

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

JOINT COMMITTEE ON THE  
AUSTRALIAN CAPITAL TERRITORY

REPORT ON  
PROPOSALS FOR VARIATION OF THE PLAN OF THE  
LAYOUT OF THE CITY OF CANBERRA IN THE  
AUSTRALIAN CAPITAL TERRITORY  
AS GAZETTED IN 1925.

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THE FORTY-SEVENTH SERIES OF VARIATIONS

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**JOINT COMMITTEE ON THE AUSTRALIAN  
CAPITAL TERRITORY**

1. The Committee was appointed for the life of the 27th Parliament by Resolutions of the House of Representatives and the Senate on 25 November 1969. It was first appointed by Resolutions of both Houses of Parliament on 8 November 1956 and re-appointed in succeeding Parliaments.

2. The duties of the Committee are to:

- (a) examine and report on all proposals for modifications or variations of the plan of lay-out of the City of Canberra and its environs published in the Commonwealth of Australia Gazette on the nineteenth day of November 1925, as previously modified or varied, which are referred to the Committee by the Minister for the Interior; and
- (b) examine and report on such other matters relating to the Australian Capital Territory as may be referred to the Committee by the Minister for the Interior.

**3. PERSONNEL OF THE COMMITTEE**

<b>Chairman</b>	<b>..</b>	<b>Senator John E. Marriott</b>
<b>Deputy Chairman</b>	<b>..</b>	<b>Mr F.M. Daly, M.P.</b>
<b>Members</b>	<b>..</b>	<b>Senator D.M. Devitt</b>
		<b>Senator G.C. Hannan</b>
		<b>Senator C.R. Maunsell</b>
		<b>Senator B.R. Milliner</b>
		<b>Mr K.E. Enderby, M.P.</b>
		<b>Mr E.M.C. Fox, M.P.</b>
		<b>Mr J.M. Hallett, M.P.</b>

## RECOMMENDATION

The Committee having considered the proposed variations as set out in this Report, recommends the implementation of these variations to the Plan of the lay-out of the City of Canberra, as gazetted in 1925.

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JOINT COMMITTEE ON THE AUSTRALIAN

CAPITAL TERRITORY

Report on the 47th Series of proposed Variations  
to the Plan of the Lay-out of the City of Canberra

On 3 March 1971 the Minister for the Interior, the Hon. R.J. Hunt, M.P., requested the Committee to consider proposals of the National Capital Development Commission for a series of ten variations to the plan of the lay-out of the City of Canberra, as gazetted in 1925.

These proposals were grouped together and designated the forty-seventh series of variations and are identified on the map which accompanies this report.

The Committee deliberated on these proposals having been informed about them in detail by officers of the National Capital Development Commission and the Department of the Interior on 16 March 1971.

The proposals were :-

Item 1. Located in Belconnen Neighbourhood No. 19.  
(See attached Map.)

This proposal sought an additional road pattern to provide further block subdivisions in the north east corner of this neighbourhood. New building

Sections 25, 26, 30-35 would provide frontages for 93 blocks for individual detached houses. The aggregate of blocks for this neighbourhood is expected to be 1,236.

The Committee was informed that this is a conventional subdivision for government houses with an average block size of 8,430 square feet, the blocks ranging in size from 7,000 to 12,000 square feet. The road provided will be 60 feet wide whilst associated cul-de-sacs will be 50 feet wide.

Item No.2. Located in Belconnen Neighbourhood No.20.  
(See attached Map.)

This proposal sought an additional road pattern for this neighbourhood. The eastern sector previously gazetted provides for 325 blocks for individual detached houses; the western sectors together provide for 558 blocks, aggregating 883 blocks. The Committee was informed that the design of the neighbourhood is based on the Radburn principle where the houses have one side to a pedestrian way and one side to the road, and that a prototype development in the Canberra neighbourhood of Fisher, Weston Creek, will be available for inspection in April or May of 1971.

The Committee sought information regarding the proportions of government and private enterprise housing, adequacy of recreation space, pedestrian and vehicular access, fencing, house design, location of sites

provided for shopping centre, hotel, club, churches, educational facilities and the design of the retail centre. Satisfactory explanations of each and their inter-relationship were received.

Item No.3. Located at Belconnen Town Centre.  
(See attached Map.)

This proposal concerned an additional road reservation for a service trades area at the Belconnen Town Centre.

Originally intended as a pedestrian mall the proposed reservation for a road resulted from advice received by the National Capital Development Commission from business persons of some experience in the type of enterprise for which the site is envisaged.

The Committee sought and received assurances regarding the appearance of the area when in use as proposed, as second-hand car sales, business sites.

Item No.4. Located in Canberra City, Section 52.  
(See attached Map.)

This proposal sought the Committee's concurrence with a new road reservation between the extensions of Allara and Bunda Streets, forming the southern property boundary to Section 52. The proposed road will give further frontage access to a site for future office building on one block and sites for future retail and office building on a second block.

Evidence given assured the Committee of the continuation of a satisfactory development of the Canberra city centre.

Item No.5. Located at Canberra City, Section 28.  
(See attached Map.)

This proposal sought approval of a reduction in the width of the gazetted University Avenue reservation, from 200 ft to 100 ft, for that portion of the avenue between the two arms of Ellery Circuit. The remainder of this avenue was previously reduced to 100 ft in width by gazettal.

Evidence was given that this proposal will ensure the consistent development of the road width of University Avenue already fixed between Hobart Place and Darwin Place. As this road will provide mainly pedestrian access, in an increasing volume, to the University there is no need to keep the road width at its original extent.

Item No.6. Located at Fyshwick, East Sector.  
(See attached Map.)

This proposal sought the agreement of the Committee with an additional north-south road reservation between Sections 32, 33 to provide frontage access to sites for leasing for private enterprise development.

The Committee was informed of a demand for sites for light industry and commerce of the size provided (one half acre) by this development.



Item No.7. Located in the Weston Creek Neighbourhood  
of Chapman, Sections 1, 4 and 5.  
(See attached Map.)

This proposal sought agreement to a modification of gazetted road reservations in part of north-western sector of this neighbourhood design amounting to an extension of a cul-de-sac and an additional tee-head road, together with deletion of cul-de-sac off a further road. These modifications will provide for frontages to blocks for individual detached houses.

The Committee was advised that the proposed modification is of a minor nature and because of the relatively rugged relief it will provide a better layout for functional engineering and design reasons.

Item No.8. Located in the Weston Creek Neighbourhood  
of Rivett, Section 21.  
(See attached Map.)

This proposal sought agreement to the deletion of a gazetted cul-de-sac north-west of Tristania Street, Rivett. This reservation is no longer required and its deletion will allow for flexibility in the design of Section 21, for which town houses, flats and institutional uses are proposed.

Item No.9. Located in the Woden Town Centre of Phillip,  
Sections 19-21.

It was proposed to provide an additional road reservation east-west between Bradley and Launceston Streets. The proposed road will provide frontage access to sites for intended private enterprise office building development now in urgent demand.

The witness for the National Capital Development Commission explained that this proposal was required to satisfy a demand for small office sites which can be met more satisfactorily at Phillip, than in the centre of Canberra City.

Item No.10. Located in Weston Creek Neighbourhood  
of Duffy.

This additional reservation is for extending a sub arterial road to a junction with the Cotter Road. This extension is now gazetted as part of the 46th series of variations, but the Minister signed the variation on the understanding that this item would be referred to the Parliamentary Committee on the A.C.T. when it next met.

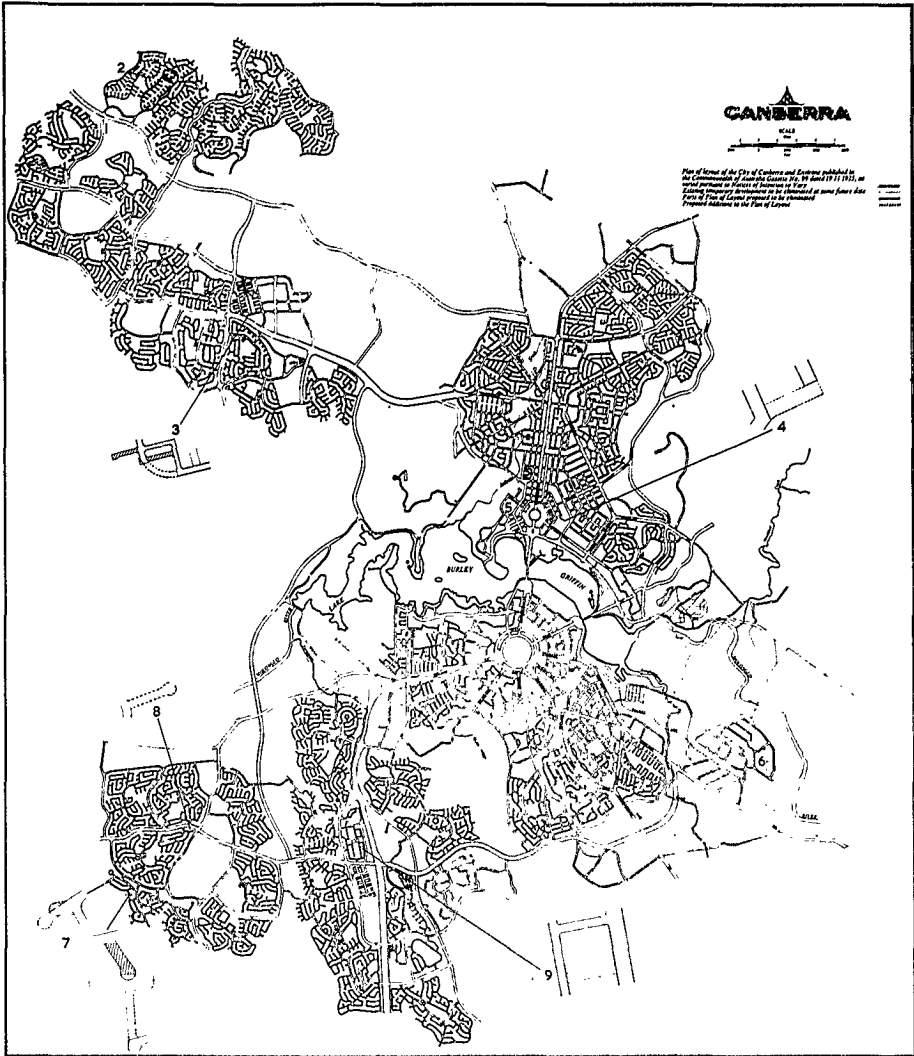
The need for the variation was demonstrated to the Committee's satisfaction.

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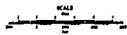
The Committee concurred with the foregoing proposals and recommends their implementation.

March 1971.

JOHN E. MARRIOTT, SENATOR  
Chairman



# CANBERRA



Plan of Town of the City of Canberra and Environs published by the Commissioner of Lands of Canberra No. 39 dated 17.11.51, as amended by subsequent orders to be intended as same from a date to be fixed by the Council prepared by the Government Printing Office in accordance with the Plan of Layout.

- Proposed Addition to the Plan of Layout
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