

Parliament of the Commonwealth of Australia

Senate Standing Committee on Transport,
Communications and Infrastructure

House of Representatives Standing Committee on
Transport, Communications and Infrastructure

Reports on Proposals for
Variations to the Plan of Layout
of the City of Canberra and its
Environs

First Report, September 1988
Second Report, November 1988
Third Report, November 1988

Australian Government Publishing Service
Canberra

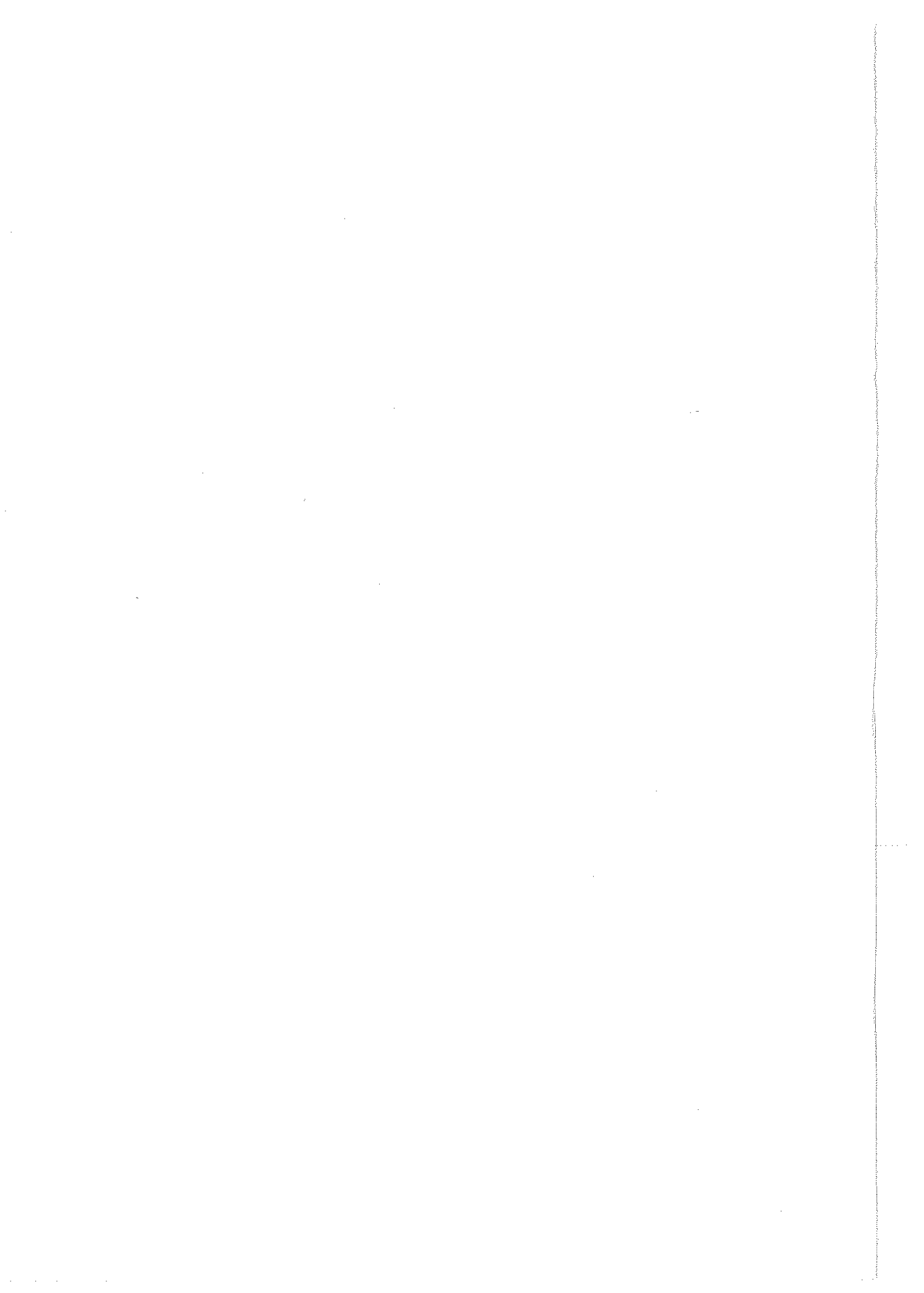
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PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA

SENATE STANDING COMMITTEE ON TRANSPORT, COMMUNICATIONS
AND INFRASTRUCTURE

HOUSE OF REPRESENTATIVES STANDING COMMITTEE ON TRANSPORT,
COMMUNICATIONS AND INFRASTRUCTURE

Joint Sub-Committee on Variations
to the Plan of Layout of the City of Canberra
and its Environs

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

First Report on Proposals for Variation

Variation 1987/1
Variation 1988/1
Variation 1988/2

SEPTEMBER 1988

MEMBERS OF THE JOINT SUB-COMMITTEE

Chairman: Mr J. Langmore, M.P.
Members : Senator G. Chapman
Mr A. Downer, M.P.
Mr T. A. Fischer, M.P.
Senator D. Foreman
Senator R. McMullan
Mr J. Saunderson, M.P.
Mr J. Snow, M.P.

Acting Secretary to the Inquiry:
Mr N. Bessell
The Senate

Secretary to the Joint Sub-Committee:
M.M.J. Vincent
The Senate

**MEMBERS OF THE SENATE STANDING COMMITTEE ON
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Senator R. Boswell, Queensland
Senator G. Chapman, South Australia
Senator R. Collins, Northern Territory
Senator R. McMullan, Australian Capital Territory
Senator W. Parer, Queensland
Senator J. Powell, Victoria
Senator C. Schacht, South Australia

ADOPTION OF JOINT SUB-COMMITTEE REPORT

On the 24th day of August, 1988 the Senate Standing Committee on Transport, Communications and Infrastructure adopted the first report of the Joint Sub-Committee on Variations to the Plan of Layout of the City of Canberra and its Environs.

D.J. Foreman,
Chairman

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the statistical tools employed to interpret the results.

3. The third part of the document presents the findings of the study, highlighting the key observations and trends that emerged from the data analysis.

4. The final part of the document discusses the implications of the findings and offers recommendations for future research. It also addresses the limitations of the study and provides a conclusion to the overall work.

**MEMBERS OF THE HOUSE OF REPRESENTATIVES
STANDING COMMITTEE ON TRANSPORT,
COMMUNICATIONS AND INFRASTRUCTURE**

Mr J. Saunderson, MP, Chairman
Mr C. Blunt, MP
Mr N.A. Brown, MP
Mr A. Downer, MP
Mr T.A. Fischer, MP
Mr R. Gorman, MP
Mr R. Halverson, MP
Mr C. Hollis, MP
Mr J. Langmore, MP
Mr L. O'Neil, MP
Mr R. Price, MP
Mr J. Scott, MP
Mr J. Snow (when the Committee is considering
Variations)

ADOPTION OF JOINT SUB-COMMITTEE REPORT

On the 24th day of August, 1988 the House of Representatives Standing Committee on Transport, Communications and Infrastructure adopted the first report of the Joint Sub-Committee on Variations to the Plan of Layout of the City of Canberra and its Environs.

J. Saunderson, MP
Chairman

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TERMS OF REFERENCE

In October and November 1987, the Senate and the House of Representatives passed resolutions referring the following matter to their respective Standing Committees on Transport, Communications and Infrastructure for inquiry and report:

All notices of intention to modify or vary the plan of layout of the City of Canberra and its environs and all modifications and variations of that plan under section 12A of the Seat of Government (Administration Act 1910). (Journals of the Senate, No. 18 dated 26 October, 1987).

That all proposals for modification or variations of the plan of layout of City of Canberra and its environs published in the Commonwealth of Australia Gazette on 19 November 1925, as previously modified or varied, be referred to the Standing Committee on Infrastructure and, when conferring with a similar committee of the Senate, the committee shall inquire into and report on all such proposals. (Votes and Proceedings, No. 20 dated 2 November 1987).

The resolutions also empowered the Committees to sit as a Joint Sub-Committee to consider the matter referred to above.

RECOMMENDATIONS

Variation 1987/1

The Joint Sub-Committee approves the Variation. In so doing, the Joint Sub-Committee expresses its concern that the ACT Administration failed to refer the Variation to the Joint Sub-Committee for proper Parliamentary scrutiny before construction of the security fence at the US Embassy commenced.

Variation 1988/2

The Joint Sub-Committee approves the eight proposals contained in the Variation.

Variation 1988/1

The Joint Sub-Committee approves the four proposals contained in the Variation.

INTRODUCTION

Section 12 of the Seat of Government (Administration) Act 1910 deals with variations to the plan of the City of Canberra.

The Minister may, at any time, modify or vary the plan. A variation cannot be made until twelve days after a notice of intention has been published in the Commonwealth of Australia Gazette.

In practice, the Minister does not vary the plan until the variation and public comment on the variation have been considered and reported on by the Joint Sub-Committee. The ACT Administration advertises the variation, collates public comments and objections and provides the Sub-Committee with briefing materials. Since the 30th Parliament, public hearings have been held to consider proposals to vary the plan. A report approving or rejecting the variation is then tabled in the Parliament.

When the variation is signed by the Minister, it must be laid before each House of the Parliament within 15 sitting days of that House. The variation ceases to have effect, if either House of Parliament passes a resolution disallowing the variation. Notice of such a resolution must be given within six sitting days of the variation being laid before that House.

This report, the first by the Joint Sub-Committee, deals with the following Variations to the Plan of Layout of the City of Canberra and its environs:

- Variation 1987/1 (containing one proposal)
- Variation 1988/2 (containing eight proposals)
- Variation 1988/1 (containing four proposals)

The Joint Sub-Committee, in keeping with the practice of the former Joint Committee on the Australian Capital Territory held

public hearings on Variations 1987/1 and 1988/2 on 15 June 1988 and Variation 1988/1 on 15 July 1988. Officers of the ACT Administration and the National Capital Development Commission (NCDC) gave evidence at the hearings. The witnesses who appeared before the Committee are listed in Appendix 1.

In keeping with past practice, the ACT Administration and the NCDC prepared briefing notes on each of the proposals contained in the variations. The briefing notes for Variations 1987/1, 1988/2 and 1988/1 appear at Appendix 2, 3 and 4 respectively.

The briefing notes provide details of the variations including purpose, cost, existing and proposed development and the extent of community consultation. The Committee's report should therefore be read in conjunction with the briefing notes and the transcript of evidence.

CHAPTER 1

VARIATION 1987/1

Background

1.1 In the Commonwealth of Australia Gazette, dated 30 March 1988, the Minister for the Arts and Territories, pursuant to powers conferred on him by section 12A of the Seat of Government (Administration) Act 1910 notified his intention to vary the plan of layout of the City of Canberra and its environs.

1.2 Variation 1987/1 - Yarralumla: Section 83 - Part Road Deletion - deletes part of the road reservation of Moonah Place, Arkana Street and Perth Avenue adjacent to the Embassy of the United States of America to permit the erection of a new fence surrounding the Embassy.

1.3 The notice of intention to vary the City Plan also invited members of the public to lodge objections to the proposed variation with the Secretary and Manager of the NCDC within twelve days of its publication. The ACT Administration displayed the intended variation at its offices in Civic and at the NCDC offices in Braddon. The Administration advertised the variation in The Canberra Times on 2 April 1988 and 6 April 1988 and issued a press release on 30 March 1988. Two objections which were lodged with the NCDC were subsequently referred to the Joint Sub-Committee.

1.4 On 25 March 1988, the Assistant Secretary, Business Leases, ACT Administration, referred the proposed variation to

the Joint Sub-Committee for inquiry and report.

Public Hearing

1.5 At the public hearing held on 15 June 1988, officers of the ACT Administration and the NCDC told the Sub-Committee that the Government of the United States of America was upgrading the security of its embassies around the world. The US Government wished to build a three metre high security fence with a solid footing around its Embassy at Yarralumla. [Evidence, p. 64]

1.6 In May 1987, officials of the Embassy and officers of the ACT Administration and the NCDC met to discuss security arrangements at the Embassy. It was agreed that the best location for the fence would encroach on the road reservation.

1.7 The ACT Administration and the NCDC agreed to propose a variation to the City Plan to transfer part of the road reservation to the United States Embassy, allowing construction of the fence to proceed. [Correspondence, ACT Administration to Joint Sub-Committee, 8 June 1988, p. 2]

1.8 The Chairman of the Joint Sub-Committee asked the officers present at the public hearing why the Sub-Committee was being asked to approve the variation when the embassy fence was nearly completed. [Evidence, p. 64]

1.9 Mr Keith Lyon, Deputy Secretary, ACT Administration informed the Joint Sub-Committee that 'on this particular occasion we were simply caught by circumstances'. [Evidence, p. 64] Mr Lyon explained that the proposal was originally gazetted in May 1987. However, through a clerical error, it was gazetted as a notice of variation rather than a notice of intention to vary. Mr Lyon told the Committee that when the mistake was discovered, matters were set in train to rectify it immediately. These efforts were interrupted by the calling of the

Federal Election in July 1987. [Evidence, p. 64]

1.10 In September 1987, officials of the Embassy made representations to the Minister seeking his assistance so that the security fence could be built. Using provisions of the Motor Traffic Ordinance, the ACT Administration decided to close the road temporarily which effectively allowed the Embassy to commence construction of the security fence.

1.11 When asked why the matter was not brought before the Joint Sub-Committee between October 1987, when the Sub-Committee was formed and March 1988, Mr Lyon replied:

All I can say is that we are sorry about that. We had some difficulties in getting the submission to the Committee through our system. It is not that we are trying to circumvent the Committee in any way ... it is not the type of experience that we would seek to repeat. [Evidence, p. 66]

1.12 The Joint Sub-Committee questioned the officers about the costs associated with the re-gazettal of the variation. Officers of the ACT Administration estimated that the cost of the mistake was approximately \$1500. [Evidence, pp. 67-70]

1.13 The Joint Sub-Committee raised the approval process for minor variations with the officers present. Mr Lyon told the Committee that under existing arrangements, the Administration found it difficult to deal expeditiously with minor variations. [Evidence, p. 64] The Joint Sub-Committee indicated to the officers of the ACT Administration and the NCDC that it would be willing to discuss ways to expedite the approval process, particularly in regard to minor variations to the City Plan. [Evidence, pp. 66-67]

Recommendation: The Joint Sub-Committee approves the Variation. In so doing, the Joint Sub-Committee expresses its concern that

the ACT Administration failed to refer the variation to the Joint Sub-Committee for proper Parliamentary scrutiny before construction of the security fence at the US Embassy commenced.

CHAPTER 2

VARIATION 1988/2

Background

2.1 In the Commonwealth of Australia Gazette dated 18 May 1988, the Minister for the Arts and Territories, pursuant to the powers conferred on him by section 12A of the Seat of Government (Administration) Act 1910 notified his intention to vary the plan of layout of the City of Canberra and its environs. Variation 1988/2 contains the following proposals:

- No. 1: Hall: Section 10 and 11 - Road Additions
- No. 2: Charnwood: Section 95 - Road Deletion
- No. 3: Florey: Section 143 - Road Addition
- No. 4: Belconnen: Section 59 - Road Additions
- No. 5: Dickson: Part Section 30 - Road Addition
- No. 6: Acton: Lawson Crescent - Part Road Deletion
- No. 7: Phillip: Section 8 - Part Road Deletion
- No. 8: Phillip: Section 118 - Road Addition

2.2 Members of the public were invited to lodge objections to the proposed variations, within twelve days of the publication of the notice of intention to vary the City Plan. The Joint Sub-Committee was advised that no objections to any of the proposals contained in Variation 1988/2 were received.

2.3 Displays showing the intended changes were made available at the ACT Administration offices in Civic and the NCDC offices in Braddon. Other displays were placed in the Woden Library, Belconnen Library and the Hall Post Office. The ACT

Administration advertised the variation in The Canberra Times on 21 May 1988 and 25 May 1988. A press release on the variation was also issued on 18 May 1988.

2.4 On 16 May 1988, the Assistant Secretary, Business Leases, ACT Administration, referred the proposed variation to the Joint Sub-Committee for inquiry and report.

Public Hearing

2.5 A public hearing on Variation 1988/2 was held on 15 June 1988. Officers of the ACT Administration and the NCDC briefed the Joint Sub-Committee on the eight proposals.

Hall: Section 10 and 11

2.6 This variation allows an addition to the Plan to provide for two cul-de-sacs off Hoskins Street to enable the area to be developed for residential purposes. The estimated cost of road construction is \$174,000. Officers of the NCDC told the Sub-Committee that the proposal was in accordance with the Village of Hall Policy Plan adopted by the Commission in 1981. In August 1987, the Village of Hall and District Progress Association supported the design for the proposed development. [Evidence, p. 72]

Recommendation: The Joint Sub-Committee approves the Variation

Charnwood: Section 95

2.7 The purpose of this variation is to develop service yards adjacent to Charnwood Shopping Centre. Part of the road reservation will be deleted from the City Plan to enable two service yards to be added to the lease over Block 4 Section 95 Charnwood. There is no cost to the Commonwealth.

Recommendation: The Joint Sub-Committee approves the Variation

Florey: Section 143

2.8 The road variation at Florey will permit the development of 18 aged persons units and seven courtyard houses. The Commissioner for Housing requires that all courtyard and houses be on blocks with individual title, fronting a gazetted road. The variation will gazette the access road, off Mellor Circuit, to enable servicing of the units. The estimated cost of road construction is approximately \$105,000 including land servicing.

Recommendation: The Joint Sub-Committee approves the Variation

Belconnen: Section 59

2.9 This proposal provides for the gazettal of two access roads off Totterdell Street to enable the area to be developed for detached housing and flats. The need for the gazettal is the same as that indicated in paragraph 2.8 above. The estimated cost of road construction is \$80,000.

Recommendation: The Joint Sub-Committee approves the Variation

Dickson: Part Section 30

2.10 This proposal adds to the City Plan a road abutting Dickson Place. Although it is intended that the area will physically remain a pedestrian thoroughfare, the variation will provide legal road access to the Post Office, thereby enabling a lease to be prepared and registered. There is no cost to the Commonwealth associated with this variation.

Recommendation: The Joint Sub-Committee approves the Variation

Acton: Lawson Crescent

2.11 The Joint Sub-Committee was told that the area in question was part of the original grant to the Australian National University (ANU). In 1974 it was surrendered to provide for the Parkes Way/ Edinburgh Avenue interchange. In 1981 the ANU requested the return of the land. This request was refused. Further discussions were held in 1986 and it was agreed that the area could be returned to the ANU on the basis that it would accommodate future campus requirements. Officers of the ACT Administration explained that the Administration has for some time been looking to finalise leases for the Australian National University. The deletion from the plan of part of the road reservation provides a more rational boundary for the ANU and a more useable site for possible future development. Officers of the NCDC assured the Joint Sub-Committee that the ANU would be required to submit to the NCDC for approval the design and landscaping aspects of any development on the site. [Evidence, pp. 80-81] The proposal involves no cost to the Commonwealth.

Recommendation: The Joint Sub-Committee approves the Variation

Phillip: Section 8

2.12 Officers of the ACT Administration advised the Joint Sub-Committee that the Aboriginal Development Commission's building, Bonner House, encroaches on the road reservation of Bradley Street and Neptune Street. Lease boundaries will be amended and a new lease issued at the lessee's expense once the variation is approved.

Recommendation: The Joint Sub-Committee approves the Variation

Phillip: Section 118

2.13 Presently, the access from Mansfield Place to Block 2 Section 118 Phillip crosses Commonwealth land. The proposal allows for the addition to the City Plan of a vehicular access to Block 2 from Mansfield Place to overcome any legal complications should an accident occur in the access.

Recommendation: The Joint Sub-Committee approves the Variation

CHAPTER 3

VARIATION 1988/1

Background

3.1 In the Commonwealth of Australia Gazette dated 8 June 1988, the Minister for the Arts and Territories notified his intention to vary the plan of layout of the City of Canberra and its environs. Variation 1988/1 contains the following proposals:

- No 1: Greenway - Deletion of Ashworth Street and the addition of an extension of Reed Street
- No 2: Weston: Sections 83 and 94 - Road Addition
- No 3: Duffy: Section 25 - Road Addition
- No 4: Griffith - Road Deletion.

3.2 Members of the public were invited to lodge objections to any of the proposals with the NCDC within twelve days of the publication of the notice of intention. The Joint Sub-Committee was advised that no objections were received.

3.3 Displays showing the intended changes were made available at the ACT Administration offices in Civic, the NCDC offices in Braddon, Coleman Court, Weston Creek, and the Tuggeranong Hyperdome. The ACT Administration also advertised the variations in The Canberra Times on 11 June 1988 and 15 June 1988 and issued a press release on 8 June 1988.

3.4 On 7 June 1988, the Assistant Secretary, Business Leases, ACT Administration, referred the proposed variation to the Joint Sub-Committee for inquiry and report.

Public Hearing

3.5 A public hearing on Variation 1988/1 was held on 15 July 1988. Officers of the ACT Administration and the NCDC briefed the Joint Sub-Committee on the four proposals.

Greenway

3.6 The variation changes the location of a proposed road in Tuggeranong. It deletes Ashworth Street and allows for the addition of an extension of Reed Street which will facilitate the development of the bus depot in the Tuggeranong Town Centre. The estimated cost of the extension to Reed Street is \$250,000. The proposal is in accordance with existing land use policy for the area.

Recommendation: The Joint Sub-Committee approves the Variation

Weston: Section 83 and 94

3.7 This road addition in an area off Unwin Place, Weston Creek, will enable the area to be developed further for low density community uses. Mr. Geoff Campbell, Chief Planner, NCDC, told the Joint Sub-Committee that objections received during public consultations held in 1985 were taken into account when the proposal was finalised. [Evidence, p. 116] The estimated cost of road construction is approximately \$250,000.

Recommendation: The Joint Sub-Committee approves the Variation

Duffy: Section 25

3.8 The proposal provides for the gazettal of an access road off Glenmaggie Street to enable the area to be developed by the Commissioner for Housing for townhouses and garden flats. The Joint Sub-Committee noted that 18 submissions were received when

preliminary consultations were held in 1986. Submissions concerning Block 2 Section 25 suggested further development of aged persons units and opposed government flats. Consequently, the Commissioner proposed to construct medium density housing. Ms Jill Lang, Associate Commissioner, NCDC, told the Joint Sub-Committee that further consultations were held with the Duffy Residents Association before the proposal was finalised. [Evidence, pp. 112-113] The estimated cost of road construction is \$85,000.

Recommendation: The Joint Sub-Committee approves the Variation

Griffith

3.9 Mr. Stephen Ryan, Associate Director, ACT Administration, advised the Joint Sub-Committee that the proposal removed from the plan a road included in a lease in 1945 and subsequently gazetted in error in 1976. The site on which the road is presently situated will be used to develop 54 residential units. The Joint Sub-Committee questioned the NCDC about the density of such a development. Mr. Campbell replied that, although the development was more intense than suburban density, the site was within the Kingston re-development area which allowed for such development. [Evidence, p. 114] There is no cost to the Commonwealth associated with the proposal.

Recommendation: The Joint Sub-Committee approves the Variation

John Langmore, M.P.
Chairman
Joint Sub-Committee

APPENDIX 1

List Of Witnesses Who Appeared Before
The Joint Sub-Committee

Variation 1987/1 and Variation 1988/2

Campbell, Mr G.J., Chief Planner, National Capital
Development Commission, Braddon, ACT.

Care, Dr R.F., Chief Engineer, National Capital Development
Commission, Braddon, ACT.

Lang, Ms J., Associate Commissioner, National Capital
Development Commission, Braddon, ACT.

Lyon, Mr K.T., Deputy Secretary, ACT Administration,
Canberra, ACT.

Ryan, Mr S.G., Associate Director, ACT Administration,
Canberra, ACT.

Variation 1988/1

Black, Mr R.J., Acting Chief Engineer, National Capital
Development Commission, Braddon, ACT.

Bothwell, Mr B.J., Manager, Planning and Development, ACTION,
Canberra, ACT.

Campbell, Mr G.J., Chief Planner, National Capital
Development Commission, Braddon, ACT.

Lang, Ms J., Associate Commissioner, National Capital
Development Commission, Braddon, ACT.

Lyon, Mr K.T., Deputy Secretary, ACT Administration,
Canberra, ACT.

Ryan, Mr S.G., Associate Director, ACT Administration,
Canberra, ACT.

APPENDIX 2

Briefing Material, Public Comments
And Objections - Variation 1987/1



ACT ADMINISTRATION
CENTRAL OFFICE

Seat of Government (Administration) Act 1910

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

1987/1

**Briefing
Material
Public
Comments
and
Objections**

Prepared for the Sub-Committee of the

Senate Standing
Committee on
Transport,
Communications
and Infrastructure

House of Representatives
Standing Committee
on Transport,
Communications
and Infrastructure

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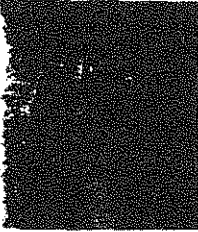
**SEAT OF GOVERNMENT ADMINISTRATION ACT 1910 PROPOSALS
FOR VARIATIONS TO THE CITY PLAN OF THE LAYOUT OF THE
CITY OF CANBERRA AND ITS ENVIRONS (VARIATIONS 1987/1)**

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. S91 of 30 March 1988. The material has been prepared for the public enquiry by the Joint sub-Committee of the Variation to the Plan of the City of Canberra into Variation 1987/1

This variation proposal was referred to the Sub-Committee for investigation and report by the Assistant Secretary Business Leases in a letter dated 24 March 1988.

Variation 1987/1 comprises 1 item sponsored by the ACT Administration.

Copies of all public comments and objections received as a result of the Department's publicity of the proposals have been forwarded to the Sub-Committee and are included in these briefing notes.



ACT Administration
Office of Industry and Development

38

GPO Box 158, Canberra, ACT 2601
Telephone (062) 46 2211
Facsimile: 462300

Mr D Abbott
Secretary
Joint sub-Committee of the Variations
to the Plan of the City of Canberra
Parliament House
CANBERRA ACT 2600

Dear Mr Abbott

I anticipate that on 30 March 1988, notice of the Minister's intention to vary the plan of layout of the City of Canberra will be published in the Commonwealth Gazette. It will be known as Variation 1987/1.

This proposed variation relates to the deletion of part of the road reservation adjacent to the Embassy of the United States of America to permit the erection of a new fence surrounding the embassy.

Consistent with normal procedures, public comment will be encouraged through the media and by means of public displays.

I wish to refer the proposed variation to the Joint sub-Committee of the Variations to the Plan of the City of Canberra for inquiry and report.

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

Yours faithfully

V F Mantisius
Assistant Secretary
Business Leases
25 March 1988





**Commonwealth
of Australia**

Gazette

No. S 91, Wednesday, 30 March 1988

Published by the Australian Government Printing 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**

I, GARY FRANCIS PUNCH, Minister of State for the Arts, and Territories, pursuant to section 12A of the *Seat of Government (Administration) Act 1910*, hereby 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 NS the relative position of which is shown in the attached Index of Detail Maps.

No variation will be made before 12 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:

The Secretary and Manager
National Capital Development Commission
G.P.O. Box 373
Canberra City, A.C.T. 2601
Attention: Brian Nesbitt

or hand delivered to:

Brian Nesbitt
7th Floor
NCDC Office
220 Northbourne Avenue
Braddon, A.C.T. 2601

Dated this 22nd day of March 1988.

GARY FRANCIS PUNCH
Minister of State for
the Arts and Territories

EXPLANATORY STATEMENT


Variation 1987/1

Variation 1 (Detail Map NS)

YARRALUMLA, Section 83: Deletion of part of the road reservation of Moonah Place, Arkana Street and Perth Avenue adjacent to the Embassy of the United States of America to permit the erection of a new fence surrounding the embassy.

PUBLIC INFORMATION

As part of its policy to stimulate public interest in the proposal, the ACT Administration mounted displays showing the intended variation at South Building, London Circuit, Civic and the NCDC offices at Braddon. The ACT Administration also advertised the variation in the Canberra Times on 2 April 1988 and 6 April 1988 and issued a press release on 30 March 1988.



ACT Administration

OFFICE OF INDUSTRY AND DEVELOPMENT

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

VARIATION 1987/1

In Gazette No. S91 of 30 March 1988, the Minister for the Arts, and Territories, the Hon Gary Francis Punch 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 4.30pm on 11 April 1988. All submissions must be lodged, in writing, with the Secretary and Manager, National Capital Development Commission, GPO Box 373, Canberra, ACT 2601 or hand delivered to Brian Nesbitt, 7th Floor, NCDC Building, 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 of the Variations to the Plan of the City of Canberra and it will conduct hearings into the proposal and report to the Parliament before the variation can take effect.

Displays showing all the intended changes will be available at South Building, London Circuit and the NCDC Building until the lodgement date for the closing of submissions.

EXPLANATORY STATEMENT

Variation 1987/1

Variation 1 (Detail Map N5)

Yarralumla, Section 83: Deletion of part of the road reservation of Moonah Place, Arkana Street and Perth Avenue adjacent to the Embassy of the United States of America to permit the erection of a new fence surrounding the embassy.

All telephone enquiries may be directed to Brian Nesbitt on telephone 46 8860.

AG 1 - 388 - 50

Department of the Arts, Sport, the Environment, Tourism and Territories



ACT Administration

Central Office 42

Telephone (062) 75 6600

Facsimile (062) 40 7304

Media Statement

SECURITY FENCE FOR US EMBASSY.

The ACT Administration today announced the regazettal of a Variation to the City Plan of Canberra, which, if approved, will allow the Embassy of the United States of America to erect a security fence.

The variation was previously gazetted, however a technical error in that item means that all stages of the variations process must be repeated. The variation involves portions of Moonah Place, Arkana Street and Perth Avenue, adjacent to the Embassy, being deleted from the plan.

Any submissions or objections from the public must be lodged with the National Capital Development Commission by 11 April, 1988. They will then be forwarded to the Joint sub-Committee for the Variations to the City Plan of Canberra, for consideration during its public hearing on the proposal.

Details of intended changes will be on display at South Building, London Circuit and the NCDC Building, Braddon, until April 11. Copies of the Commonwealth of Australia Gazette containing the notice of variation are available at the Government Bookshop, Alinga Street, City, from today.

Media contact: Helen Drew 46 3145

Business Leases Branch.

30 March, 1988.



NOTES ON THE 90TH SERIES OF VARIATIONS

Variations 1, and 3-9 of the 90th Series were formally varied on 28 May 1987.

In relation to Variation 2 which provides for the creation of a road and realignment of an existing cyclepath to facilitate the development of the area on the Southwest side of Lake Ginninderra for predominately commercial purposes, the Committee approved only that part providing for the road additions from Joynton Smith Drive to Emu Bank and the realignment of the Cyclepath. The Committee did not approve the proposed change to the access road to Section 149.

YARRALUMLA: SECTION 83 - PART ROAD DELETIONS**1. Purpose**

To degazette portions of Moonah Place, Arkana Street and Perth Avenue adjacent to the Embassy of the United States of America to permit the erection of a new fence surrounding the embassy.

2. Background

The Government of the USA is undertaking a world-wide program to upgrade the security of its embassies. The general requirement is for a continuous fence at approximately 3 metres high with a solid footing to prevent vehicle ingress either as part of the fence or in front of it, as far away as possible from any embassy buildings. In the case of the Yarralumla site, the main buildings were built very close to the street frontages of the site, so that to achieve an optimal location for the barrier it is necessary to extend the area of the lease for the embassy.

3. Area

The proposed boundary adjustments amount to approximately 2,800 square metres of land area to be added to the embassy site on the south side (Moonah Place/Arkana Street) and about 1,100 square metres to be added on the north side (Perth Avenue). The existing leased area for the USA Embassy (Blocks 3 & 4 Section 83) totals 44,398 square metres.

4. Estimated Cost

The proposals involve no costs to the Commonwealth. The U.S. Government is to pay for any necessary relocation of existing services and for relandscaping and installation of footpaths within the street verges.

5. **Existing Development**

The main embassy buildings with the exception of the Ambassador's residence, have been built close to the existing lease boundaries. A temporary fence to prevent vehicle ingress to the site was constructed in April 1985. That fence consisted of a steel cable and posts with concrete bollards sealing off non-essential driveways. It was agreed at the time that a permanent fence integrated with the site landscaping would be constructed as soon as possible. The existing fence will be removed on completion of the new fence.

6. **Future Development**

Only minor additional development is anticipated on the site.

7. **Particular Planning Considerations**

The fence to be erected on the new boundary will be of similar quality to the existing fence, and will be constructed of steel pickets and brick plinth and piers to match the existing brickwork.

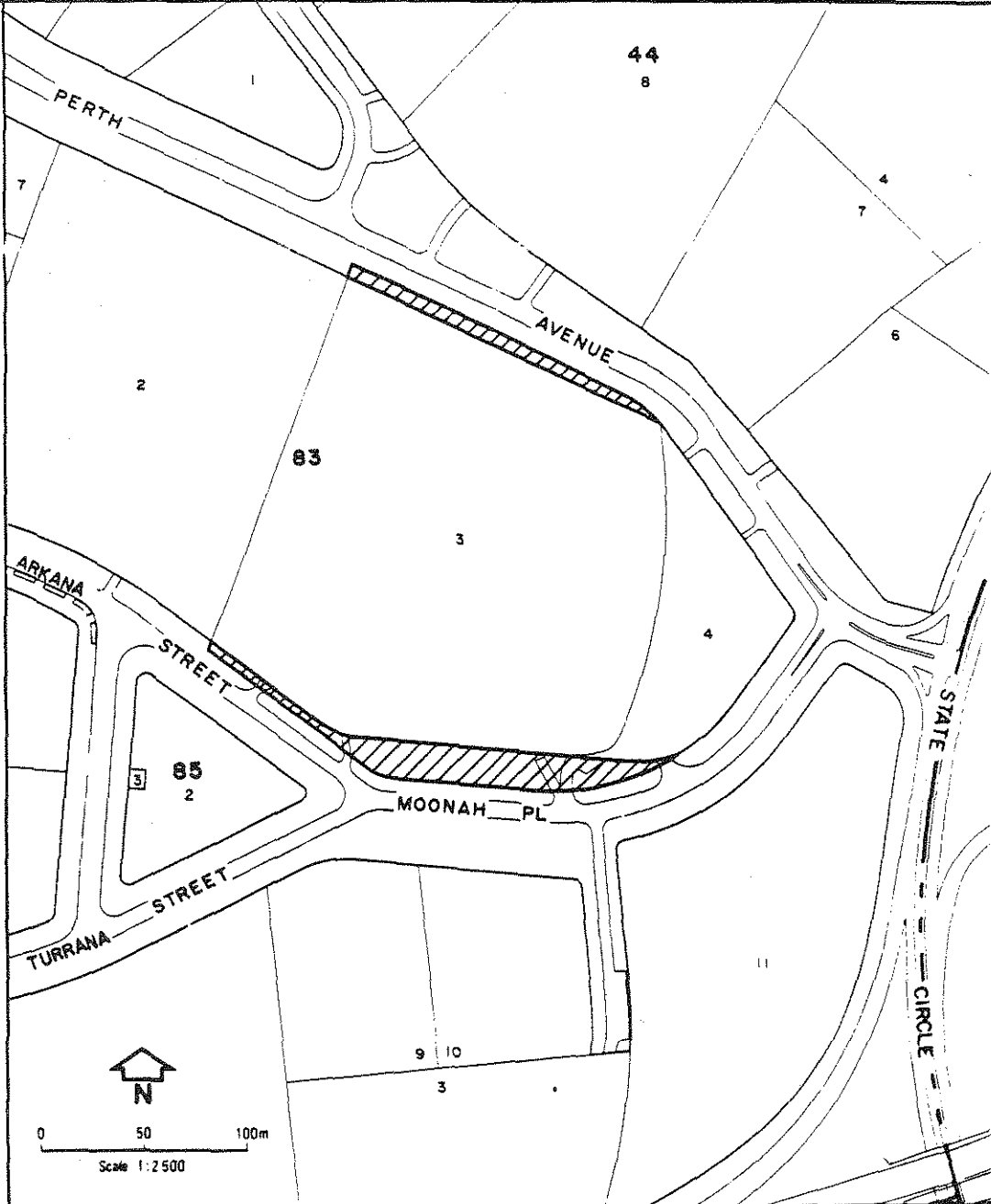
As part of the work a new footpath will be provided around the site, the existing carpark on Block 4 will be expanded to accommodate about 104 cars and a vehicle turnabout will be constructed at the main vehicle entrance. This work should eliminate the present hazardous conditions for pedestrians and motorists in Moonah Place, due to parked vehicles and lack of footpaths.

8. **Environmental Considerations**

The new fence will be a significant new visual element but will be carefully designed to integrate well with the existing buildings and landscaping.

9. **Public Consultation**

No public consultation has been carried out other than that inherent in the gazettal process.



ROAD DELETION



YARRALUMLA: Section 83 — Part Road Deletions



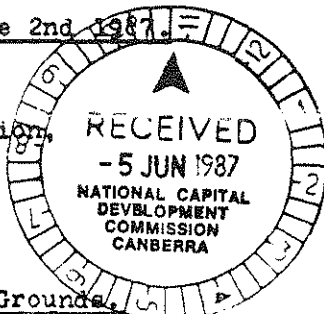
YARRALUMLA: Section 83 — Part Road Deletions

~~87-1080 CC~~
~~87-1080~~
 2-73
 OFFICER
 P. B. NESBITT

87/1080

P.O. Box 91,
Weston Creek,
A.C.T. 2611.

June 2nd 1987



Secretary Manager,
National Capital Development Corporation,
220 Northbourne Avenue,
A.C.T. 2600.

Dear Sir,

Re; Alterations to U.S. Embassy Grounds.

I understand that you are calling for objections to proposal to alter the road system outside the U.S. EMBassy and for the putting up of a fence around the grounds.

In view of the special regulations forbidding the putting up of fences in Canberra I would suggest that a fence should not be permitted, and a hedge be suggested as a suitable alternative. If the fence is required for security reasons, in fact a hedge might well offer more protection than a fence. The embassy employs gardens so there should be no problem in respect to keeping the hedge in good order. A hedge would blend in with surroundings.

In respect to road alterations I do not know precisely what is to be done but would ask (a) that adequate provision for pedestrians be made (b) that the U.S. government pay the cost (c) that if protested can be expected to gather at this point they can be readily dispersed .

Yours faithfully,

J. Johnstone
 J. Johnstone.



National Capital Development Commission

220 Northbourne Ave., Canberra ACT. GPO Box 373 Canberra 2601, Australia
 Telephone: (062) 46 8211 Telegrams Comdev Canberra Telex: 62673 Facsimile: 476980
 All correspondence to be addressed to The Secretary and Manager.

In reply, please quote: **87/1080**
B Nesbitt:GB

Dear J Johnstone

I refer to your letter of 2 June 1987 concerning the 91st Series of Variation to the City Plan - Yarralumla, Section 83.

Your comments will be referred to the Parliamentary Joint Committee on the ACT which will conduct public hearings into the proposal and then report to the Parliament.

The Secretary of the Joint Committee may contact you in due course regarding the possibility of your giving evidence.

Yours sincerely

Alan Phillips

ALAN PHILLIPS *B*
SECRETARY AND MANAGER

9 June 1987

J Johnstone
 PO Box 91
 WESTON CREEK ACT 2611



National Capital Development Commission

220 Northbourne Ave., Canberra, A.C.T. G.P.O. Box 373 Canberra 2601, Australia
 Telephone: (062) 46 8211 Telegrams: Comdev Canberra Telex: 62673 Facsimile: 476980
 All correspondence to be addressed to The Secretary and Manager

In reply please quote

87/1080
 B Nesbitt:GB

Dear Mr Johnstone

I refer to your letter of 2 June 1987 concerning the 91st Series of Variation to the City Plan - Yarralumla, Section 83 and to my reply of 9 June 1987.

Due to a technical difficulty with the wording of the previous Gazette it has been necessary for the Minister for the Arts and Territories to sign another Notice of Intention to vary the City Plan and this is expected to appear in a Gazette to be published on Wednesday 30 March 1988.

As advised previously your letter of 2 June 1987 will be referred to the Parliamentary Committee.

Yours sincerely

Peter Leonard

PETER LEONARD *B*
A/SECRETARY & MANAGER

25 March 1988

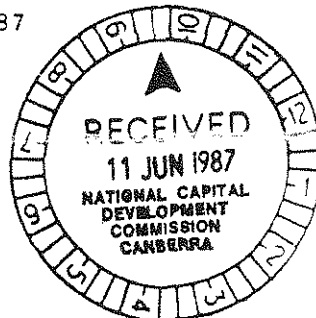
Mr J Johnstone
 PO Box 91
 WESTON CREEK ACT 2611

No. 87-1080	C
Serial No. 10-17	+
ACTION OFFICER	
B NESBITT	

44 Limestone Avenue
Ainslie, A.C.T. 2602

June 10, 1987

The Secretary and Manager
National Capital Development Commission
G.P.O. Box 373, Canberra
A.C.T. 2601



Dear Sir,

We strongly oppose the erection of a new fence surrounding the American Embassy in Yarralumla. We do realize that terrorism is directing our life more everyday but if the American Embassy is allowed to erect the fence and change the surroundings of the roads around the embassy, it is an extremely bad precedent. I would assume that Israel, Sri Lanka, India, etc. will ask for similar treatment which they will of course be entitled to; in which case one of the most important parts of the city will look like a ghetto.

Also, ordinary citizens of the A.C.T. will not understand why they are not allowed to build little wooden fences in their front gardens.

We could elaborate on this subject a lot more and we are quite willing to discuss the matter in depth.

Yours faithfully,

John Gilbert
Krisana Gilbert



National Capital Development Commission

220 Northbourne Ave. Canberra ACT G PO Box 373 Canberra 2601 Australia
 Telephone (062) 46 8211 Telegrams Comdev Canberra Telex 62673 Facsimile 476980
 All correspondence to be addressed to The Secretary and Manager

In reply please quote

87/1080
 B Nesbitt:mh013

Dear Mr & Mrs Gilbert

I refer to your letter of 10 June 1987 concerning the 91st Series of Variation to the City Plan - Yarralumla, Section 83.

Your comments will be referred to the Parliamentary Joint Committee on the ACT which will conduct public hearings into the proposals and then report to the Parliament.

The Secretary of the Joint Committee may contact you in due course regarding the possibility of your giving evidence.

Yours sincerely

Alan Phillips

ALAN PHILLIPS 
SECRETARY AND MANAGER

11 June 1987

Mr J and Mrs K Gilbert
 44 Limestone Avenue
 AINSLIE ACT 2602



National Capital Development Commission

220 Northbourne Ave., Canberra, A.C.T. G.P.O. Box 373 Canberra 2601, Australia
 Telephone: (062) 46 8211 Telegrams: Comdev Canberra Telex: 62673 Facsimile: 476980
 All correspondence to be addressed to The Secretary and Manager.

In reply please quote **87/1080**
B Nesbitt:GB

Dear Mr and Mrs Gilbert

I refer to your letter of 10 June 1987 concerning the 91st Series of Variation to the City Plan - Yarralumla, Section 83 and to my reply of 11 June 1987.

Due to a technical difficulty with the wording of the previous Gazette it has been necessary for the Minister for the Arts and Territories to sign another Notice of Intention to vary the City Plan and this is expected to appear in a Gazette to be published on Wednesday 30 March 1988.

As advised previously your letter of 10 June 1987 will be referred to the Parliamentary Committee.

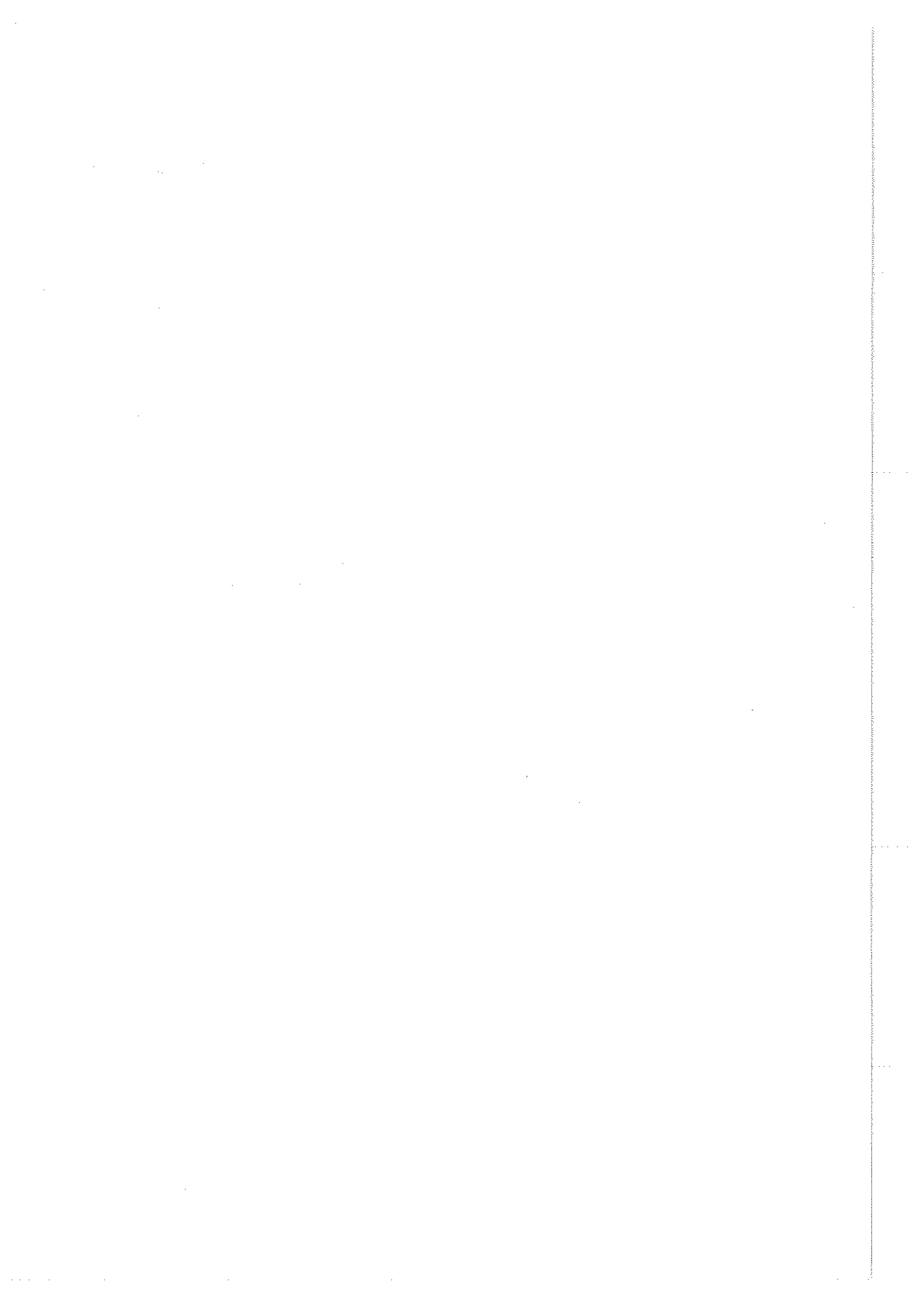
Yours sincerely

Peter Leonard

PETER LEONARD *PL*
A/SECRETARY & MANAGER

25 March 1988

Mr J & Mrs K Gilbert
 44 Limestone Avenue
 AINSLIE ACT 2602



APPENDIX 3

Briefing Material, Public Comments
And Objections - Variation 1988/2



ACT ADMINISTRATION
CENTRAL OFFICE

Seat of Government (Administration) Act 1910

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

1988/2

**Briefing
Material
Public
Comments
and
Objections**

Prepared for the Sub-Committee of the

Senate Standing
Committee on
Transport,
Communications
and Infrastructure

House of Representatives
Standing Committee
on Transport,
Communications
and Infrastructure

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1988/2 SERIES OF VARIATIONS

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

VARIATION 1988/2

In Gazette NoS 138 of 18 May 1988, the Minister for the Arts, and Territories, the Hon Gary Francis Punch 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 30 May 1988. All submissions must be lodged, in writing, with the Secretary and Manager, National Capital Development Commission, GPO Box 373, Canberra, ACT 2601 or hand delivered to Brian Nesbitt, 7th Floor, NCDC Building, 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 of the Variations to the Plan of the City of Canberra which will conduct hearings into the proposal and report to the Parliament before the variation can take effect.

Displays showing all the intended changes will be available at South Building, London Circuit and the NCDC Building at Braddon. Further displays which will cover variations proposed in the near vicinity and will be located at Woden Library, Belconnen Library and the Hall Post Office. All displays will be in place until the lodgement date for the closing of submissions.

All telephone enquiries may be directed to Brian Nesbitt on telephone 46 8860.



ACT Administration
Office of Industry and Development
60

GPO Box 158 Canberra ACT 2601
Telephone 062 462211
Facsimile 462303

Mr D Abbott
Secretary
Joint sub-Committee of the Variations
to the Plan of the City of Canberra
Parliament House
CANBERRA ACT 2600

Dear Mr Abbott

I anticipate that on 18 May 1988 notice of the Minister's intention to vary the plan of layout of the City of Canberra will be published in the Commonwealth Gazette. It will be known as Variation 1988/2.

Eight items have been included in the variation and consistent with normal procedures, public comment will be encouraged through the media and by means of public displays.

I wish to refer the proposed variation to the Joint sub-Committee of the Variations to the Plan of the City of Canberra for inquiry and report.

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

Yours sincerely

V F Martisius
Assistant Secretary
Business Leases
16 May 1988





**Commonwealth
of Australia**

Gazette

No. 5 138. Wednesday, 18 May 1988

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**

I, GARY FRANCIS PUNCH, Minister of State for the Arts and Territories, pursuant to section 12A of the *Seat of Government (Administration) Act 1910*, hereby 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, Q5, Q4, P5, N5 & M5, the relative position of which is shown in the attached Index of Detail Maps.

No variation will be made before 12 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:

The Secretary and Manager
National Capital Development Commission
GPO Box 373
CANBERRA CITY ACT 2601

Attention: Brian Nesbitt
or hand delivered to:

Brian Nesbitt
7th Floor
NCDC Office
220 Northbourne Avenue
BRADDON ACT 2601

Dated this ninth day of May 1988.

GARY FRANCIS PUNCH
Minister of State for the Arts and Territories

EXPLANATORY STATEMENT

Variation 1988/2

Variation 1 (Detail Maps R5 & Q5)

HALL, Sections 10 & 11: Addition to the Plan to provide for two culs-de-sac off Hoskins Street to enable the area to be developed for residential purposes.

Variation 2 (Detail Map Q4)

CHARWOOD, Section 95: Deletion from the plan of part of the road reservation to enable two service yards to be added to the lease over Block 4 Section 95.

Variation 3 (Detail Map P5)

FLOREY, Section 143: Addition to the Plan to provide an access road off Mellor Circuit to enable the area to be developed for Aged Persons Housing and Courtyard Housing.

Variation 4 (Detail Map P5)

BELCONNEN, Section 59: Addition to the Plan of two access roads off Totterdell Street to enable the area to be developed for detached housing and flats.

Variation 5 (Detail Map P5)

DICKSON, Part Section 30: Addition to the Plan of a road abutting Dickson Place to provide access to the Post Office on Block 2 Section 30.

Variation 6 (Detail Map N5)

ACTON, Lawson Crescent: Deletion from the Plan of part of the road reservation to provide a more rational boundary for the ANU and a more useable site for possible future development.

Variation 7 (Detail Map M5)

PHILLIP, Block 26 Section 8: Deletion from the Plan of part of the road reservation of Bradley Street and Neptune Street as parts of the existing building encroach onto the road reservation.

Variation 8 (Detail Map M5)

PHILLIP, Section 118: Addition to the Plan of a second vehicular access to Block 2 Section 118 from Mansfield Place to resolve possible legal implications which could arise from vehicles crossing Commonwealth Land.


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Commonwealth Government Printer, Canberra

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PUBLIC INFORMATION

As part of its policy to stimulate public interest in the proposal, the ACT Administration mounted displays showing all the intended variations at South Building London Circuit, Civic and the NCDC offices at Braddon. Further displays which covered variations proposed in the near vicinity where located at Belconnen Library and Hall Post Office.

The ACT Administration also advertised the variations in the Canberra Times on 21 May 1988 and 25 May 1988 and issued a press release on 18 May 1988.



ACT Administration

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

VARIATION 1988/2

In Gazette No 5138 of 18 May 1988, the Minister for the Arts and Territories, the Hon Gary Francis Punch 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 4.30pm on 30 May 1988. All submissions must be lodged, in writing, with the Secretary and Manager, National Capital Development Commission, GPO Box 373, Canberra, ACT 2601 or hand delivered to Brian Nesbitt, 7th Floor, NCDC Building, 220 Northbourne Avenue, Braddon, by the above time and date.

The proposed variation and any objections of comments received will be referred to the Joint sub-Committee of the Variations to the Plan of the City of Canberra which will conduct hearings into the proposal and report to the Parliament before the variation can take effect.

Displays showing all the intended changes will be available at South Building, London Circuit and the NCDC Building at Braddon. Further displays which will cover variations proposed in the near vicinity and will be located at Woden Library, Belconnen Library and the Hall Post Office. All displays will be in place until the lodgment date for the closing of submissions.

All telephone enquiries may be directed to Brian Nesbitt on telephone 468860.

AG 1-488-27

Department of the Arts, Sport
The Environment, Tourism and Territories



NOTICE OF INTENTION TO VARY THE CITY PLAN.

The ACT Administration today announced the City Plan Variation 1988/2. The City Plan shows the road reservations for Canberra and any proposed development which requires altering that plan, 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.

The variations provided for in 1988/2 include:

- * the development of residential sites in Hall
- * the development of service yards adjacent to Charnwood Shopping Centre
- * the development of Aged Persons housing and courtyard housing in Florey
- * the development of detached housing and flats in Belconnen
- * the addition of an access road to Dickson Post Office
- * the possible future development of ANU
- * the modification of a road reservation in Phillip to correct building encroachment
- * the development of vehicular access to existing townhouses in Phillip.

Twelve days will be allowed for public submissions or objections to the intended changes. These should be lodged with the National Capital Development Commission no later than 4.30pm May 30, 1988, when they will be forwarded to the Joint sub-Committee of the Variations to the Plan of the City of Canberra, for consideration during its public hearing on the proposals.

Details of all intended changes will be on display at South Building, London Circuit and the NCDC Building at Braddon. The



ACT Administration is also arranging displays for the areas to be affected. These will be located at Woden Library, Belconnen Library and Hall Post Office for the next twelve days for public scrutiny and comment.

Copies of the Gazette containing the Notice of intention are available at the Commonwealth Government Bookshop in Alinga Street, City.

Media contact: Helen Drew 46 3145
Project Officer, Business Leases.

18 May, 1988.

VILLAGE OF HALL: SECTIONS 10 & 11 - ROAD ADDITIONS**1. PURPOSE**

To provide two culs-de-sac off Hoskins Street to allow for development for residential purposes.

2. BACKGROUND

The Village of Hall is located to the north of Belconnen, adjacent to the Barton Highway, within 1 kilometre of the ACT border. Hoskins Street is situated towards the northern edge of the Village.

The road pattern of the Village was established in the latter half of the 19th century, and the roads which are proposed for gazettal were public roads in New South Wales before the Village was included in the Australian Capital Territory. The constructed roads in the Village were gazetted in the 60th and 61st Series of Gazettals in 1976.

3. LENGTH

Each cul-de-sac is 200 metres in length.

4. ESTIMATED COST OF ROAD CONSTRUCTION

Approximately \$174,000.

5. EXISTING DEVELOPMENT

The site is unleased Commonwealth land.

6. PROPOSED DEVELOPMENT

The proposal involves the servicing of blocks for single-unit dwelling houses. The blocks were identified in the original pattern of subdivision for the Village. The new culs-de-sac are required to provide access to the blocks. Each cul-de-sac will serve four blocks.

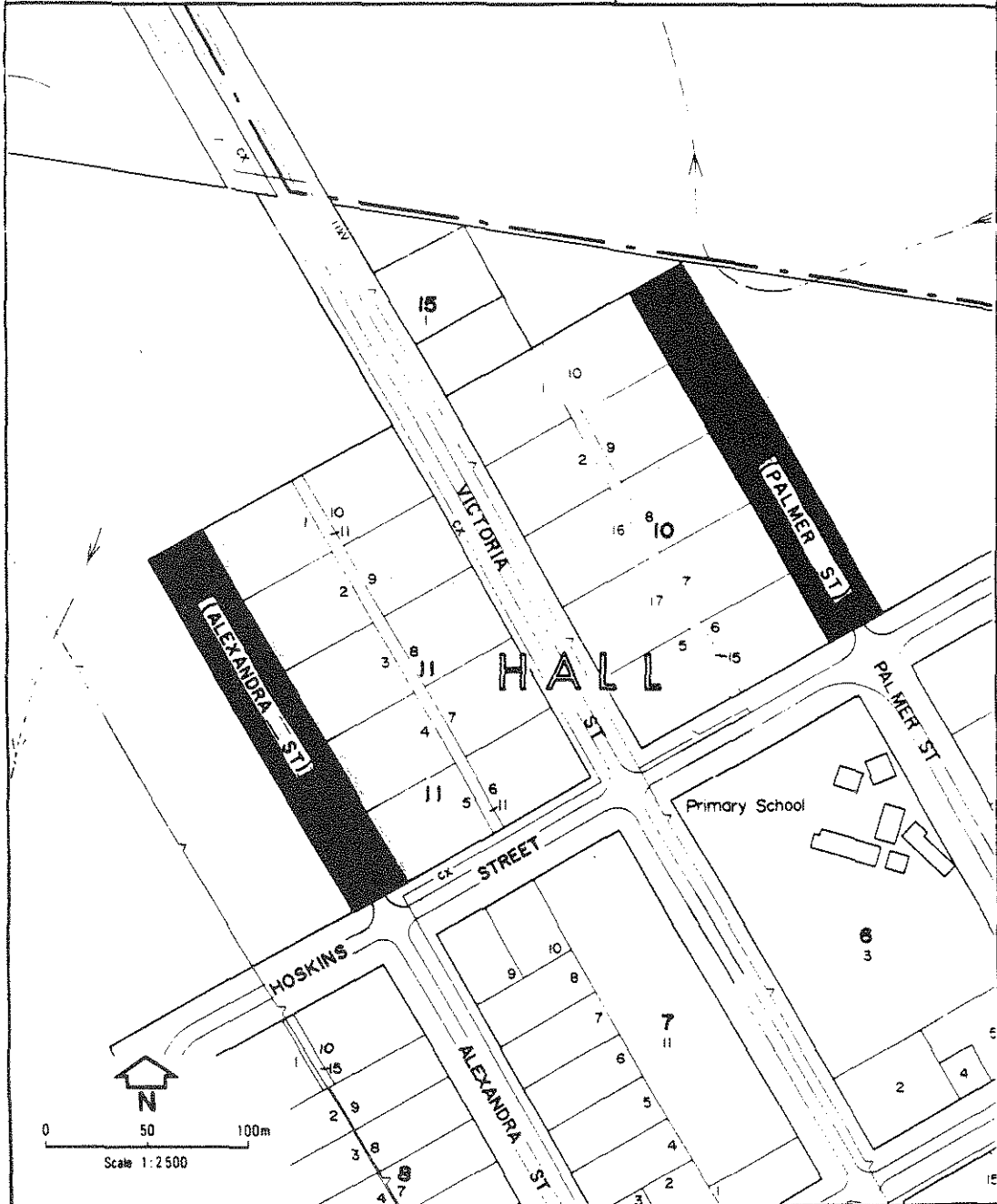
7. ENVIRONMENTAL CONSIDERATIONS

The proposal involves the removal of some existing trees. Trees within the proposed road reserves which will not be affected by the construction of the culs-de-sac will be retained and will be protected during construction.

8. PUBLIC CONSULTATION

The proposal is in accordance with the village of Hall Policy Plan which was adopted by the Commission in May 1981, after public consultation on a Draft Policy Plan. The final Plan incorporates a number of amendments proposed by residents of the Village during the consultation period, including the construction of the two streets in question as culs-de-sac rather than as through roads.

In August 1987, there was some further consultation with the Village of Hall and District Progress Association Inc., which has supported the design for the proposed development.



ROAD ADDITION 

HALL: Sections 10 and 11 - Road Additions



HALL: Sections 10 and 11 - Road Additions

CHARNWOOD: SECTION 95 - ROAD DELETION1. PURPOSE

To delete from the City Plan part of the road reservation to enable two service yards to be added to the lease over Block 4 Section 95 Charnwood.

2. BACKGROUND

The existing road reservation to be deleted is used for car parking. Sub-lessees on Block 4 Section 95 Charnwood require service yards adjacent to their business to smooth operation. The proposed deletion will have little or no impact on parking in this area.

3. AREA

85.8 square metres.

4. ESTIMATED COST

Nil to the Commonwealth.

5. EXISTING DEVELOPMENT

Hardstanding carpark.

6. PROPOSED DEVELOPMENT

Enclosed service yards and two toilets.

7. PARTICULAR PLANNING CONSIDERATIONS

Nil.

8. ENVIRONMENTAL CONSIDERATION

Nil.

9. PUBLIC PARTICIPATION

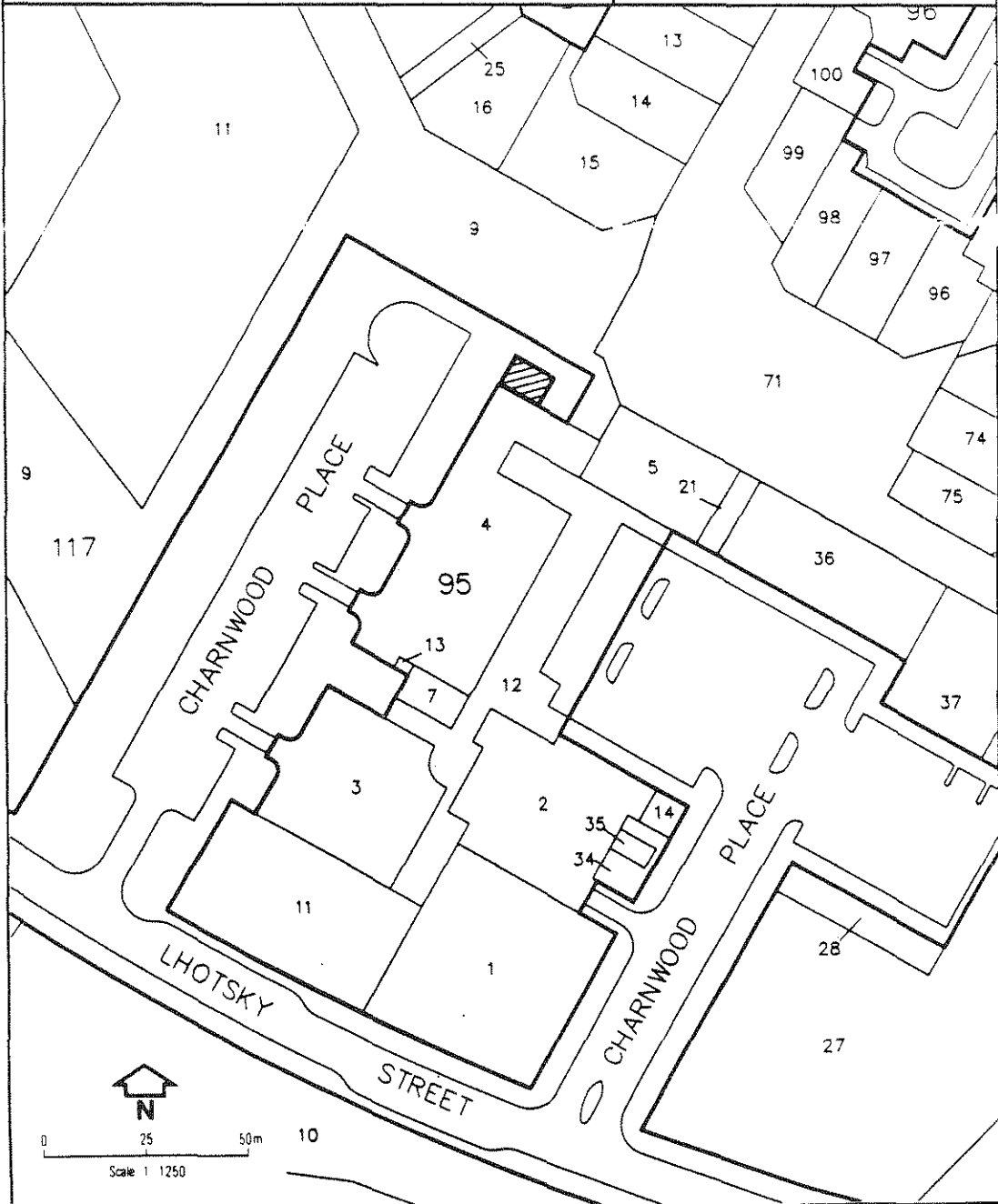
No public consultation has been carried out other than that inherent in the gazettal process.



ACT ADMINISTRATION
CENTRAL OFFICE

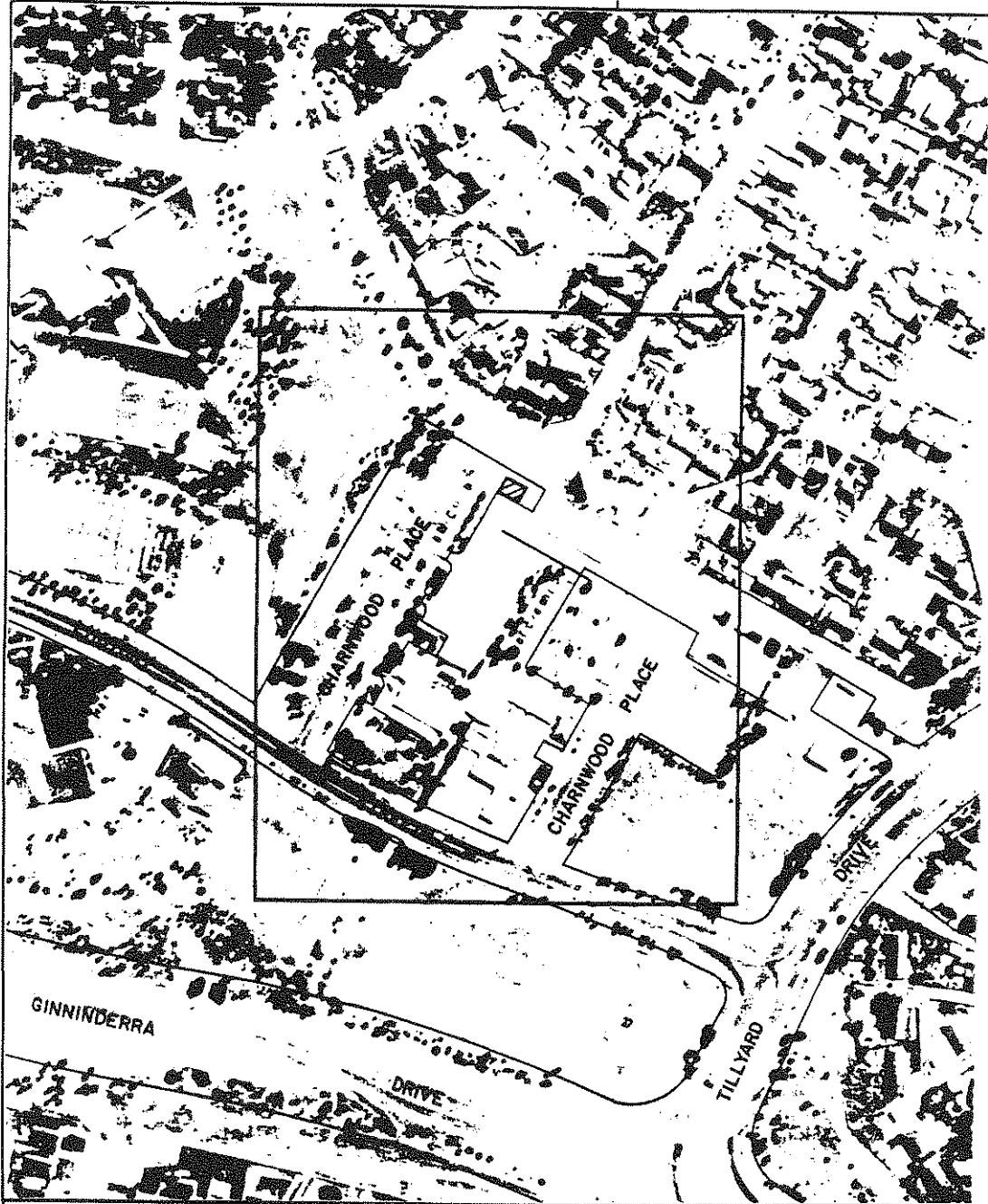
72

VARIATION No.2



ROAD DELETION 

CHARNWOOD: Section 95 - Part Road Deletion



CHARWOOD: Section 95 - Part Road Deletion

FLOREY: SECTION 143 - ROAD ADDITION1. PURPOSE

This proposal provides for the gazettal of an access road off Mellor Circuit to enable the area to be developed for Aged Persons Housing and Courtyard Housing.

2. BACKGROUND

Block 15 Section 143 Florey is located in the district of Belconnen between Mellor Circuit and Clements Street.

3. LENGTH

The length of the proposed local access road is approximately 105m.

4. ESTIMATED COST

Approximately \$105,000 including land servicing.

5. EXISTING DEVELOPMENT

The site is bounded by Mellor Circuit to the north and Clements Street to the west and faces residential housing on those streets. To the south is the Florey Primary School and to the east is a district playing field.

6. PROPOSED DEVELOPMENT

The road variation will permit the development of 18 Aged Persons Units and 7 courtyard houses. All units will be serviced by the proposed access road.

The need for the gazettal is to allow for the requirement of the Commissioner for Housing that all courtyard and houses be on blocks with individual title, fronting a gazetted road.

7. PARTICULAR PLANNING CONSIDERATIONS

The proposed access road has been designed to allow access for garbage trucks without the necessity for turning within the development.

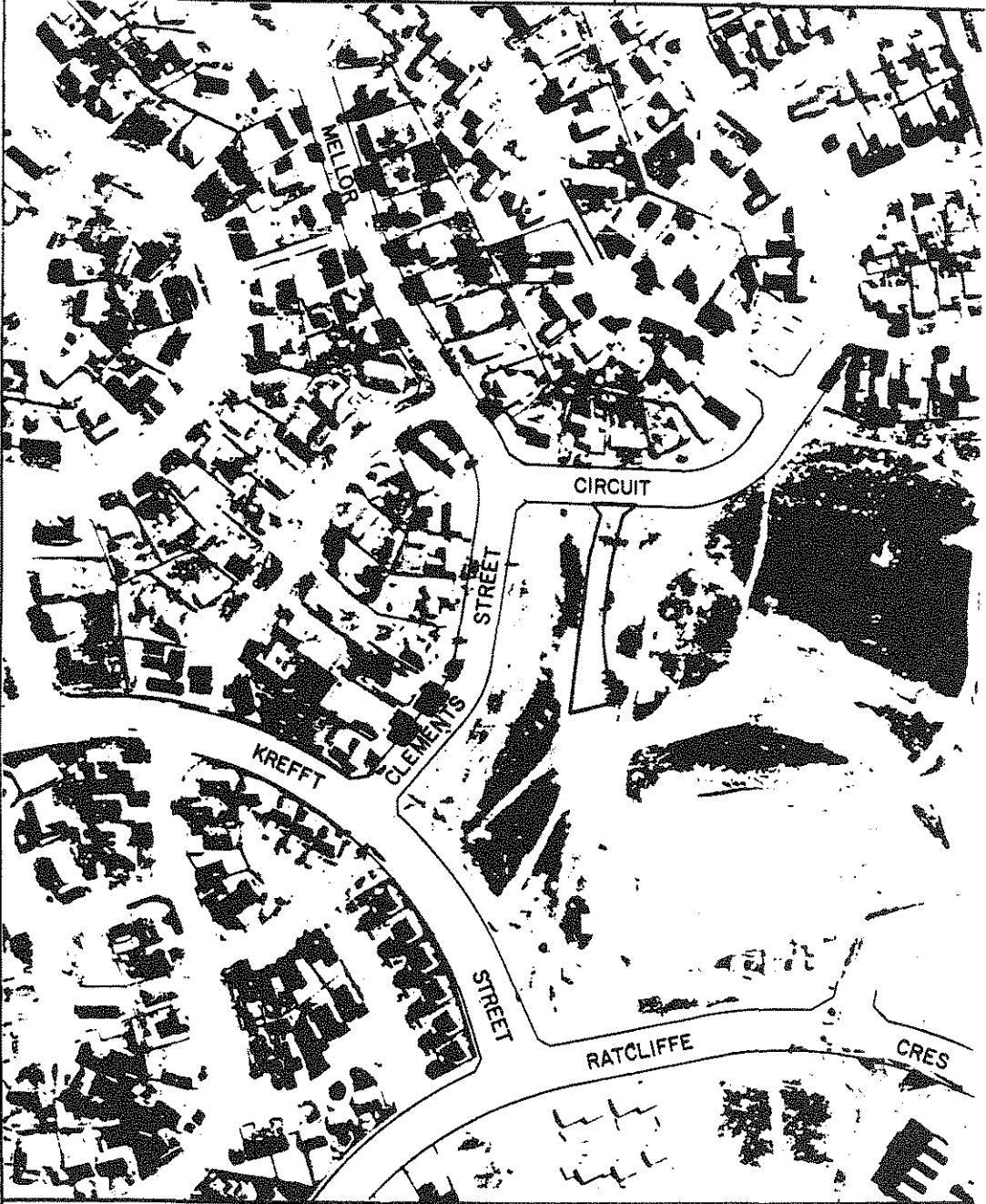
8. PUBLIC CONSULTATION

As the appropriate land use policy is in place no additional public consultation is considered necessary other than that inherent in the gazettal process.



ROAD ADDITION

FLOREY: Section 143 - Road Addition



FLOREY: Section 143 - Road Addition

BELCONNEN: SECTION 59 - ROAD ADDITIONS**1. PURPOSE**

This proposal provides for the gazettal of two access roads off Totterdell Street to enable the area to be developed for detached housing and flats.

2. BACKGROUND

Blocks 9 and 10, Section 59, Belconnen are located in a new residential subdivision to the north west of the Belconnen Town Centre.

3. LENGTH

The length of each of the two proposed local access roads is approximately 90m.

4. ESTIMATED COST OF ROAD CONSTRUCTION

Approximately \$80,000.

5. EXISTING DEVELOPMENT

The proposed roads are in a new area currently being sub-divided and serviced.

6. PROPOSED DEVELOPMENT

The road variations will permit the development of 10 houses and 20 flats. All units will be serviced by the proposed access road.

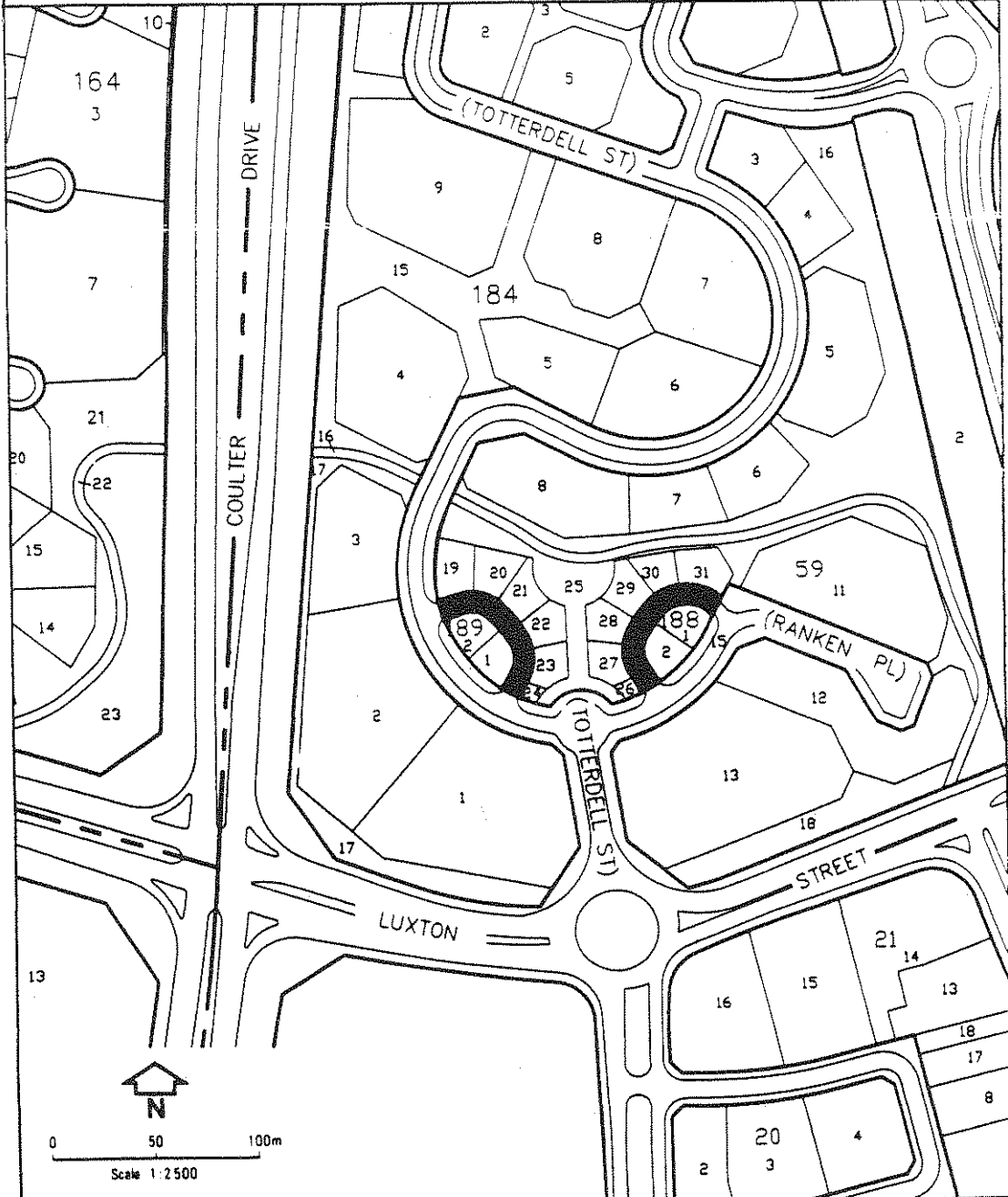
The necessity for gazetted roads is due to the requirement of the Commissioner for Housing that all detached houses be on blocks with individual title, fronting a gazetted road.

7. PARTICULAR PLANNING CONSIDERATIONS

The proposed access road has been designed to allow access for garbage trucks without the necessity for turning within the development.

8. PUBLIC CONSULTATION

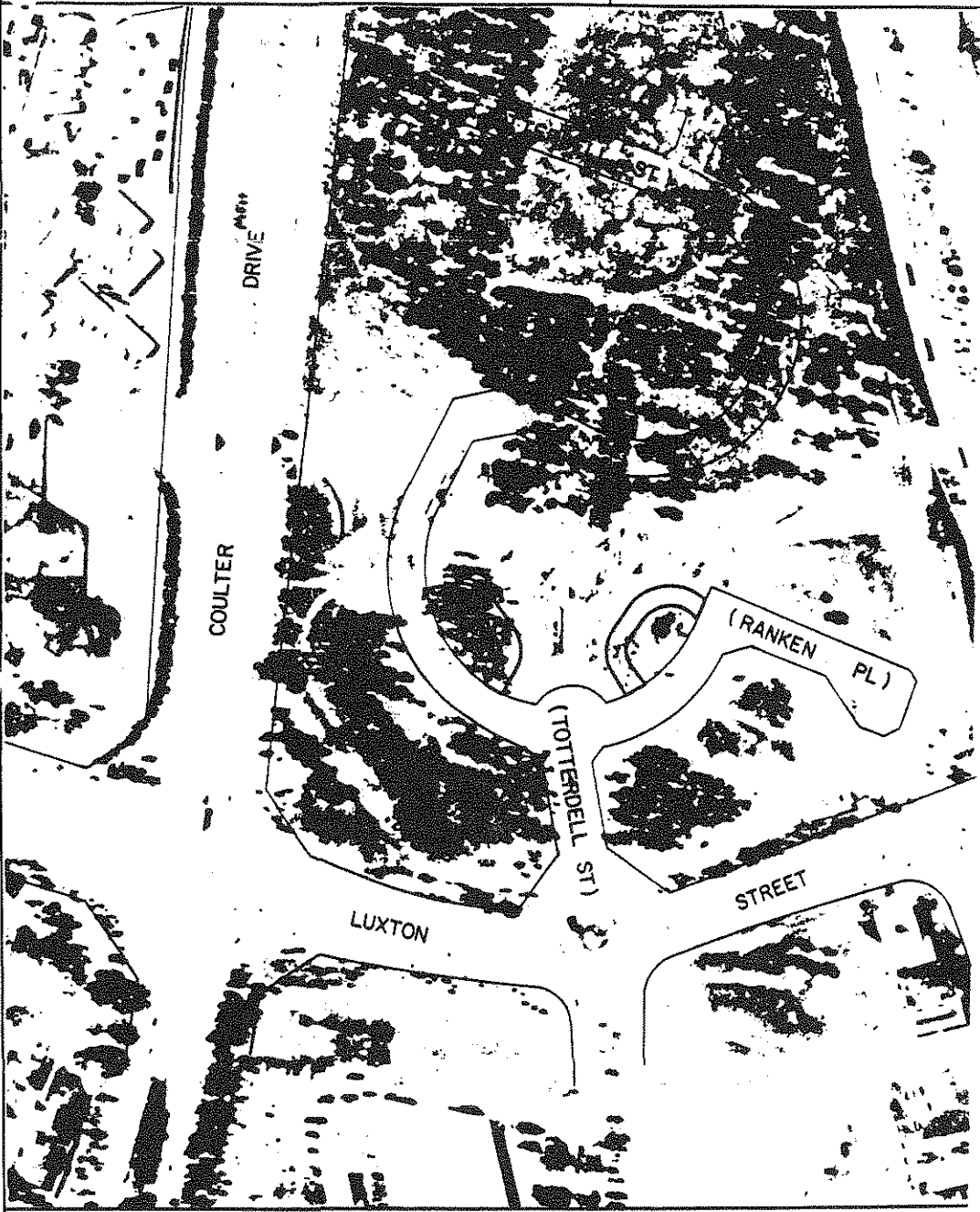
As the appropriate land use policy is in place no additional public consultation is considered necessary other than that inherent in the gazettal process.



ROAD ADDITION



BELCONNEN: Section 59 - Road Additions



BELCONNEN: Section 59 - Road Additions

DICKSON: PART SECTION 30 - ROAD ADDITION1. PURPOSE

Addition to the plan of a road abutting Dickson Place to provide access to the Post Office on Block 2 Section 30 Dickson.

2. BACKGROUND

Of the road known as Dickson Place only the straight section running between Badham and Cowper Streets has been constructed as a road. The remainder forms the pedestrian thorough-fare for the shopping centre whilst at the same time giving legal access to Blocks 7, 8, 9 and 10 of Section 30 Dickson. The new pedestrian thorough-fare, will provide legal road access to the Post Office, thereby enabling a lease to be prepared and registered. It is intended that the area will physically remain as a footpath.

3. AREA

462 square metres.

4. ESTIMATED COST

Nil.

5. EXISTING DEVELOPMENT

Existing footpath between the post office and shops/banks.

6. PROPOSED DEVELOPMENT

Nil.

7. PARTICULAR PLANNING CONSIDERATIONS

Nil.

8. ENVIRONMENTAL CONSIDERATIONS

Nil.

9. PUBLIC PARTICIPATION

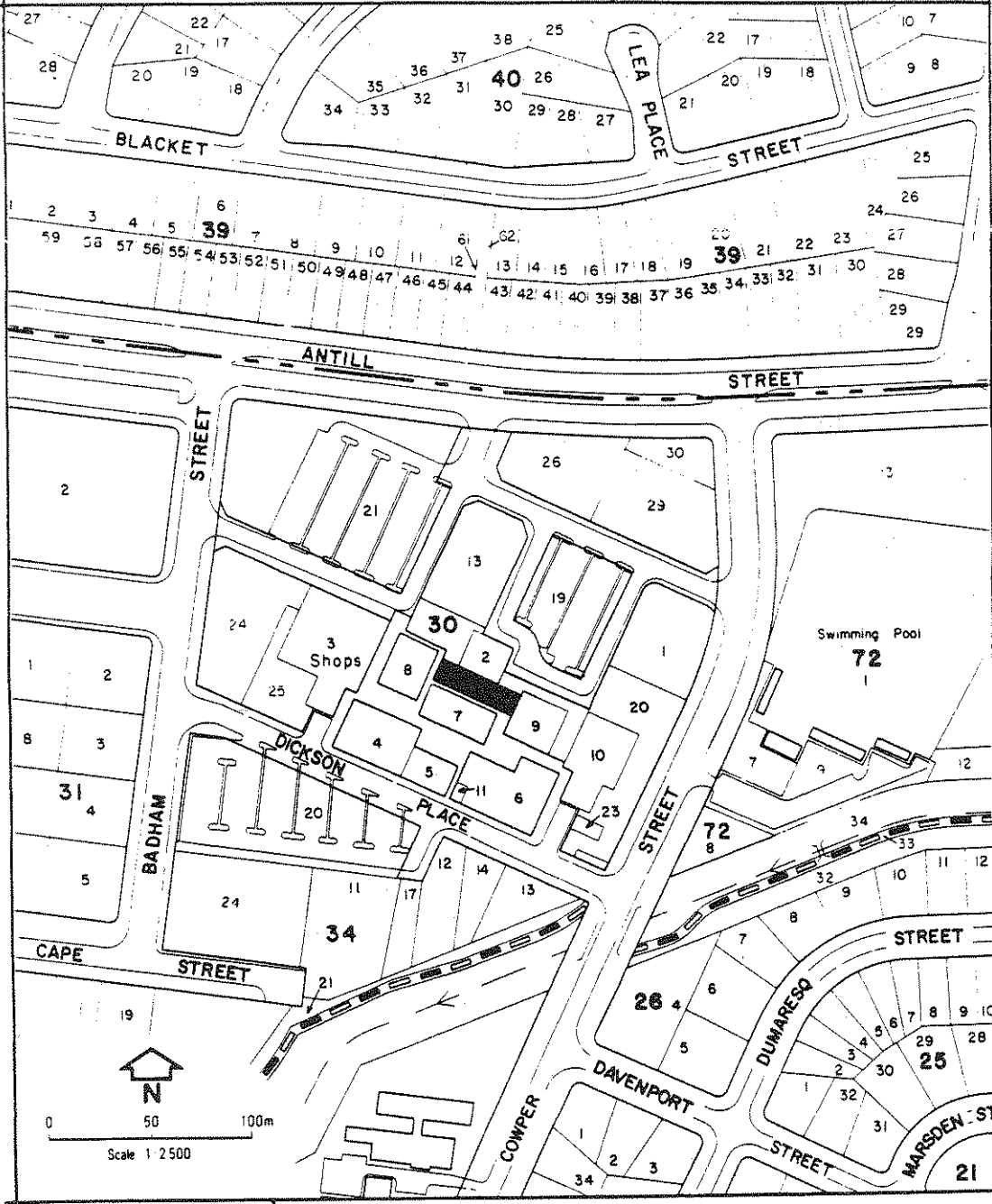
No public consultation has been carried out other than that inherent in the gazettal process.



ACT ADMINISTRATION
CENTRAL OFFICE

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VARIATION No. 5



ROAD ADDITION

DICKSON: Section 30 - Road Addition



ACT ADMINISTRATION
CENTRAL OFFICE

85

VARIATION No.5



DICKSON: Section 30 - Road Addition

ACTON: LAWSON CRESCENT - PART ROAD DELETION1. PURPOSE

The proposal to degazette this portion of land will provide a more rational boundary with the ANU and a more useable site for possible future development.

2. BACKGROUND

The subject area, adjacent to Section 34 Acton, was part of the original grant to the ANU. It was surrendered in 1974 to provide for the Parkes Way/Edinburgh Avenue interchange. In 1980 the ANU sought the return of part of this land which had not been used in the roadway. The then Minister for the Capital Territory declined this request because the ANU had "no apparent use for the land".

Further discussions took place in 1986 and it was agreed that this area could be returned to the ANU on the basis that it would accommodate the future needs of Academies (such as the Australian Academy of the Humanities) on campus.

3. AREA

The subject area is approximately 3,000 square metres.

4. ESTIMATED COST

Nil.

5. EXISTING DEVELOPMENT

The area is currently vacant, with scattered trees.

6. FUTURE DEVELOPMENT

There are no current proposals for development in this area but one possible use would be accommodation for further Academies in proximity to the Academy of Science.

7. PARTICULAR PLANNING CONSIDERATIONS

The site is highly visible and would be appropriate for a prestigious development. The land slopes down towards Edinburgh Avenue, quite steeply in the southern half of the subject land.

8. ENVIRONMENTAL CONSIDERATIONS

Retention of the general wooded character of the ANU in any development of this land should be encouraged.

9. PUBLIC CONSULTATION

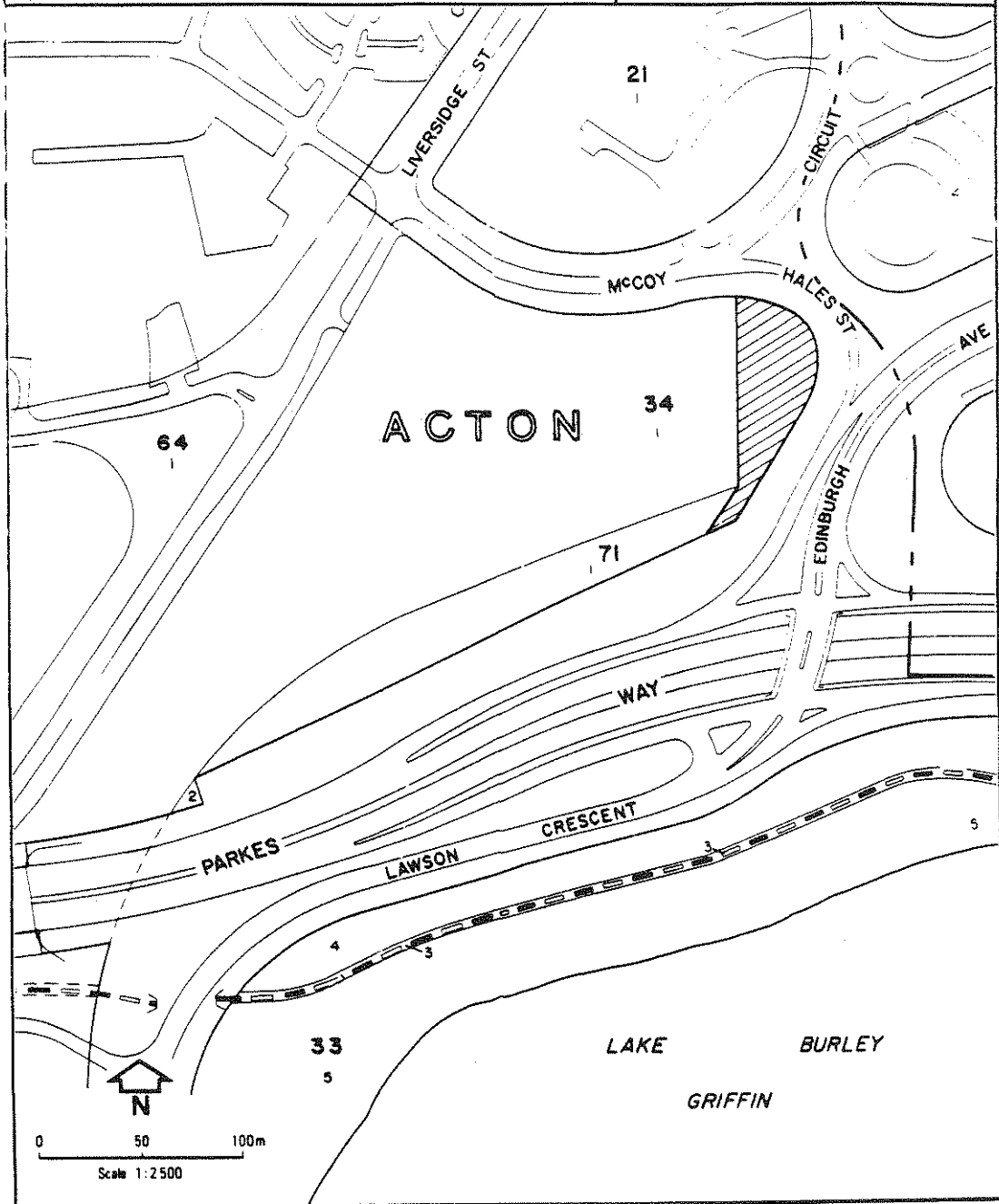
No public consultation has been carried out other than that inherent in the gazettal process.



ACT ADMINISTRATION
CENTRAL OFFICE

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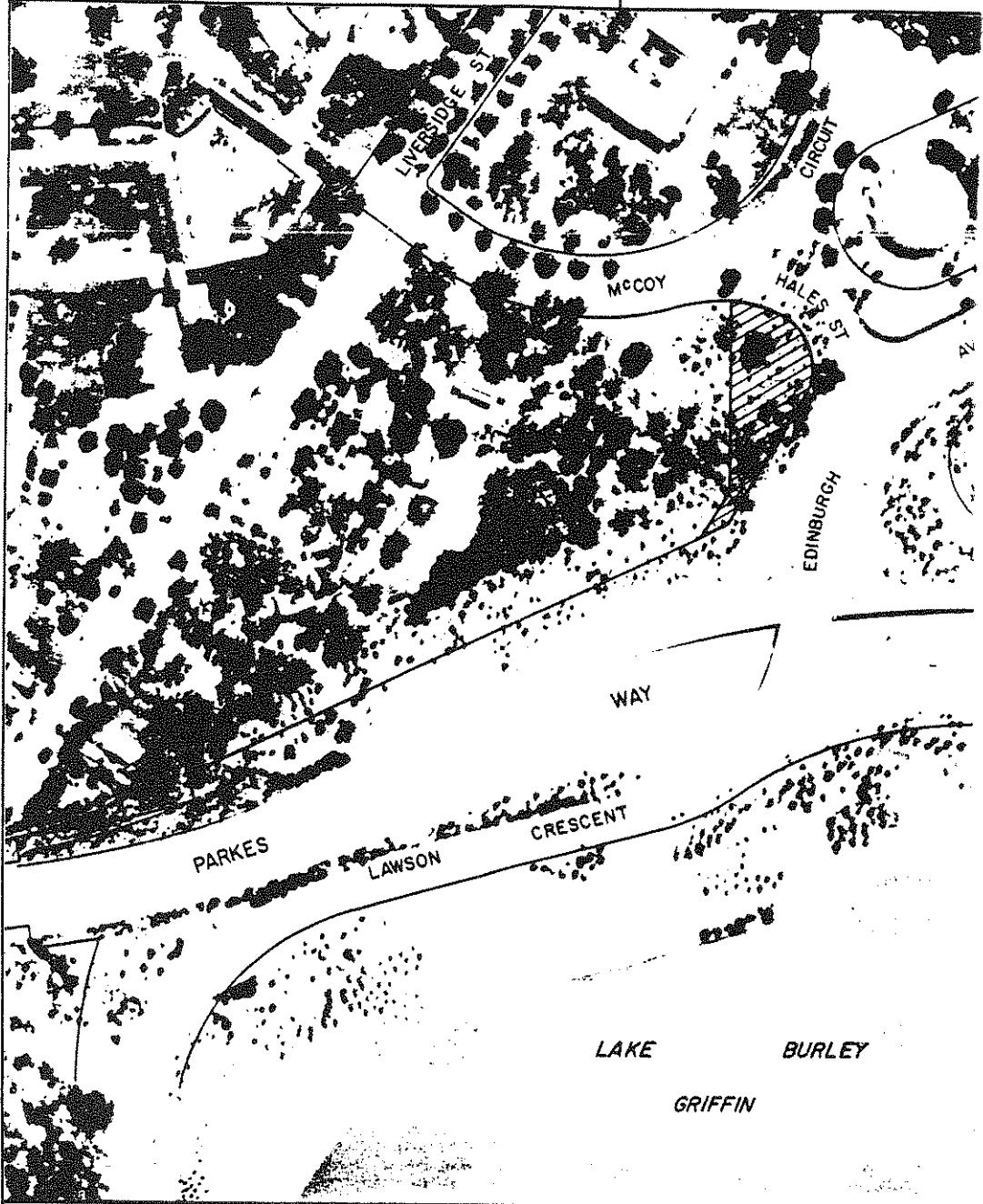
VARIATION No.6



ROAD DELETION



ACTON: Lawson Crescent - Part Road Deletion



ACTON: Lawson Crescent - Part Road Deletion

PHILLIP SECTION 8 - PART ROAD DELETION1. PURPOSE

Part of the existing building on Block 26 Section 8 Phillip is located on the road reservation. Degazettal is required to rectify this matter.

2. BACKGROUND

The Office of the ACT Administration suspected part of the building was on the road reservation. This was subsequently confirmed by survey.

3. AREA

An area of approximately 5 square metres will be deleted from the City Plan.

4. ESTIMATED COST

All costs to be borne by the lessee (Aboriginal Development Commission).

5. EXISTING DEVELOPMENT

The existing building is used for retail and office purposes.

6. PROPOSED DEVELOPMENT

No further development is proposed for the encroaching area.

7. PARTICULAR PLANNING CONSIDERATIONS

Nil

8. ENVIRONMENTAL CONSIDERATIONS

Nil.

9. PUBLIC CONSULTATION

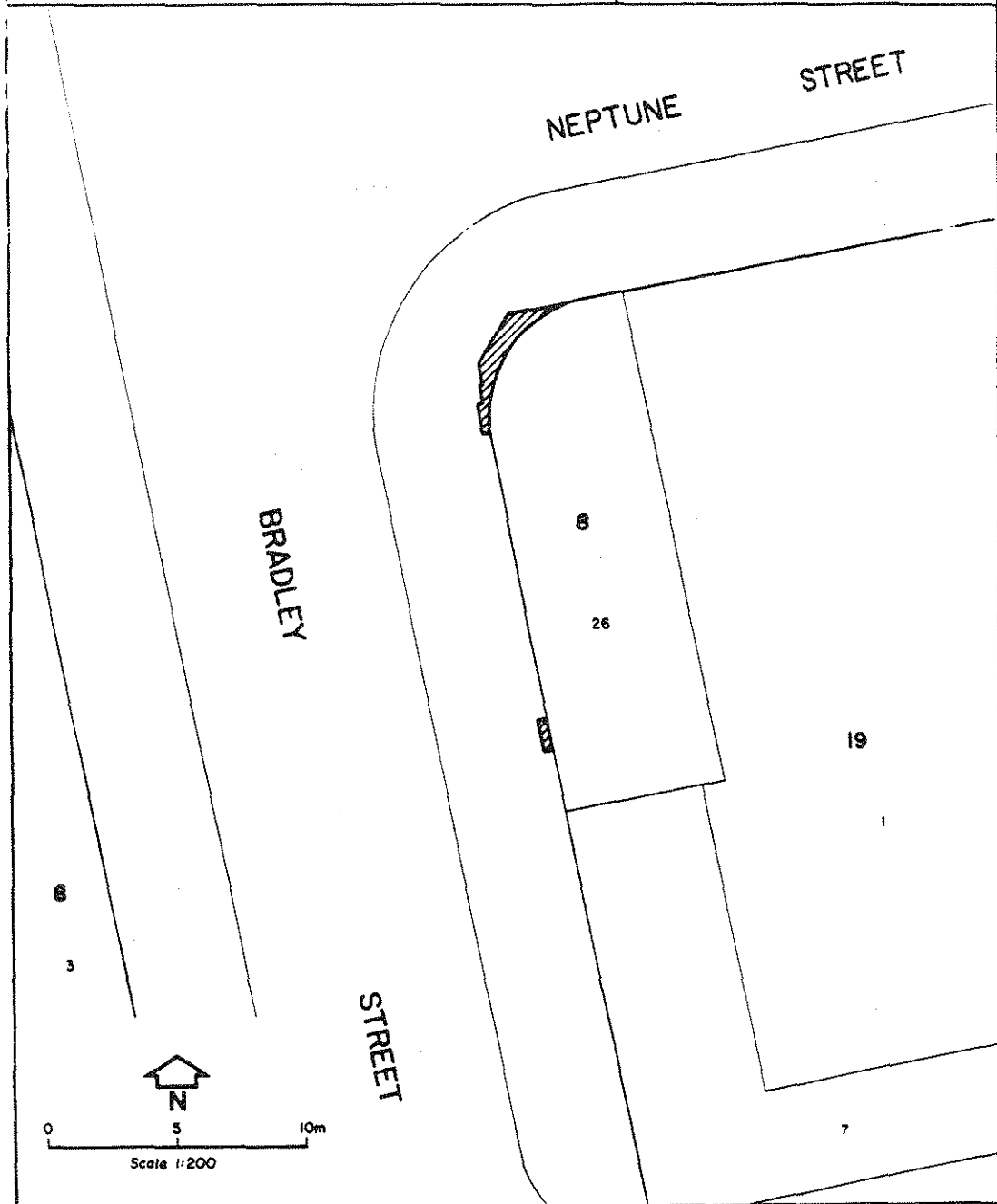
No public consultation has been carried out other than that inherent in the gazettal process.



ACT ADMINISTRATION
CENTRAL OFFICE

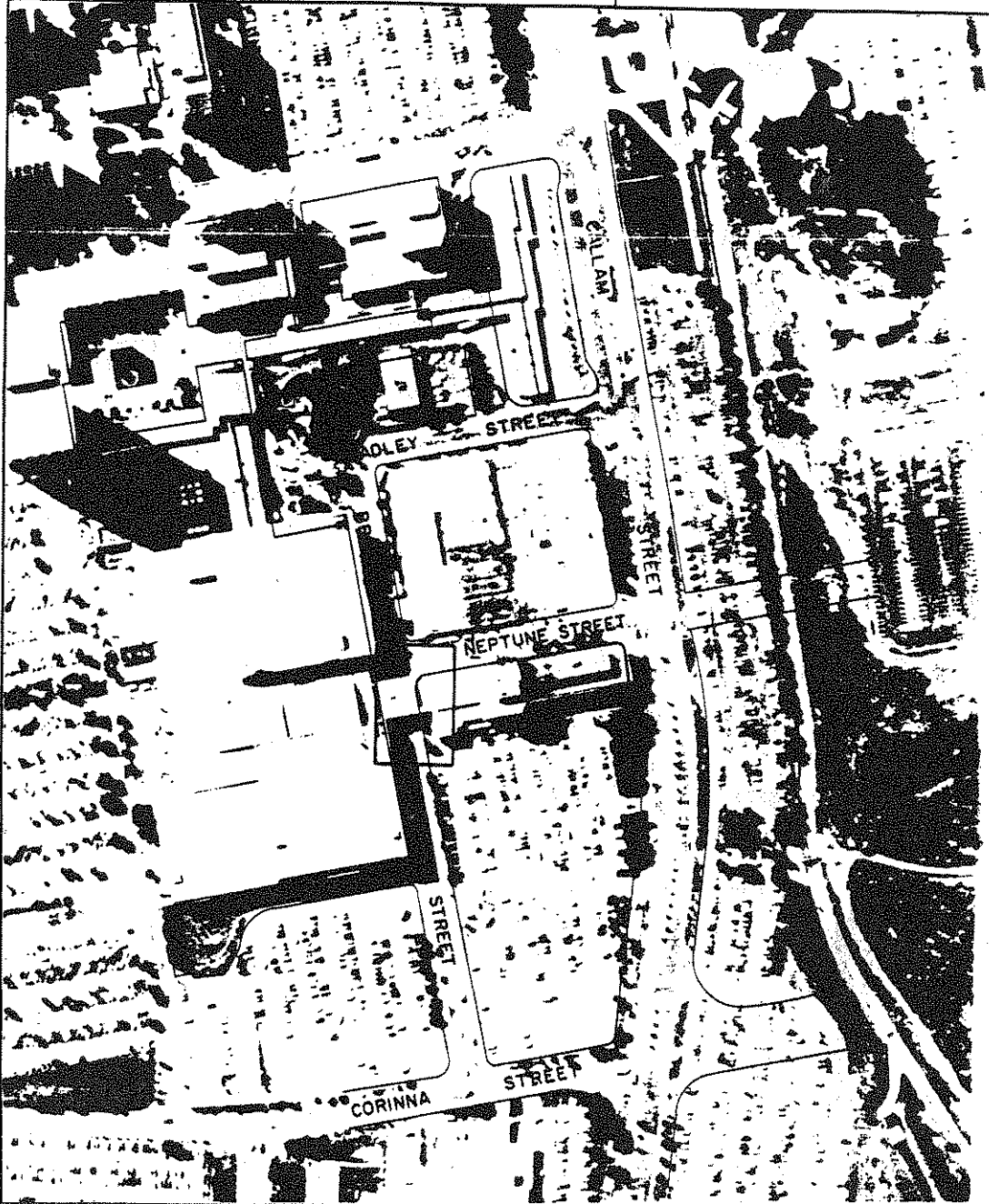
92

VARIATION No. 7



ROAD DELETION 

PHILLIP: Section 8 - Part Road Deletion



PHILLIP: Section 8 - Part Road Deletion

PHILLIP SECTION 118: BLOCK 2 - ROAD ADDITION1. PURPOSE

To add to the City Plan a second vehicular access to Block 2 Section 118 Phillip.

2. BACKGROUND

When the block was originally auctioned the development guidelines showed vehicular access from Horbury Street and Mansfield Place. The access from Mansfield Place to Block 2 Section 118 Phillip crosses Commonwealth land which could create legal implications. The matter is resolved by including the access on the City Plan.

3. AREA

Approximately 50 square metres.

4. ESTIMATED COST

Nil.

5. EXISTING DEVELOPMENT

The access area will service 9 medium density cluster houses.

6. PROPOSED DEVELOPMENT

Nil.

7. PARTICULAR PLANNING CONSIDERATIONS

Nil

8. ENVIRONMENTAL CONSIDERATIONS

Nil.

9. PUBLIC PARTICIPATION

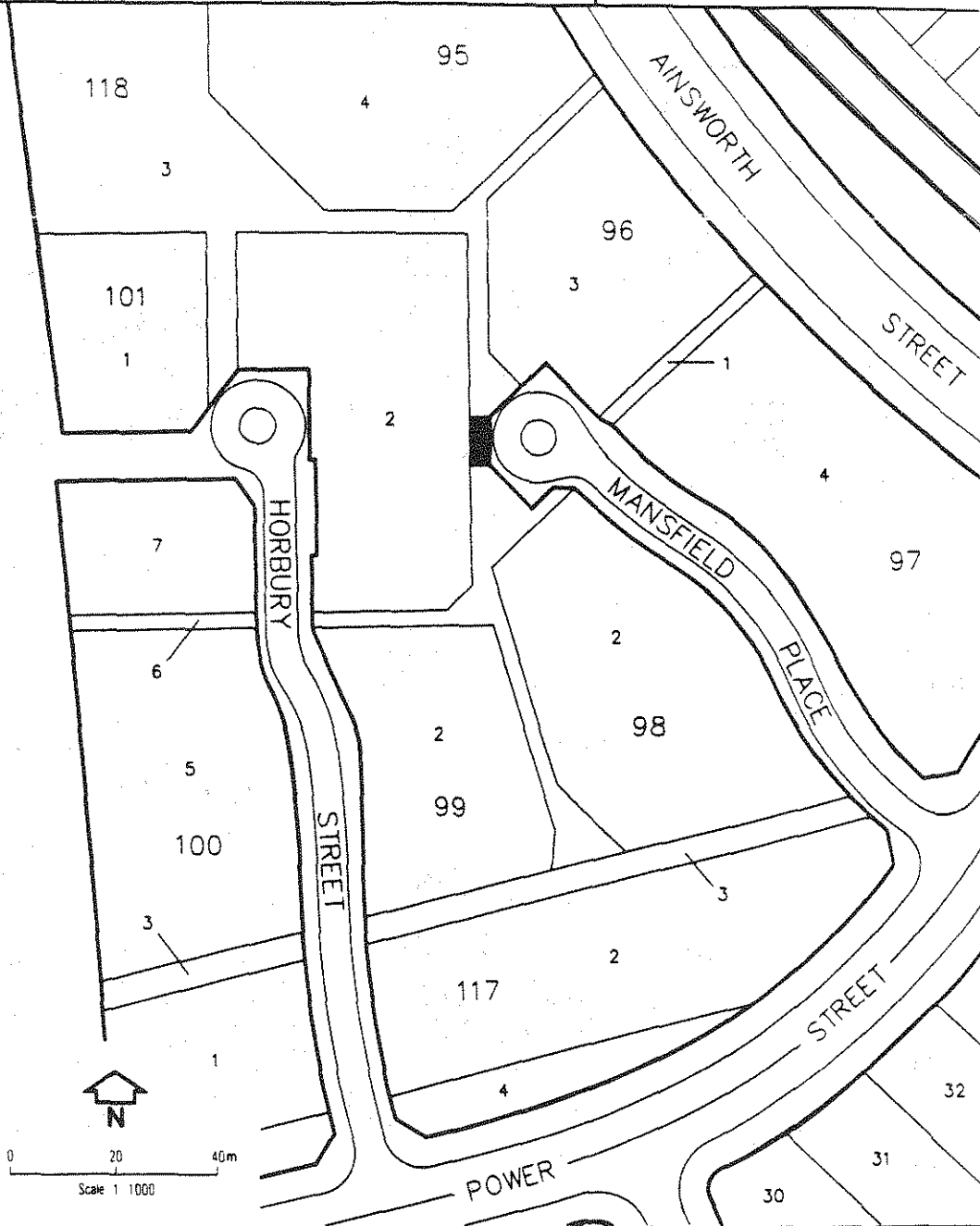
No public consultation has been carried out other than that inherent in the gazettal process



ACT ADMINISTRATION
CENTRAL OFFICE

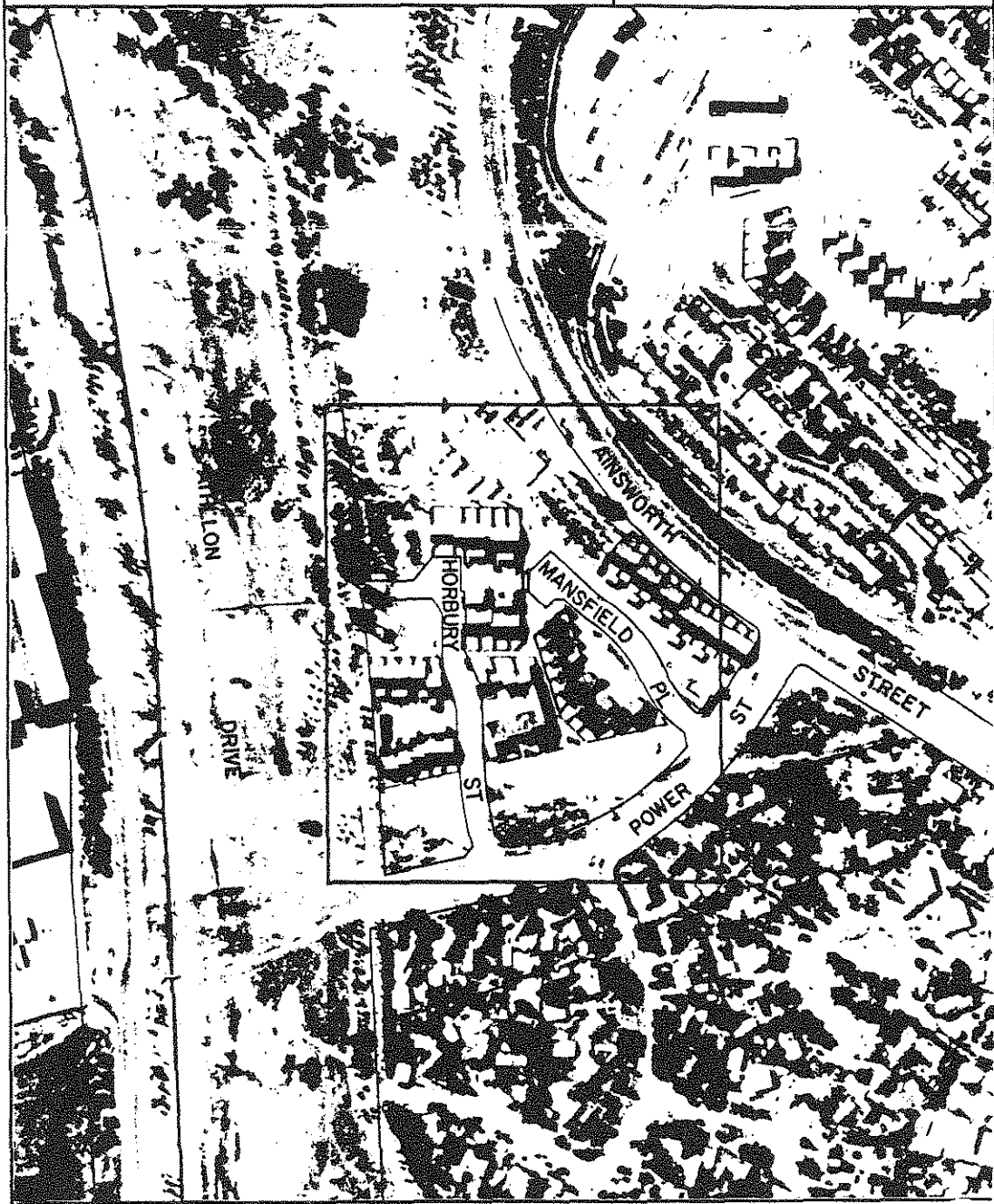
96

VARIATION No. 8



ROAD ADDITION

PHILLIP: Section 118 - Road Addition



PHILLIP: Section 118 - Road Addition

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes that this is crucial for ensuring transparency and accountability in the organization's operations. The text highlights that without proper record-keeping, it becomes difficult to track expenses, revenues, and other financial data, which can lead to errors and mismanagement.

2. The second part of the document focuses on the role of the management team in overseeing the organization's performance. It states that the management team is responsible for setting strategic goals, monitoring progress, and making necessary adjustments. The text also mentions that the management team should ensure that all employees are aware of the organization's vision and mission, and that they are working towards achieving the same goals.

3. The third part of the document discusses the importance of maintaining a strong relationship with the community and other stakeholders. It states that the organization should engage in various social and community activities, and that it should be open to receiving feedback from its stakeholders. The text also mentions that the organization should strive to be a responsible corporate citizen, and that it should contribute to the development and well-being of the community.

4. The fourth part of the document discusses the importance of maintaining a strong financial position. It states that the organization should ensure that it has sufficient funds to cover its operating expenses, and that it should also have a contingency plan in place to deal with any unexpected financial challenges. The text also mentions that the organization should strive to improve its financial performance over time, and that it should be open to exploring new opportunities for growth and expansion.

5. The fifth part of the document discusses the importance of maintaining a strong legal and regulatory framework. It states that the organization should ensure that it is compliant with all applicable laws and regulations, and that it should have a clear policy in place regarding legal and ethical issues. The text also mentions that the organization should be open to seeking legal advice when necessary, and that it should strive to maintain a high level of integrity and ethical standards in all of its activities.

APPENDIX 4

Briefing Material, Public Comments
And Objections - Variation 1988/1



ACT ADMINISTRATION
O I and D

Seat of Government (Administration) Act 1910

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

1988/1

**Briefing
Material
Public
Comments
and
Objections**

Prepared for the Sub-Committee of the

Senate Standing
Committee on
Transport,
Communications
and Infrastructure

House of Representatives
Standing Committee
on Transport,
Communications
and Infrastructure

8 June 1988

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1988/1 SERIES OF VARIATIONS

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

VARIATION 1988/1

In Gazette No S156 of 8 June 1988, the Minister for the Arts, and Territories, the Hon Gary Francis Punch 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 20 June 1988. All submissions must be lodged, in writing, with the Secretary and Manager, National Capital Development Commission, GPO Box 373, Canberra, ACT 2601 or hand delivered to Brian Nesbitt, 7th Floor, NCDC Building, 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 of the Variations to the Plan of the City of Canberra which will conduct hearings into the proposal and report to the Parliament before the variation can take effect.

Displays showing all the intended changes will be available at South Building, London Circuit, the NCDC Building, Cooleman Court and the Tuggeranong Hyperdome until the lodgement date for the closing of submissions.

All telephone enquiries may be directed to Brian Nesbitt on telephone 46 8860.



ACT Administration
Office of Industry and Development

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Mr D Abbott
Secretary
Joint sub-Committee of the Variations
to the Plan of the City of Canberra
Parliament House
CANBERRA ACT 2600

Dear Mr Abbott

I anticipate that on 8 June 1988, notice of the Minister's intention to vary the plan of layout of the City of Canberra will be published in the Commonwealth Gazette. It will be known as Variation 1988/1.

Four items have been included in the variation and consistent with normal procedures, public comment will be encouraged through the media and by means of public displays.

I wish to refer the proposed variation to the Joint sub-Committee of the Variations to the Plan of the City of Canberra for inquiry and report.

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

Yours sincerely

V F Martisius
Assistant Secretary
Business Leases
07 June 1988





**Commonwealth
of Australia**

Gazette

No. S 156, Wednesday, 8 June 1988

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**

I, GARY FRANCIS PUNCH, Minister of State for the Arts and Territories, pursuant to section 12A of the *Seat of Government (Administration) Act 1910*, hereby 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 K5, M5 and M4 the relative position of which are shown in the attached Index of Detail Maps.

No variation will be made before 12 days from the date of the publication of this notice in the *Gazette* to enable any interested parties to lodge submissions and/or objec-

tions to the proposed variations indicated in this notice. All correspondence relating to this proposal must be addressed to:

The Secretary and Manager
National Capital Development Commission
G.P.O. Box 373
Canberra City, A.C.T. 2601
Attention: Brian Nesbitt

or hand delivered to:

Brian Nesbitt
7th Floor
NCDC Office
220 Northbourne Avenue
Braddon, A.C.T. 2601

Dated this 3rd day of June 1988.

GARY FRANCIS PUNCH
Minister of State for the Arts
and Territories

Commonwealth of Australia Gazette
No. S 156, 8 June 1988

EXPLANATORY STATEMENT

Variation 1988/1

Variation 1 (Detail Map K5)

GREENWAY, Deletion of Ashworth Street and the addition of an extension of Reed Street to the plan to facilitate the development of the bus depot in Tuggeranong Town Centre.

Variation 2 (Detail Map M5)

WESTON, (Sections 83 and 94) Addition to the plan to provide for an access road off Unwin Place to enable Sections 83 and 94 Weston to be further developed for low density community uses.

Seat of Government (Administration) Act 1910 3

Variation 3 (Detail Map M4)

DUFFY, Section 25, Road addition to provide for an access road off Glenmaggie Street to enable the area to be developed for town houses and garden flats.

Variation 4 (Detail Map M5)

GRIFFITH, Deletion from the plan of a road that was included in a lease in 1945 and subsequently erroneously gazetted in 1976.

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PUBLIC INFORMATION

As part of its policy to stimulate public interest in the proposal, the ACT Administration mounted displays showing all the intended variations at South Building London Circuit, Civic and the NCDC offices at Braddon. Further displays which covered variations proposed in the near vicinity were located at Coleman Court and the Tuggeranong Hyperdome.

The ACT Administration also advertised the variations in the Canberra Times on 11 June 1988 and 15 June 1988 and issued a press release on 8 June 1988.



ACT Administration

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

VARIATION 1988/1

In Gazette No S156 of 8 June 1988, the Minister for the Arts, and Territories, the Hon Gary Francis Pusch 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 4.30pm on 20 June 1988. All submissions must be lodged, in writing, with the Secretary and Manager, National Capital Development Commission, GPO Box 373, Canberra, ACT 2601 or hand delivered to Brian Nesbitt, 7th Floor, NCDC Building, 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 of the Variations to the Plan of the City of Canberra which will conduct hearings into the proposal and report to the Parliament before the variation can take effect.

Displays showing all the intended changes will be available at South Building, London Circuit, the NCDC Building, Cooleman Court and the Tuggeranong Hyperdome until the lodgment date for the closing of submissions.

All telephone enquiries may be directed to Brian Nesbitt on telephone 468860.

Explanatory statement

Variation 1988/1

VARIATION 1 (Detail Map K5)

GREENWAY, Deletion of Ashworth Street and the addition of an extension of Reed Street to the plan to facilitate the development of the bus depot in Tuggeranong Town Centre.

VARIATION 2 (Detail Map M5)

WESTON, (Sections 83 and 94). Addition to the plan to provide for an access road off Unquin Place to enable Sections 83 and 94 Weston to be further developed for low density community uses.

VARIATION 3 (Detail Map M4)

DUFFY, Section 25. Road addition to provide for an access road off Gienmeggie Street to enable the area to be developed for town houses and garden flats.

VARIATION 4 (Detail Map M5)

GRIFFITH, Deletion from the plan of a road that was included in a lease in 1965 and subsequently erroneously gazetted in 1976.

AB-936-24
8/17085 / 72

Department of the Arts, Sport,
The Environment, Tourism and Territories



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ACT Administration
Office of City Management

Media Statement

GPO Box 158 Canberra ACT 2601
Telephone (062) 75 0600
Facsimile (062) 40 7304

VARIATIONS TO THE CITY PLAN

The ACT Administration today announced the City Plan Variation 1988/1. The City Plan shows the road reservations for Canberra and any proposed development which requires altering of the plan. Proposed alterations to the plan must be made public through a Notice of Intention to vary the Plan, which is published in the Commonwealth of Australia Gazette and allows for public submissions or objections.

The Variations provided for the 1988/1 include:

- . The development of the bus depot in Tuggeranong Town Centre.
- . The further development of Section 83 and 94 Weston for low density community uses.
- . The development of town houses and garden-flats on Section 25 Duffy.
- . The redevelopment of Section 20 Griffith to allow a Town House development.

Twelve days will be allowed for public submission of objections to the intended changes. All submissions or objections should be lodged with the National Capital Development Commission by 20 June 1988. They will then be forwarded to the Joint Subcommittee of the Variation the Plan of the City of Canberra for consideration during its public hearing on the proposals.

Details of the intended changes will be on display at South Building, London Circuit and the NCDC offices at Braddon. In addition, the ACT Administration is arranging for displays to be erected in regional shopping centres. Each of these displays will cover variations proposed in the near vicinity and will be



located at Cooleman Court and the Tuggeranong Hyperdome. All displays will be in place for the twelve days available for scrutiny/comment.

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

Media contact: Graham Mundy 46 3003(w) 48 8506(h)

8 June 1988

DUFFY SECTION 25 - ROAD ADDITION

1. PURPOSE

This proposal provides for the gazettal of an access road off Glenmaggie Street to enable the area to be developed for townhouses and garden flats.

2. BACKGROUND

Block 2 Section 25, Duffy is located in the district of Weston Creek between Glenmaggie and Tantangara Streets.

3. LENGTH

The length of the proposed local access road is approximately 128m.

4. ESTIMATED COST OF ROAD CONSTRUCTION

Approximately \$85,000.

5. EXISTING DEVELOPMENT

The site is bounded by aged persons' units (APU's) to the south west, private townhouses to the north, shopping centre to the west and recreation area to the east and a scout hall in the south east corner and facing residential housing on Tantangara Street.

6. PROPOSED DEVELOPMENT

The road variation will permit the development of 11 townhouses and 4 garden flats. All units will be serviced by the proposed access road.

The necessity for a gazetted road arose late in the design/documentation period due to the requirement of the Commissioner for Housing that all detached houses and townhouses be on blocks with individual title, fronting a gazetted road.

Servicing of the block and construction of the housing commenced in late June 1987. The first occupants could be expected by April 1988.

7. PARTICULAR CONSIDERATIONS

The proposed access road has been designed to allow access to garbage trucks without the necessity for turning within the development.

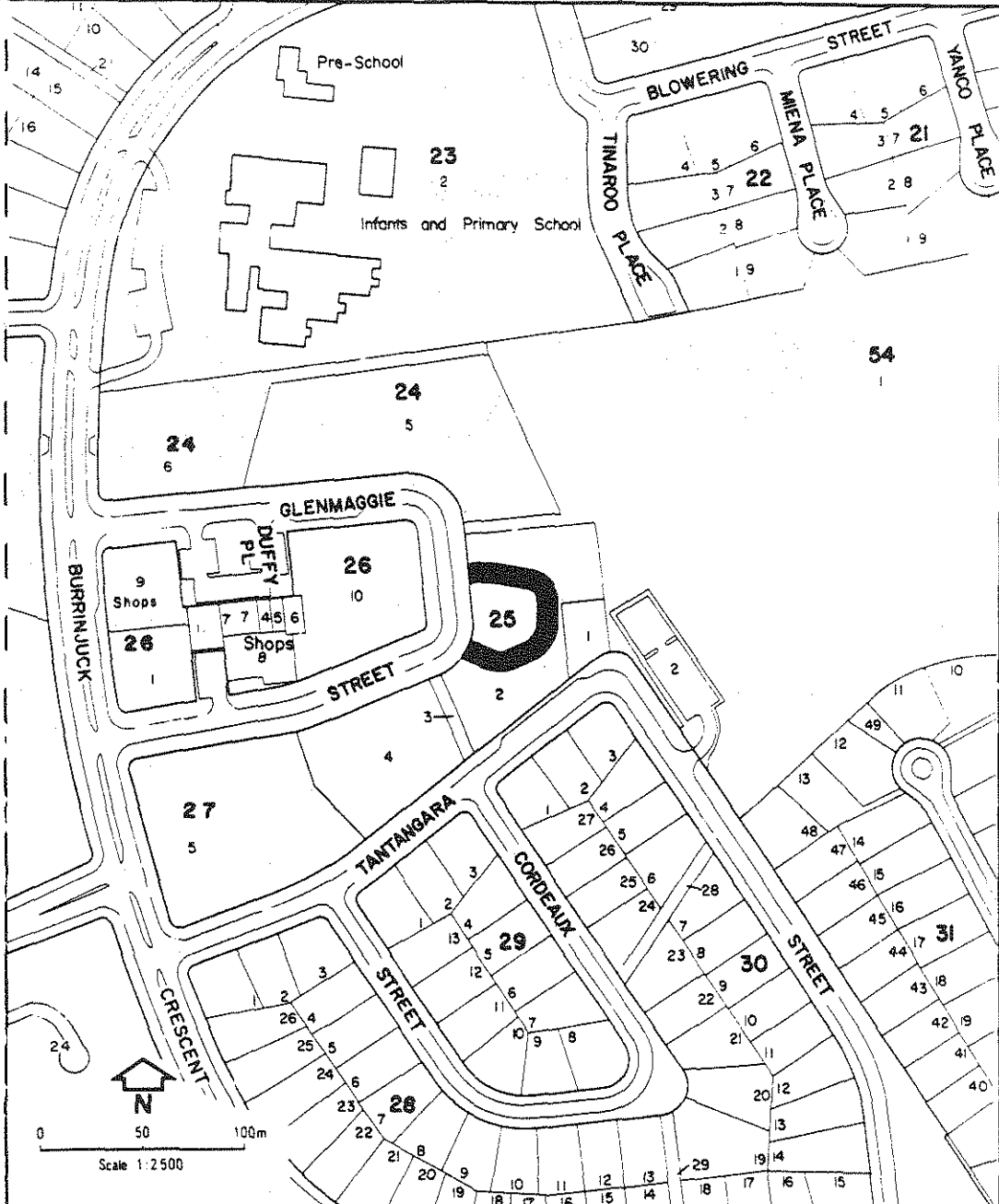
8. PUBLIC CONSULTATION

Consultation was undertaken in May 1986. Comments were invited and 18 submissions were received. Those concerning Block 2 Section 25 generally suggested further development of APUs with community facilities for the aged persons' use and were opposed to government flats being developed on the site.

The Commission consequently resolved not to construct government flats but to construct medium density housing. As the Commission has already constructed 14 APUs on Block 4 Section 27 and is committed to constructing an additional 30 units on Block 5, it considers any further units in this locality would create too large a concentration of aged persons' units at the Duffy shops.

The Duffy Residents' Association was made aware that the Metropolitan Policy Plan provides for medium density housing close to local centres and that the intended proportion for medium density developed as public housing is 20%. Presently the proportion in Duffy is 7%.

The concerns about government flats were noted and it was accordingly agreed that the site would be developed instead with 2 and 3 bedroom townhouses and 1 bedroom garden flats.



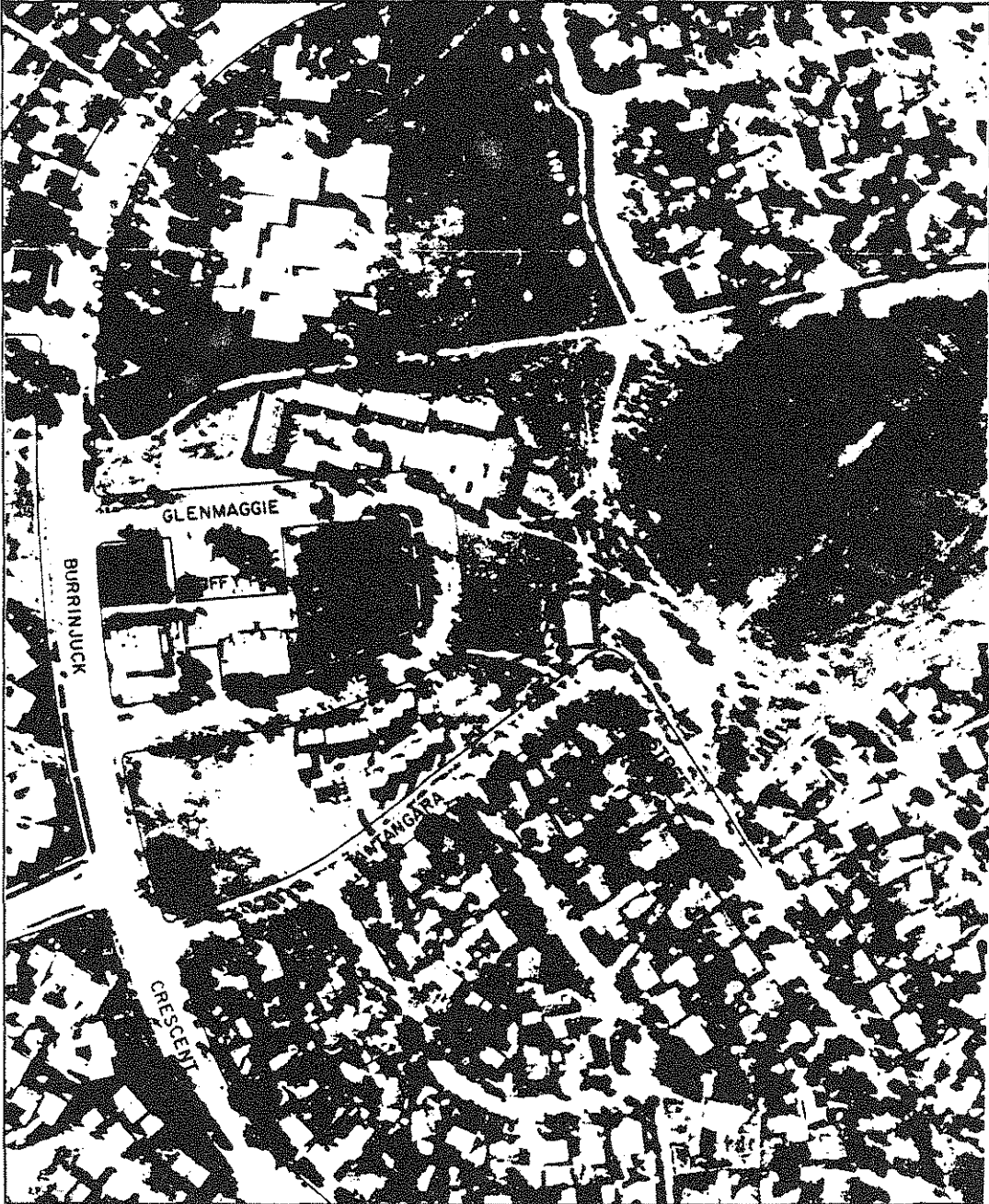
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ROAD ADDITION



DUFFY: Section 25 - Road Addition



DUFFY: Section 25 - Road Addition

GRIFFITH: SECTION 20 - ROAD DELETION1. PURPOSE

Deletion from the plan of an existing access road to Blocks 13 and 15 Section 20.

2. BACKGROUND

Wording of the lease for Blocks 11-16 Section 20 Griffith indicates that the access road is part of the lease (granted 1945). The road was later incorrectly included and approved in the April 1976 variations to the City plan.

3. AREA

270.54 m²

4. ESTIMATED COST

Nil

5. EXISTING DEVELOPMENT

The existing roadway provides access to pre-fabricated residences on Blocks 13-15.

6. PROPOSED DEVELOPMENT

Consolidation of Blocks 11-16, demolition of existing pre-fabricated residences and construction of units.

7. PARTICULAR PLANNING CONSIDERATIONS

Nil

8. ENVIRONMENTAL CONSIDERATIONS

Nil

9. PUBLIC PARTICIPATION

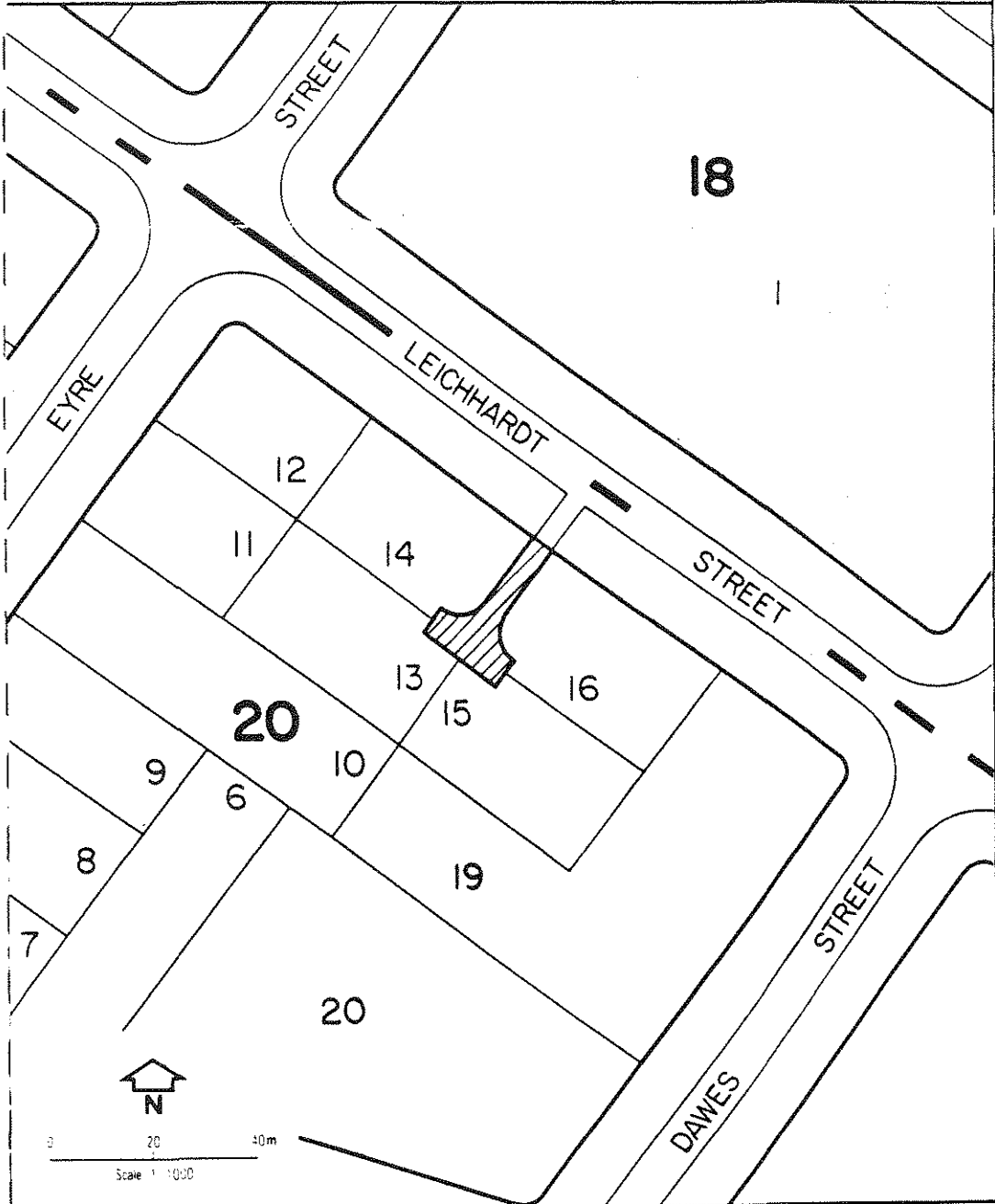
No public consultation has been carried out other than that inherent in the gazettal process.



ACT ADMINISTRATION
CENTRAL OFFICE

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VARIATION No. 2



ROAD DELETION 

GRIFFITH: Section 20 - Road Deletion



ACT ADMINISTRATION
CENTRAL OFFICE

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VARIATION No. 2



GRIFFITH: Section 20 - Road Deletion

WESTON: SECTIONS 83 & 94 - ROAD ADDITION1. PURPOSE

This proposal provides for an access road off Unwin Place to enable the area to be further developed for low density community uses.

2. BACKGROUND

Weston Sections 83 & 94 are located in the district of Weston Creek and lie immediately to the north of the residential portion of Weston. The area is bounded by Tuggeranong Parkway, Cotter Road, Streeton Drive and Heysen Street and is known as Weston North.

A number of broad acre community uses exist in this area for which boundaries need to be defined, access arrangements rationalised and lease and development conditions prepared for the future management of the area. In addition, the Commission has received requests to identify large sites in the Weston Creek area for institutional and/or community uses. The approved Policy Plan adopted in March 1986 designates the site for Low Density Community Uses.

3. LENGTH

The length of the proposed access road is approximately 750 metres.

4. ESTIMATED COST OF ROAD CONSTRUCTION

Approximately \$250,000.

5. EXISTING DEVELOPMENT

There exists in the area, the Woden TAFE School of Horticulture, Australian Federal Police Services Centre and College, Department of Health Plant Quarantine Centre, City Parks Administration Centre and the AME School. An area of pine plantation and uncommitted Commonwealth land comprise the remainder.

6. PROPOSED DEVELOPMENT

The road variation will make available a number of sites ranging in size from 1 to 6 hectares for Low Density Community Uses.

The proposal will allow the Commission and the Office of the ACT Administration to meet existing demands for such sites.

7. PARTICULAR PLANNING CONSIDERATIONS

This area forms part of a buffer zone between existing developed areas and incorporates land identified as National Capital Open Space.

Accordingly the development of the area will comprise a range of community facilities or other broad acre uses such as outdoor recreation, camps or certain administrative and utility services set largely within a forested or landscaped context.

An easement has been reserved to allow the proposed road to be extended to connect with the Cotter Road at some future time, following the duplication of the Cotter Road between Streeton Drive and Tuggeranong Parkway. This proposal is subject to specific development requirements in the area and separate gazettal action.

8. ENVIRONMENTAL CONSIDERATIONS

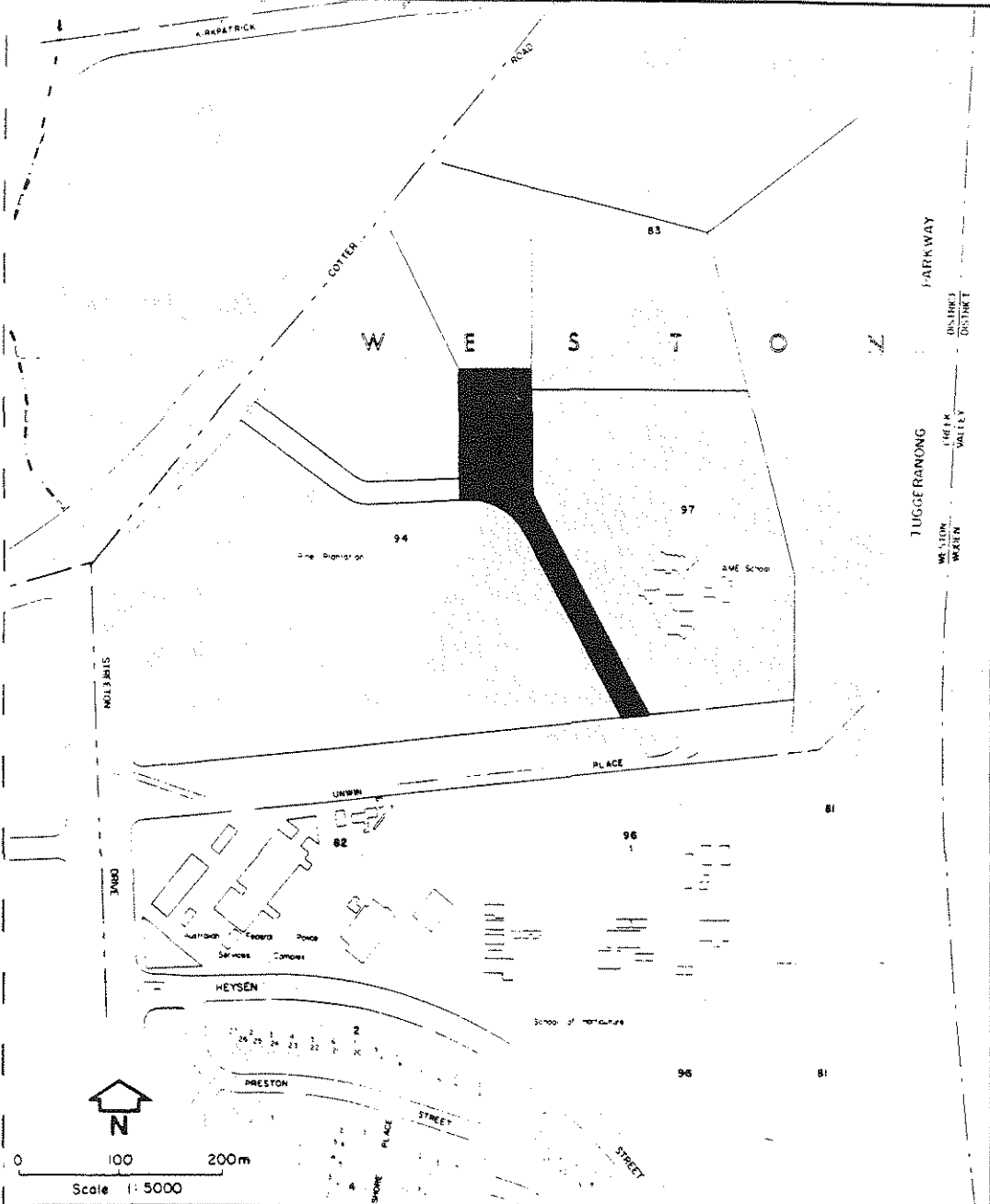
The northern area of Section 83 forms part of the hill system which defines Weston Creek. It is a dry grassland hill which contrasts the adjacent pine forest and which is visually exposed to the Tuggeranong Parkway, Government House and Black Mountain. Accordingly, in order to preserve landscape amenity and views from the surrounding road system, building development has been precluded from this area.


9. PUBLIC CONSULTATION

Consultation was undertaken in August 1985 and written comments invited. In response three submissions were received, two of which were generally supportive. Issues were raised regarding traffic arrangements and site applications.

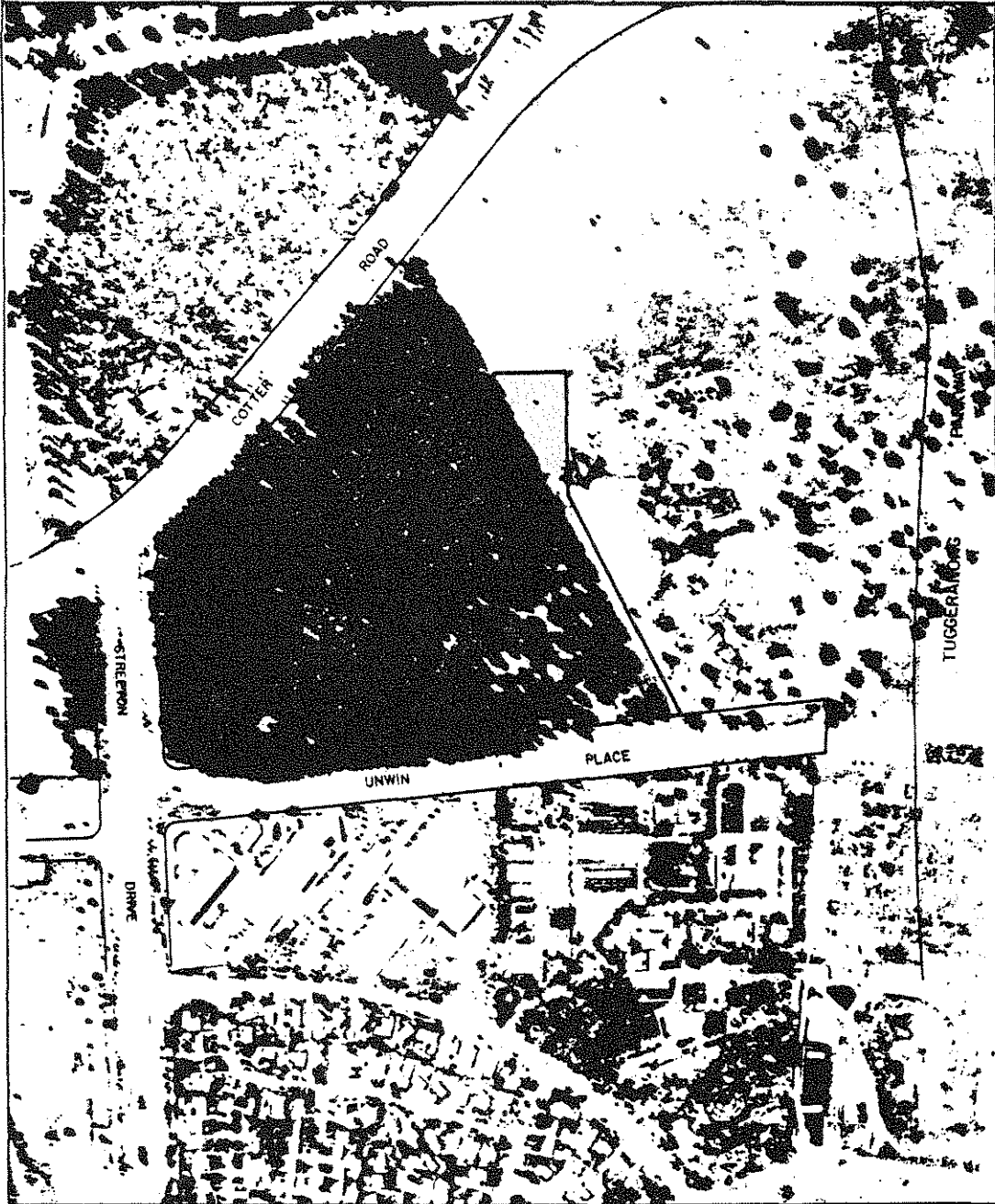
Of these the first questioned the proposal to link Unwin Place and Cotter Road on the grounds of the existing traffic congestion on that section of the Cotter Road during peak periods. The final Policy Plan was amended such that no connection to Cotter Road would occur before the duplication of Cotter Road in that area, and that such a proposal would be subject to separate gazettal action.

The issues relating to site applications comprised requests for sites from the Weston Archery club and The Spiritual Assembly of the Bahai's of the ACT (Inc.). Both are now the subject of formal site applications, the latter being dependent on gazettal of the proposed road variation and funds being available for construction and site servicing.



ROAD ADDITION 

WESTON: Sections 83 and 94 - Road Addition



WESTON: Sections 83 and 94 - Road Addition

GREENWAY : ROAD ADDITION AND DELETION1. PURPOSE:

To provide for the deletion of Ashworth Street and the addition of an extension of Reed Street to the plan to facilitate the development of the bus depot in Tuggeranong Town Centre.

2. BACKGROUND:

The early planning studies for Tuggeranong Town Centre identified the need for a bus depot facility. On the basis of advice from ACTION regarding the size and access requirements of the depot Ashworth Street was located at the northern end of the depot site. Following a recent study of public transport needs undertaken jointly by NCDC and the Office of the ACT Administration, ACTION identified a need for a larger bus depot facility in Tuggeranong to satisfy future operational requirements.

3. LENGTH:

The length of the proposed road is approximately 140 metres and the length of the road to be degazetted is also approximately 140 metres.

4. ESTIMATED COST:

Approximately \$250,000.

5. EXISTING DEVELOPMENT:

Ashworth Street is not constructed. Scollary Street is currently under construction to initially provide access for construction purposes to the bus depot site. Apart from a number of short term leases for concrete batching plants and construction compounds, the adjacent land is undeveloped.

6. PROPOSED DEVELOPMENT:

The proposed road will become part of Reed Street which will be extended from its current intersection with Scollary Street to meet Athllon Drive. The block to the south will be developed for the Tuggeranong bus depot. The remaining adjacent areas will be released for other town centre developments.

7. PARTICULAR PLANNING CONSIDERATIONS:

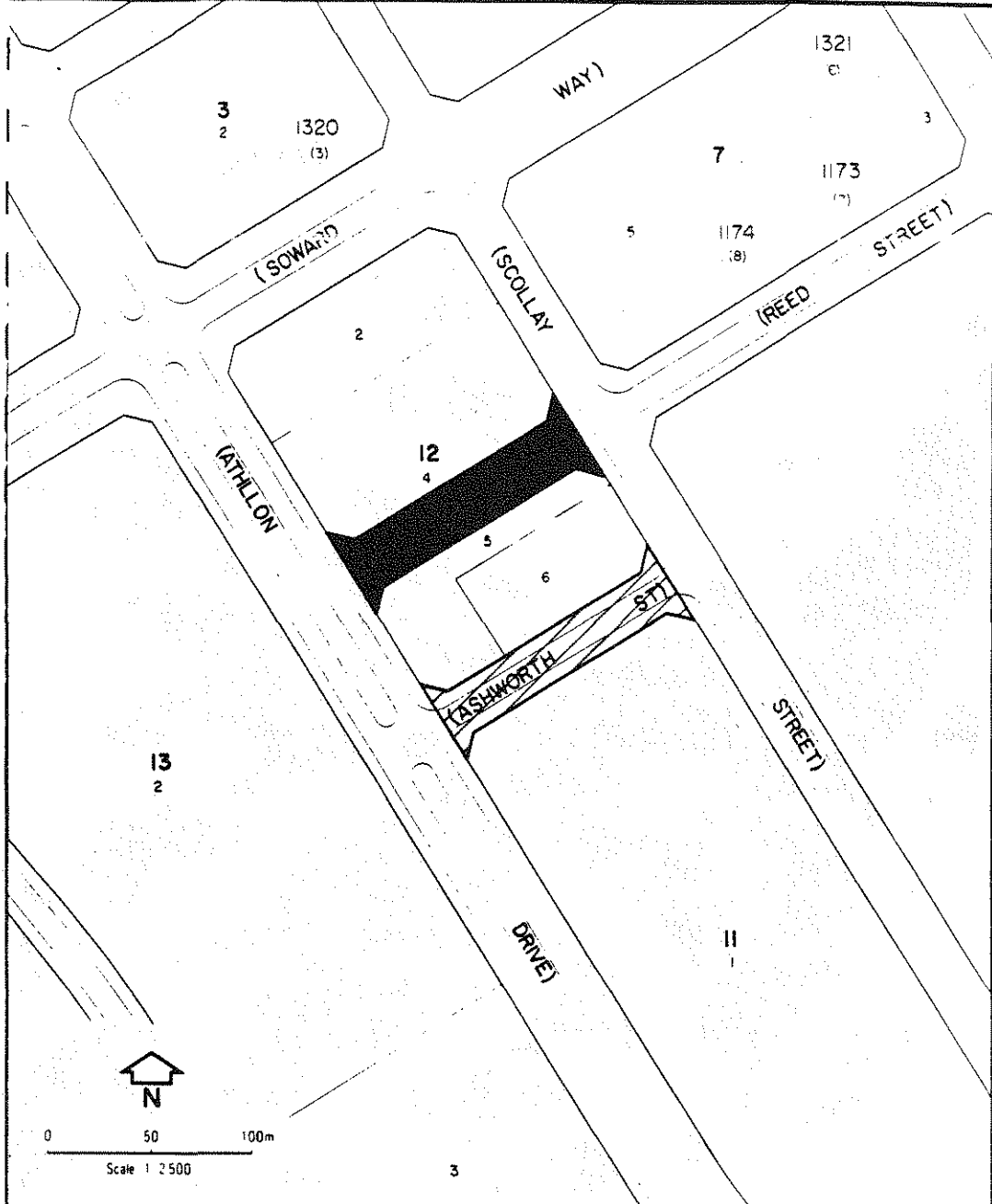
The enlarged bus depot site will ensure that ACTION's long-term operational requirements can be satisfied. The location of the proposed road reinforces the clarity and legibility of the town centre road network.

8. ENVIRONMENTAL CONSIDERATIONS:

Nil.

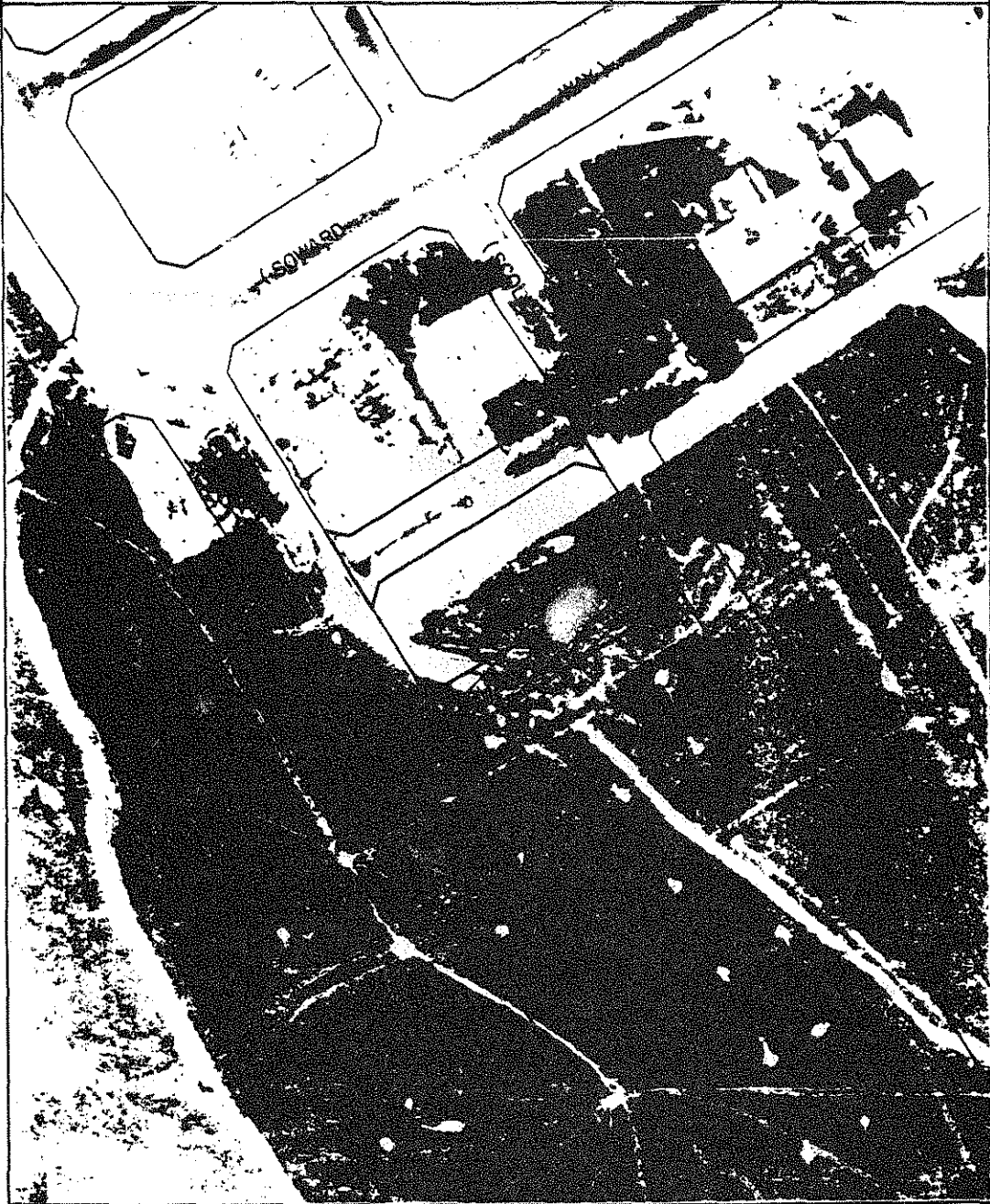
9. PUBLIC CONSULTATION:

No public consultation has been carried out other than that inherent in the gazettal process. The proposal is in accordance with existing land use policy for the area.



ROAD ADDITION 
ROAD DELETION 

GREENWAY: Road Addition and Deletion



GREENWAY: Road Addition and Deletion