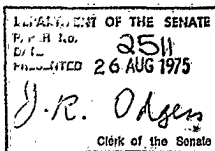


THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA



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

(FIFTY-NINTH SERIES)

JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

The Committee was appointed for the life of the 29th Parliament by resolutions of the Senate and the House of Representatives in July 1974. It was first appointed by resolutions of both Houses of Parliament on 8 November 1956 and re-appointed in succeeding Parliaments.

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 Capital Territory; and
- (b) examine and report on such other matters relating to the Australian Capital Territory as may be referred to the Committee -
 - (i) by the Minister for the Capital Territory; or
 - (ii) by resolution of either House of Parliament.

PERSONNEL OF THE COMMITTEE

Senator D.M. Devitt, (Chairman) ¹
Senator the Hon. J.E. Marriott, (Deputy Chairman).
Senator G.S. Davidson ²
Mr H.A. Hewson, M.P. ³
Mr J.W. Howard, M.P.
Mr K.L. Fry, M.P.
Mr J. C. Kerin, M.P.
Mr R.B. Whan, M.P.

- 1 Senator Devitt elected Chairman on 12 August 1975 in the place of Senator B.R. Milliner, deceased.
- 2 Senator G.S. Davidson appointed 11 June 1975 in the place of Senator the Hon. Sir Kenneth Anderson, K.B.E., resigned.
- 3 Mr H.A. Hewson appointed 21 May 1975 in the place of Mr P.S. Fisher, resigned.

RECOMMENDATION

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

JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

REPORT ON THE 59TH SERIES OF PROPOSED VARIATIONS
OF THE PLAN OF LAY-OUT OF THE CITY OF CANBERRA
AND ITS ENVIRONS

On 29 July 1975 the Minister for the Capital Territory, the Hon. G.M. Bryant, E.D., M.P., pursuant to paragraph 1(a) of the Resolution of Appointment of the Committee referred 6 items of proposals for variations of the plan of lay-out of the City of Canberra and its environs for examination and report by the Committee. These proposals, designated the 59th Series, were considered at meetings called for that purpose on 12 and 14 August 1975. At these meetings officers of the National Capital Development Commission and the Department of the Capital Territory were present to explain the proposals to the Committee.

The proposals were -

Item No.1 - Belconnen, Lathlain Drive

This proposed variation was withdrawn.

Item No.2 - Belconnen, Sections 14, 16

The proposal involves the deletion of two small roads off Cohen Street and Josephson Street. The deletion is required in order to facilitate the establishment of a Belconnen bus depot in the service trades area of the Belconnen Town Centre.

The Committee notes that provision for a major bus depot in the Belconnen area is in accordance with the evolution of the new transport policy which places emphasis on the use of the public transport system (mentioned in the Committee's Report on the 58th Series of Variations (paragraph 7)). The Committee was advised that the site for the proposed bus depot was considered in relation to the siting of the Belconnen fruit and vegetable market.

Item No.3 - Stirling

This addition to the plan provides access to sites to be developed for medium density housing. The variation involves the addition of a loop road and three culs-de-sac to provide access to the area upon which 150 town houses and 150 flats will be constructed. The Committee notes that provision has been made for an acoustic barrier between Hindmarsh Drive and the residential area.

Item No.4 - Kambah, Sections 278-284

An addition of roads leading from Vansittart Crescent and O'Halloran Circuit is proposed by this variation. The additions involve 2 loop roads which will provide access to medium density development, comprising 151 town houses and 215 residential flats. The area lies to the south-west of the Kambah group centre and there are pedestrian routes leading from the western side of the development to the group centre. Bus routes are planned immediately south of the development and a rapid transit line which stops at the group centre is also planned.

Item No.5 - Tuggeranong Creek South

This proposal adds 6 new suburbs to the plan of the City comprising Isabella Plains, Richardson, Chisholm, Gilmore, Calwell and Theodore. The total area comprises residential development of about 1,500 hectares providing approximately 6,300 building blocks and 1,800 medium density housing units. The long-term expected population in the area is 25,000 inhabitants.

The area is to be provided with two group centres, one intermediate centre, local activity centres, recreation areas, infants-primary schools, high schools and denominational schools. Feature areas are to include the proposed Isabella Golf Course and a park setting development which includes the Tuggeranong homestead.

The Committee was concerned about the nature and extent of drainage in the area particularly to the north of the development where there exists a natural flood plain which has flooded extensively in the past. The Committee was assured that provision has been made for a flood channel which is able to cope with floods of a frequency of once in 100 years. Larger floods can be catered for within the landscaped reservation on either side of the stormwater channel (i.e. floods of a frequency of once in a 1000 years).

The Committee notes that where residential areas adjoin arterial roads provision has been made for widening of reservations to provide adequate acoustic protection.

The Committee was concerned about the preservation of trees in the area and was assured that wherever possible, provision is made to incorporate existing stands of trees into open spaces, and that development is carried out in such a way as to preserve as many trees as possible.

The arterial roads are -

- . Isabella Drive: the extension of the gazetted reservation eastwards to junction with the Monaro Highway.
- . Isabella Drive: extended from Ashley Drive westwards to Drakeford Drive thus completing the east-west arterial from Monaro Highway to the Tuggeranong Town Centre location.
- . Drakeford Drive: from Erindale Drive southwards to Tharwa Drive, thus extending the arterial from Wanniasa, as well as providing access to the future town centre.

- . Johnson Drive: from Drakeford Drive eastwards to the Monaro Highway, providing an additional east-west link to the future town centre.

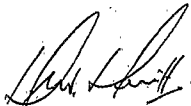
- . Ashley Drive: extension southwards of the gazetted reservation from Isabella Drive to Johnson Drive as part of the total network.

- . Tharwa Drive: from the Monaro Highway south-west to Drakeford Drive. This proposed arterial will replace the present road to Tharwa and forms part of the total network; it will also provide a main access to the future development areas in Lanyon.

Item No.6 - Pialligo

This variation involves the deletion of the small access road called Ulinga Place leading from Pialligo Avenue to the civil air terminal at Canberra Airport. The purpose of this deletion is to enable a lease over the whole area to be granted to the Department of Defence (certain areas to be granted to the Department of Transport for civil aviation purposes). Responsibility for the maintenance of the road will then devolve upon the civil aviation authorities and control of parking and traffic will be enforced under the Surface Traffic Act.

August, 1975



D.M. DEVITT
(Chairman)

CHAIRMAN'S TABLING STATEMENT - 59TH SERIES
OF VARIATIONS TO THE PLAN OF LAY-OUT OF
THE CITY OF CANBERRA AND ITS ENVIRONS

DEPART	THE SENATE
... H ...	2511
DATE	26 AUG 1975
PRESENTED	
<i>J.K.</i>	<i>Agen</i>
	Clerk of the Senate

Mr President,

The 59th Series of Variations to the Plan of Lay-out of the City of Canberra involves 6 items. Four of the proposals involve minor routine changes, one was withdrawn and one involves changes of some significance. I will draw the Senate's attention to two of these items.

The first is the deletion of two small roads in Belconnen, Sections 14 and 16. This variation is proposed to enable the establishment of a Belconnen bus depot in the service trades area of the Belconnen Town Centre. The Committee is gratified to see that this proposal accords with an evolving policy of increased emphasis upon the use of the public transport system. This policy and its ramifications were mentioned by the Committee in paragraph 7 of its Report on the 58th Series of Variations.

The second item worthy of comment involves major changes. It is the proposed development of Tuggeranong Creek South. This area is expected to ultimately accommodate 25,000 inhabitants, therefore, its planning and development was of particular interest to the Committee. The area, to comprise approximately 1,500 hectares of residential development, is a particularly attractive rural setting of mainly undulating

country with several prominent hillsides and some lower lying ground to the north. Consequently the Committee was concerned to preserve as much of the natural environment as possible.

Two facets of the proposed development attracted particular attention of members of the Committee. These were firstly, the possibility of drainage problems in the area, and secondly, preservation of trees.

The country to the south-east of the proposed development is higher than that to the north-west thus providing a substantial catchment area. These catchment waters flow across a natural floodplain and eventually into the Murrumbidgee River.

The Committee was concerned that proper measures should be taken to provide safe and effective drainage in the area and an assurance was given by the National Capital Development Commission that the construction of a major stormwater channel will alleviate the possibility of flooding in the future. The drainage system being constructed has the capacity to cope with flooding of the order of frequency of once in 1000 years.

There are several major stands of trees in specific sectors of the development but on the whole the area is otherwise sparsely timbered.

The Committee was concerned about the preservation of those trees and was assured that whenever possible, provision is made to incorporate existing stands of trees into open spaces and that development is carried out in such a way as to preserve as many trees as possible.

I commend the Report to the Senate.



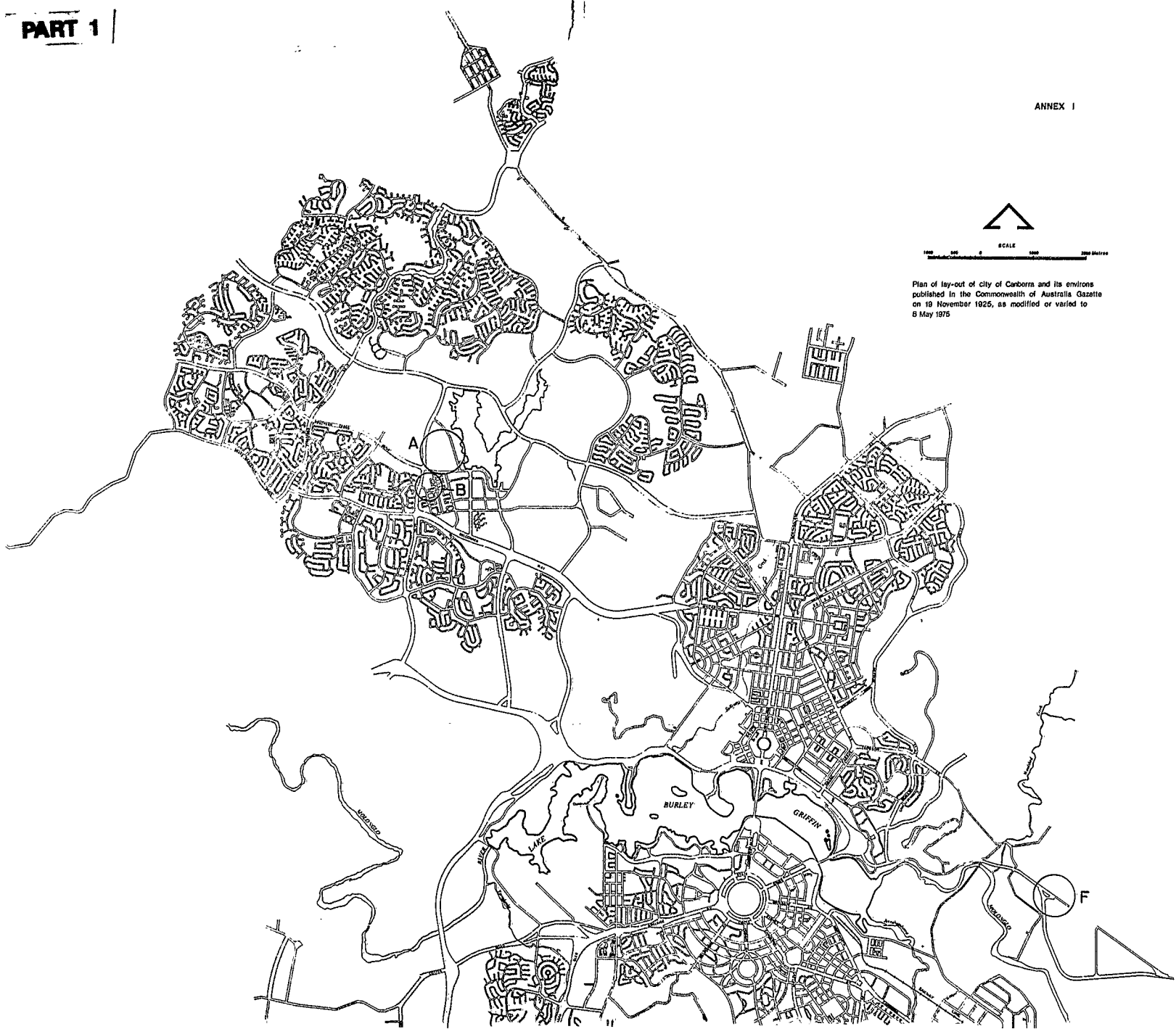
(D.M. DEVITT)
Chairman

26. 8. 75.



SCALE
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Plan of lay-out of city of Canberra and its environs
published in the Commonwealth of Australia Gazette
on 19 November 1925, as modified or varied to
8 May 1975



PART 2

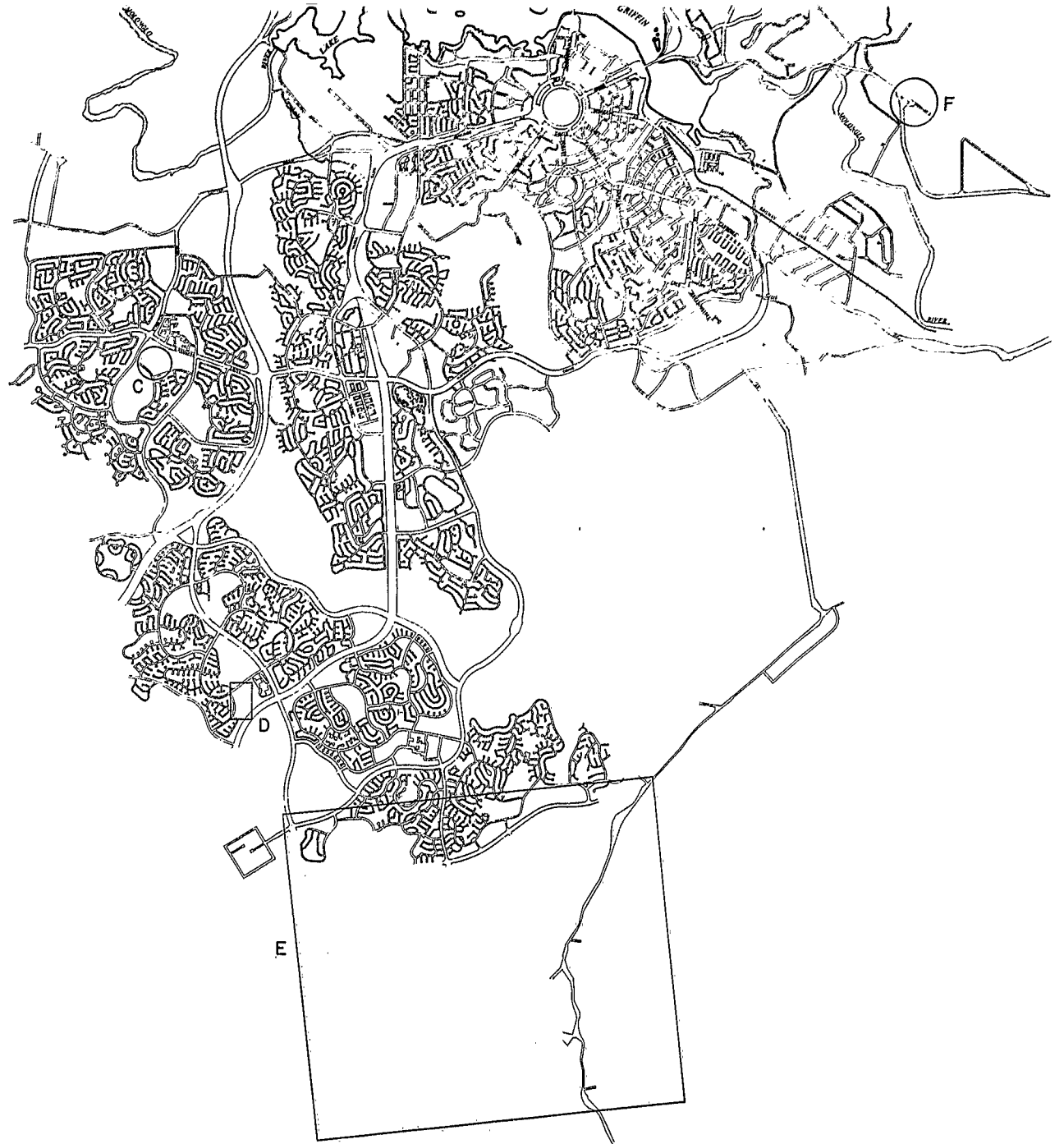


DIAGRAM A2



DIAGRAM B1

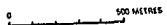
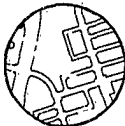
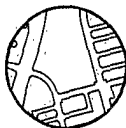


DIAGRAM B2

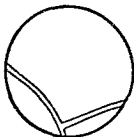


DIAGRAM B3



ANNEX 3

DIAGRAM C1



0 500 METRES

DIAGRAM C2



0 1000 METRES

DIAGRAM C3



0 500 METRES

DIAGRAM D1



0 500 METRES

DIAGRAM D2



0 1000 METRES

DIAGRAM D3



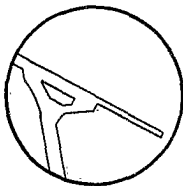
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DIAGRAM E2

0 1000 METRES

DIAGRAM F1



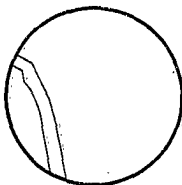
0 500 METRES

DIAGRAM F2



0 500 METRES

DIAGRAM F3



0 500 METRES