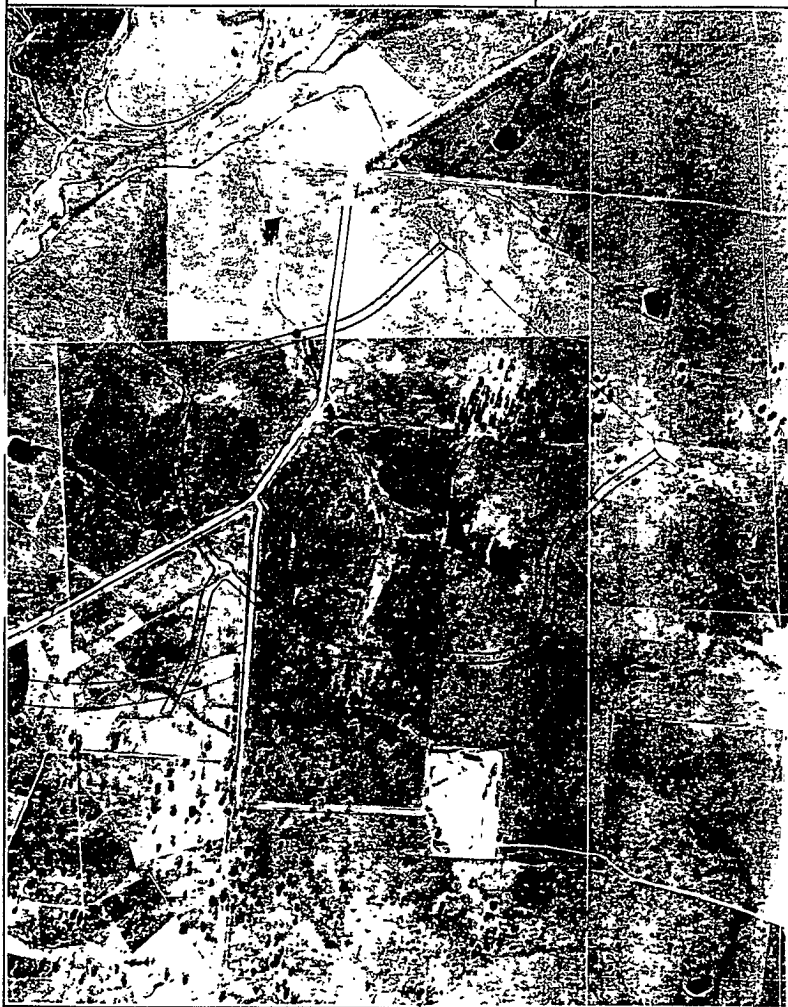


ROAD ADDITIONS



GUNGAHLIN:

Suburb G - Road Additions



GUNGAHLIN:

Suburb G - Road Additions

VARIATION 3: YARRALUMLA, Kaye Place

1. PURPOSE OF PROPOSED VARIATION

To permit construction of a tennis court and ancillary facilities on Block 5 Section 40 Yarralumla.

2. BACKGROUND

The Hyatt Hotel has applied to lease Block 5 Section 40 Yarralumla to construct a tennis court to be used in conjunction with hotel's leisure centre developed on Block 5 Section 41.

3. AREA/LENGTH

264m (approx).

4. ESTIMATED COST

Nil

5. EXISTING DEVELOPMENT

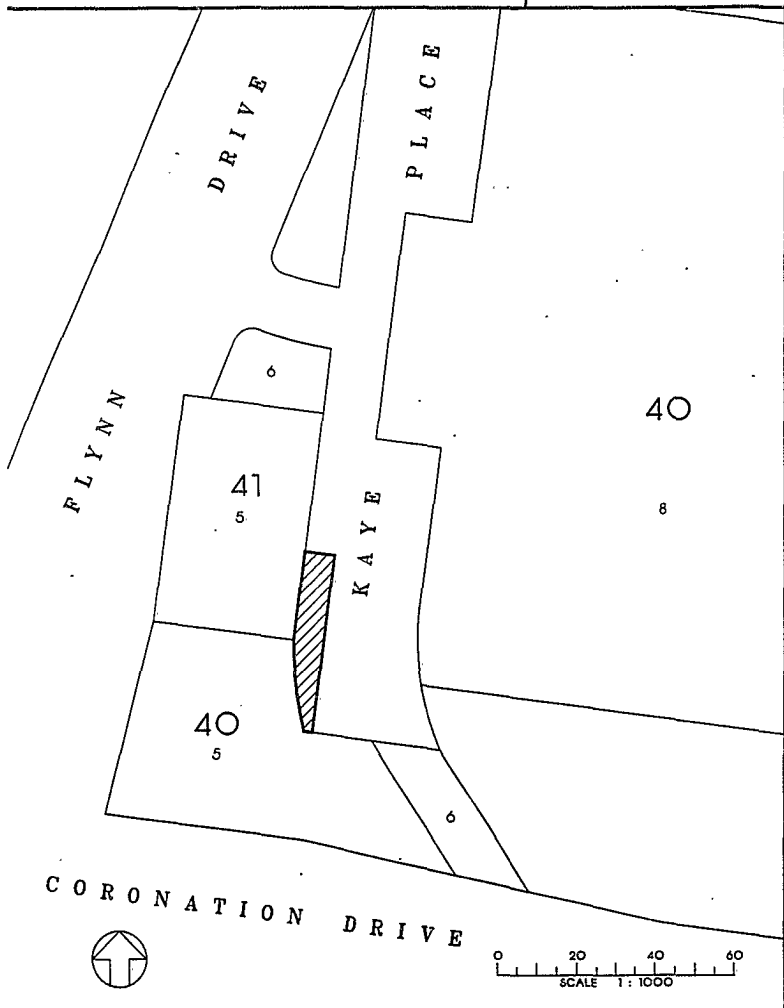
Open space/road reservation.

6. PARTICULAR PLANNING CONSIDERATIONS

The proposal is in accordance with Planning Policy.

7. ENVIRONMENTAL CONSIDERATIONS

N.A.



ROAD DELETION 

YARRALUMLA Kaye Place - Part Road Deletion



YARRALUMLA Kaye Place - Part Road Deletion

VARIATION 4: CITY SECTION 14 - ANZ Bank Building

1. PURPOSE OF PROPOSED VARIATION

To permit a proposed redevelopment of the ANZ Bank site in Section 14 City.

2. BACKGROUND

The lessee of Blocks 8 & 9 Section 14 City applied to redevelop the site in 1989. The proposal is to replace the existing development with a six storey office complex covering both blocks and part of the laneway between Blocks 7 and 8 Section 14 City. This gazettal action is to delete part of the road reservation of the laneway.

3. AREA/LENGTH

The total area to be degazetted is approximately 88 square metres.

4. ESTIMATED COST

NIL

5. EXISTING DEVELOPMENT

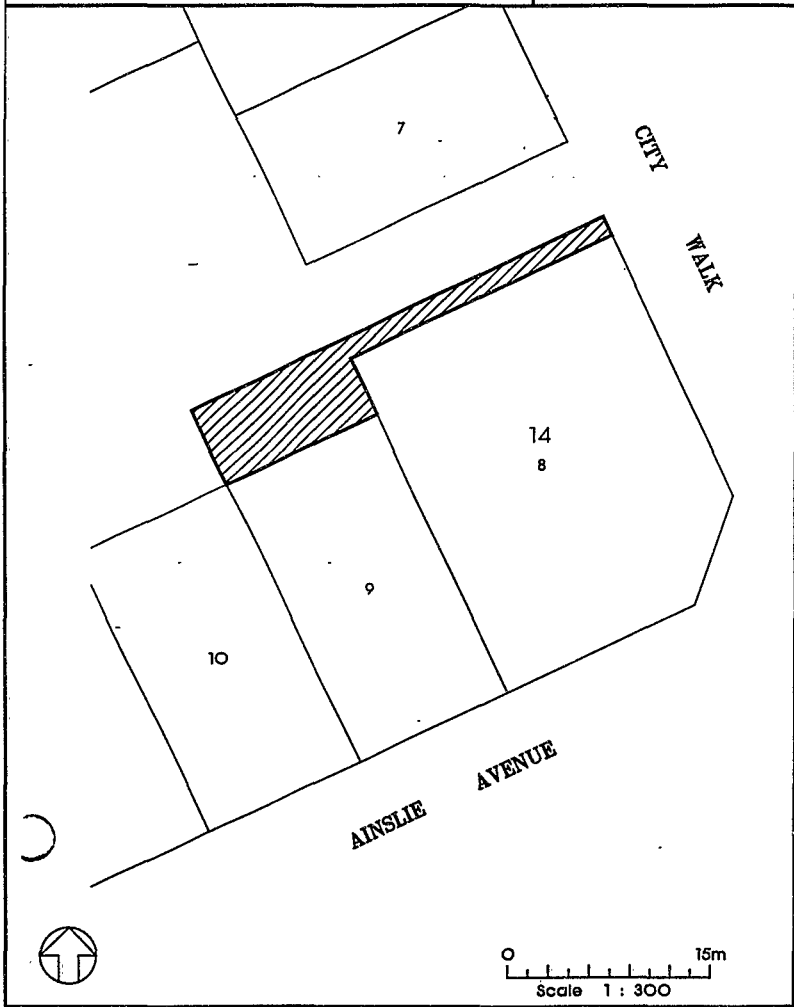
A building of five storeys occupies Block 8, while Block 9 houses a six storey development. They are separate but abutting buildings.

6. PARTICULAR PLANNING CONSIDERATIONS

N.A.

7. ENVIRONMENTAL CONSIDERATIONS

N.A.



ROAD DELETIONS 

CITY

Section 14 - Part Road Deletion



CITY

Section 14 - Part Road Deletion

VARIATION 5: O'MALLEY, Culgoa Circuit

1. PURPOSE OF PROPOSED VARIATION

To permit access to Blocks 5, 6 and 7 Section 34 from a gazetted road.

2. BACKGROUND

Currently these blocks do not have access to a gazetted road. To ensure consistency with all other residential blocks, an area of uncommitted land is to be added to the existed gazetted road to provide gazetted access.

3. AREA/LENGTH

N.A.

4. ESTIMATED COST

NIL

5. EXISTING DEVELOPMENT

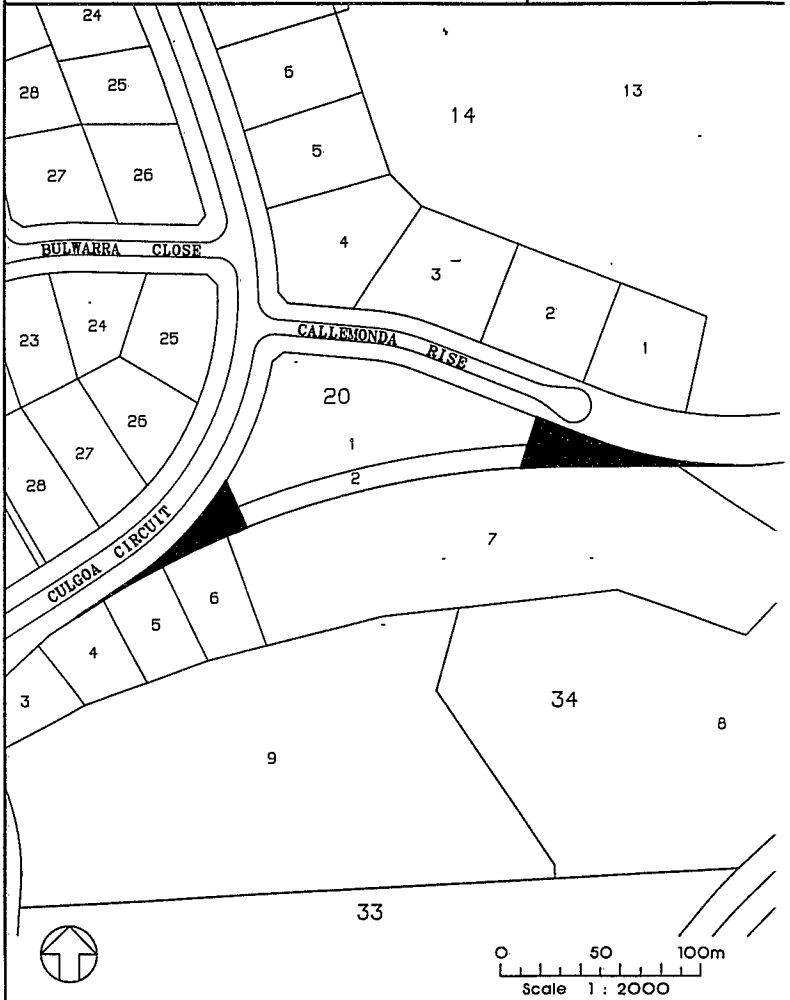
The pavement of Culgoa Circuit is already constructed.

6. PARTICULAR PLANNING CONSIDERATIONS

N.A.

7. ENVIRONMENTAL CONSIDERATIONS

N.A.

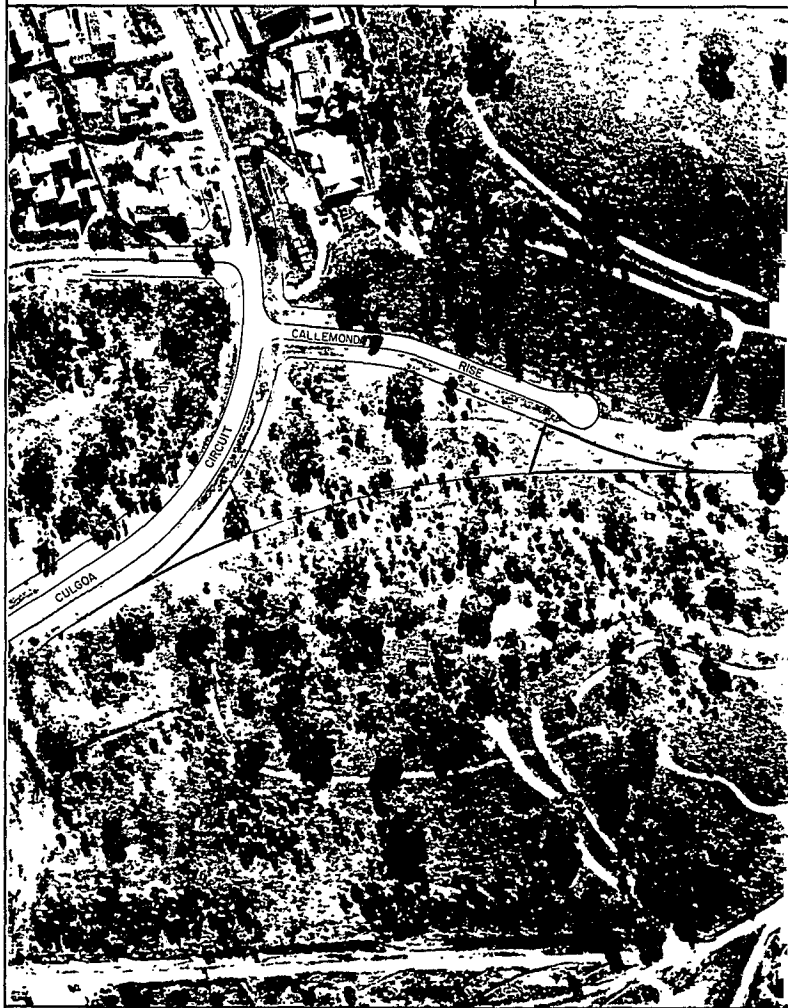


ROAD ADDITIONS



O'MALLEY

Section 34 - Road Additions



O'MALLEY

Section 34 - Road Additions

**VARIATION 6: KAMBAH, Gleneagles Estate -
ROAD DELETIONS/ADDITIONS**

1. PURPOSE OF PROPOSED VARIATION

To permit the construction of residential roads in the second stage of Gleneagles Estate.

2. BACKGROUND

Gleneagles Estate is being developed by a private developer. The previous roads in this development were gazetted as part of the 87th and 1989/6 series of variations to the City Plan. The developer has revised the road layout to more closely reflect market needs and to co-ordinate with the final design of the golf course.

3. AREA/LENGTH

N.A.

4. ESTIMATED COST

Construction costs are being borne by the developer.

5. EXISTING DEVELOPMENT

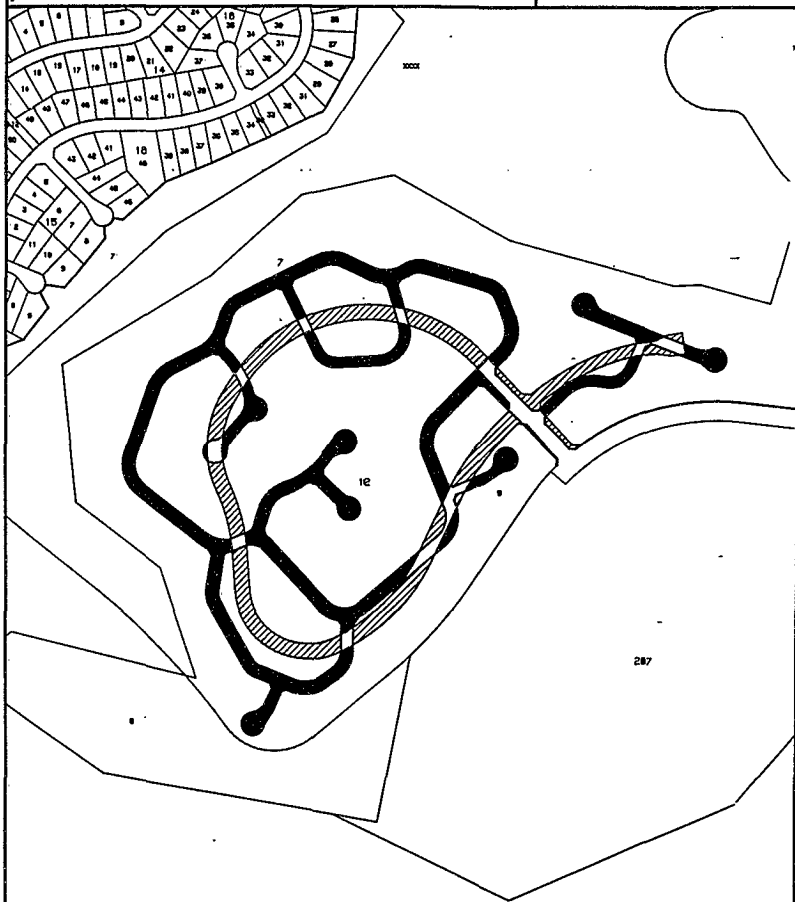
Undeveloped land.

6. PARTICULAR PLANNING CONSIDERATIONS

Variation to Planning Policy has been approved.

7. ENVIRONMENTAL CONSIDERATIONS

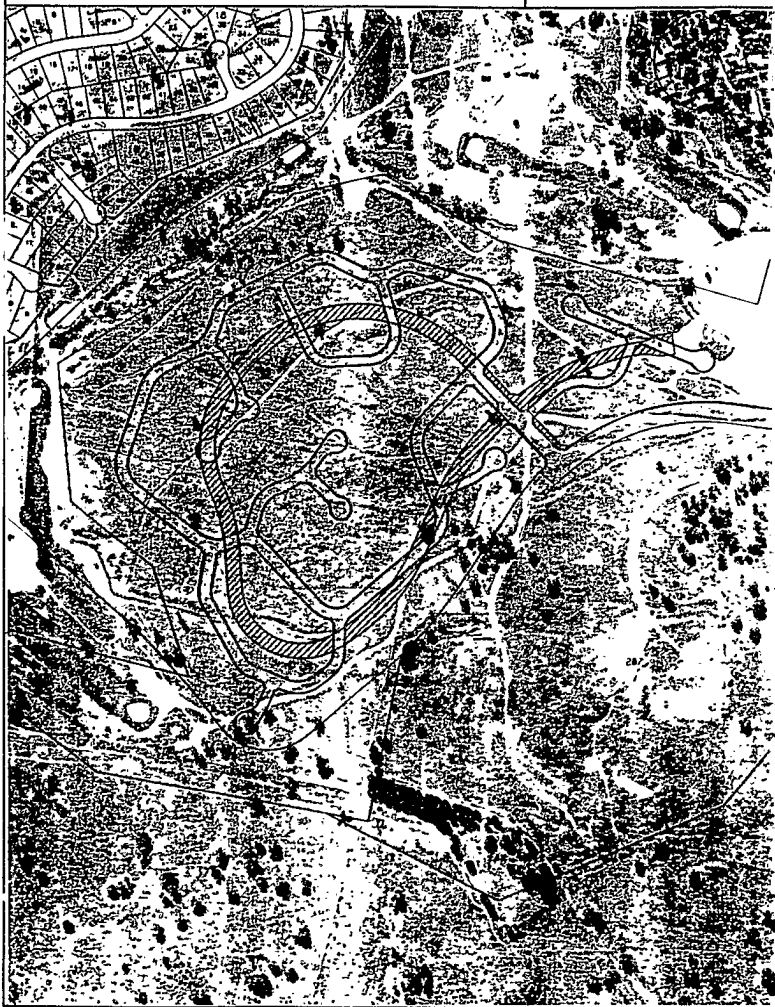
The relationship to the Murrumbidgee River Corridor is addressed in the approved Policy Plan.



ROAD ADDITIONS 
 ROAD DELETIONS 

KAMBAH:

Sections 7 & 12 - Road Additions
 and Deletions



KAMBAH:

Sections 7 & 12 - Road Additions
and Deletions

VARIATION 7: TUGGERANONG, Long Gully Road

1. PURPOSE OF PROPOSED VARIATION

To permit the reconstruction of part of Long Gully Road.

2. BACKGROUND

The road was originally a rural road. It is anticipated that there will be increased pressure on this road as a means of access to the Eastern Valley Parkway to the east.

Reconstruction is required to raise the overall standard of the road in terms of geometric alignment, to accommodate increased traffic and to improve the east/west connection with South Canberra.

3. AREA/LENGTH

Approximately 1800 metres will be gazetted.

4. ESTIMATED COST

\$1.2 million estimated for June 1991.

5. EXISTING DEVELOPMENT

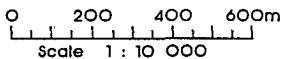
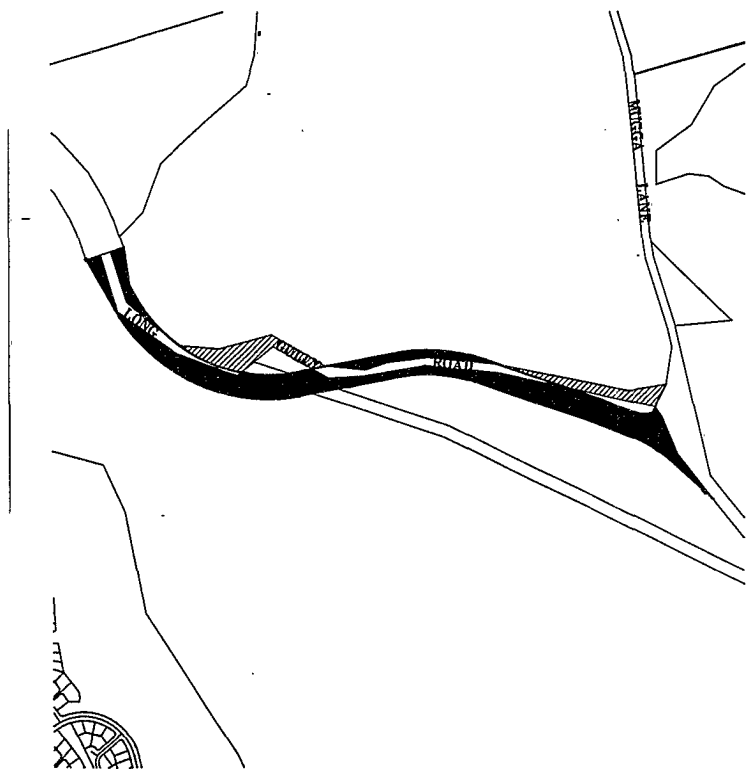
Unleased land.

6. PARTICULAR PLANNING CONSIDERATIONS

The road is in the Canberra Nature Park. Road improvements have been designed to minimise impact on park.

7. ENVIRONMENTAL CONSIDERATIONS

As for 6 above.



ROAD ADDITIONS 
 ROAD DELETIONS 

TUGGERANONG:

Road Additions
and Deletions



TUGGERANONG:

Road Additions
and Deletions

VARIATION 8: BANKS, CONDER - road deletions/additions

1. PURPOSE OF PROPOSED VARIATION

To permit construction of roads accessing residential developments in Banks and Conder.

2. BACKGROUND

This area is being developed in joint ventures with the ACT Government and HIA/MBCHA. The estates will provide quality low cost, affordable land for housing and will ensure that the needs of the lower end of the housing market are met.

The revised layout provides a more efficient sub-division of the land and also better reflects market needs.

3. AREA/LENGTH

No substantial change to overall length.

4. ESTIMATED COST

Costs are included in general and servicing and will be met by the developers. The revised layout will minimise development costs.

5. EXISTING DEVELOPMENT

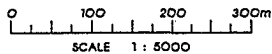
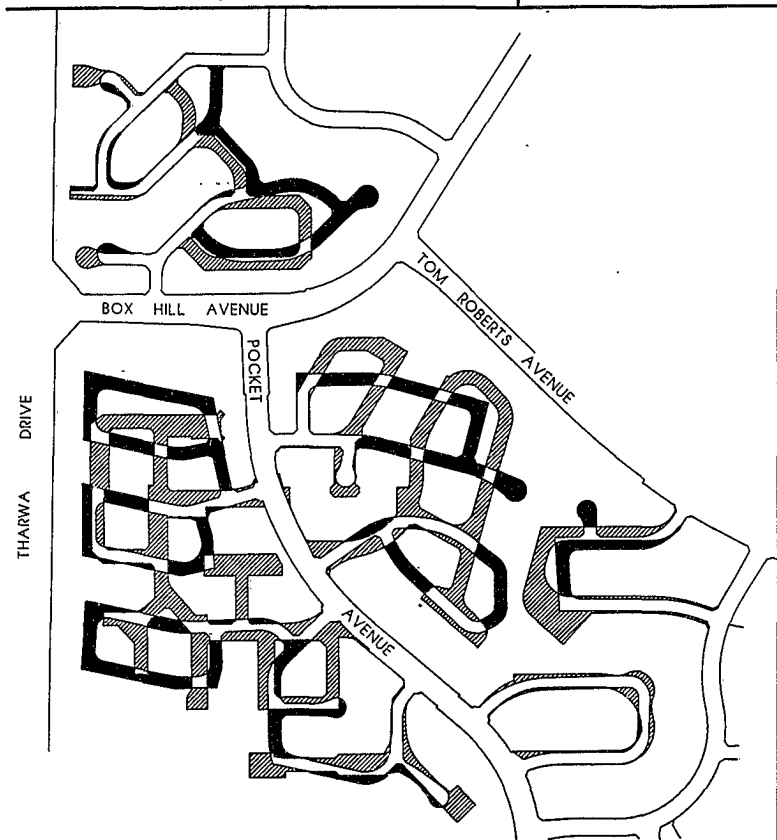
Undeveloped land.

6. PARTICULAR PLANNING CONSIDERATIONS

Proposed changes to roads are within existing planning policy.

7. ENVIRONMENTAL CONSIDERATIONS

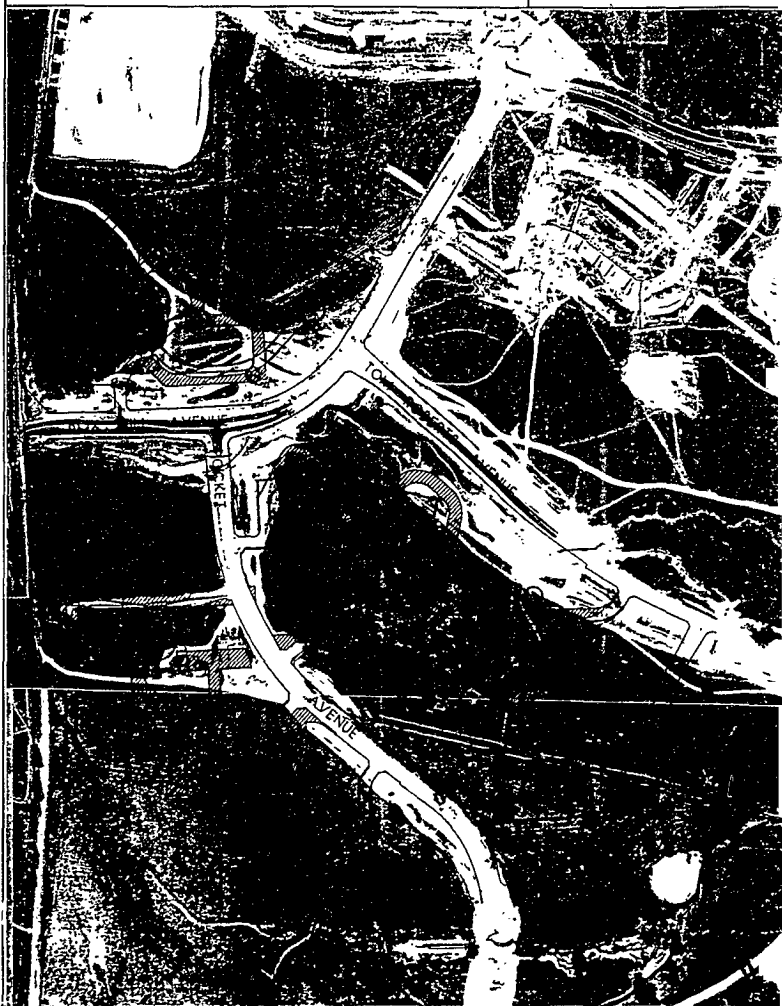
Normal land development requirements and standards apply. Pollution control facility of Point Hut Pond is in place.



ROAD ADDITIONS 
 ROAD DELETIONS 

BANKS - CONDER

Road Additions
and Deletions



BANKS - CONDER

Road Additions
and Deletions

VARIATION 9: ABRAHAMS CRESCENT, CONDER

1. PURPOSE OF PROPOSED VARIATION

To correct minor anomaly in road reservation.

2. BACKGROUND

This variation regularises a previous gazettel of the road reservation. The indentation is not requred for road purpose.

3. AREA/LENGTH

51 square metres (approx).

4. ESTIMATED COST

NIL

5. EXISTING DEVELOPMENT

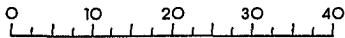
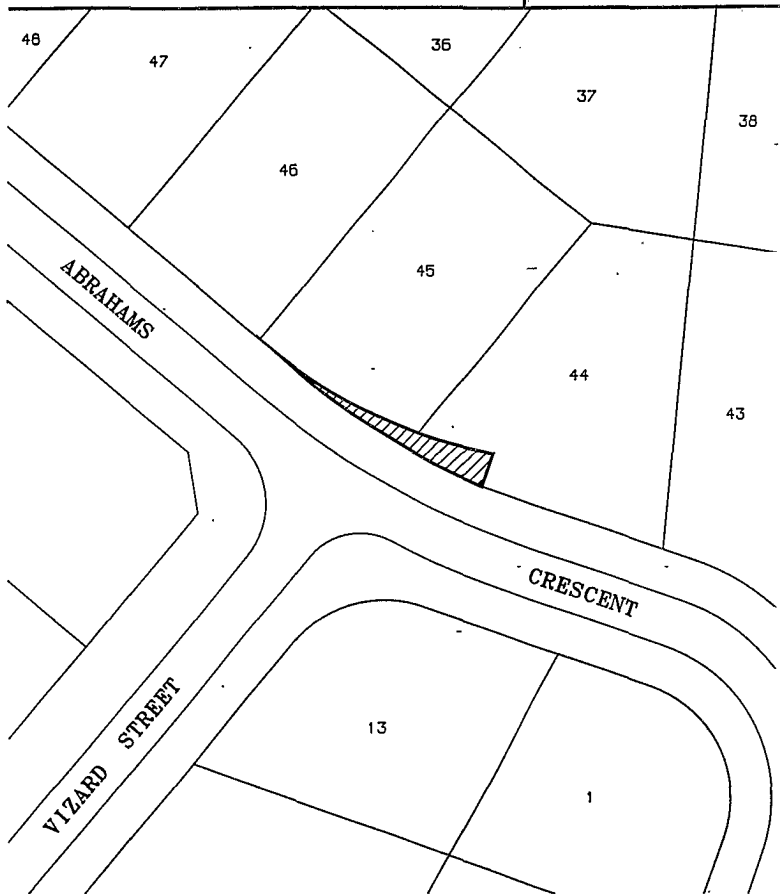
N.A.

6. PARTICULAR PLANNING CONSIDERATIONS

N.A.

7. ENVIRONMENTAL CONSIDERATIONS

N.A.



Scale 1 : 500

ROAD DELETION



CONDER

Abrahams Crescent - Part Road Deletion



CONDER

Abrahams Crescent - Part Road Deletion