

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

Fourth Report on Proposals for Variation
Variation 1988/5

APRIL 1989

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Canberra

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Canberra ACT 2600

ADOPTION OF JOINT SUB-COMMITTEE REPORT

On the 10th day of April, 1989 the Senate Standing Committee on Transport, Communications and Infrastructure adopted the fourth 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

**MEMBERS OF THE HOUSE OF REPRESENTATIVES STANDING COMMITTEE ON
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Committee is considering Variations)

Secretary:

Mr M.E. Aldons
House of Representatives
Parliament House

ADOPTION OF JOINT SUB-COMMITTEE REPORT

On the 5th day of April 1989 the House of Representatives Standing Committee on Transport, Communications and Infrastructure adopted the fourth report of the Joint Sub-Committee on Variations to the Plan of Layout of the City of Canberra and its Environs.

J. Saunderson, M.P.
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 lay-out 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.

RECOMMENDATION

Variation 1988/5

The Joint Sub-Committee approves the proposal in Variation 1988/5.

INTRODUCTION

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

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

3. 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.

4. 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.

5. This report, the fourth by the Joint Sub-Committee, deals with the following variation to the plan of layout of the City of Canberra and its environs:

Variation 1988/5 (containing one proposal)

6. The Joint Sub-Committee, in keeping with the practice of the former Joint Committee on the Australian Capital Territory, held a public hearing on Variation 1988/5 on 24 February 1989. Officers of the ACT Administration including the Interim Territory Planning Authority gave evidence at the hearing. The witnesses who appeared before the Joint Sub-Committee are listed in Appendix 1.

7. The ACT Administration and the former National Capital Development Commission (NCDC) had prepared briefing notes on the proposal contained in the variation. The briefing notes for Variation 1988/5 appear at Appendix 2. The briefing notes provide details of the variation 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.

VARIATION 1988/5

Background

8. In the Commonwealth of Australia Gazette of 9 November 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 1988/5 relates to the Gold Creek Tourist Area in Gungahlin.

9. The notice of intention to vary the City Plan also invited members of the public to lodge submissions and/or objections to the proposed variation with the Secretary and Manager of the former NCDC within fourteen days of its publication. The ACT Administration displayed the intended changes at South Building, London Circuit, Civic and the NCDC offices at Braddon. A further display showing the proposed change in the near vicinity was located at the Belconnen Library. The ACT Administration advertised the variation in The Canberra Times on 12 November 1988, and 16 November 1988 and issued a press release on 9 November 1988.

10. The closing date for lodgement of comments or objections to the proposal was 23 November 1988. No objections were received by the Secretary and Manager of the NCDC.

11. On 8 November 1988 the Assistant Secretary, Lands, Office of Industry & Development, ACT Administration, referred the proposed variation to the Joint Sub-Committee for inquiry and report.

Public Hearing

12. At the public hearing held on 24 February 1989 officers of the ACT Administration briefed the Joint Sub-Committee on the proposal.

Gungahlin: Gold Creek Tourist Area - Road Addition and Deletion

13. The purpose of the variation is to provide access to land to the north west of the existing Ginninderra Village. The proposal entails the deletion from the City Plan of part of O'Hanlon Place and the addition of a road which will provide access to the land north west of the existing Ginninderra Village.

14. Mr Campbell, Chief Territory Planner, Interim Territory Planning Authority, said:

... it enables us to release a number of sites which, although they are placed along the Barton Highway, do not have access to the Barton Highway because we would not be able to do that for traffic reasons. (Evidence, p. 223).

and:

The proposal is, therefore, to construct a connection on a particular point of the Barton Highway and then connect that back into O'Hanlon Place which is a small cul de sac that runs off Gold Creek Road. The layout of the road proposal enables us to expand into the rest of the Gold Creek tourist area later on but, as I said earlier, it is our intention in the first stage to provide the junction and sufficient roads and services to connect the service station and then, progressively, as further sites are needed, the road will be extended at that time. (ibid.)

15. The Joint Sub-Committee was told there was an update on the costs which:

In the briefing notes under Item 4, 'Estimated Cost', there is a combined cost that varies between \$1.3m and \$1.5m which is for the total cost. The update is between \$1.7m and \$1.9m and it is important that the Subcommittee knows that stage 1, which is to serve the service station area, is \$712,000, so we will be constructing only stage 1 in the first instance. (Evidence, pp. 210 and 211)

16. ACT Administration explained that:

If the Committee approved this road then you could not expect the road to be constructed under six months. ... So it is that order before the road's construction. In the meantime, we could have the service station conditions available but we would not sell them until the road is there. Then you could expect, perhaps, a start on that six to nine months after the sale. In all you are talking about an action that may be over 12 months before you see a building on the service station site. With respect to the motel sites, we have simply identified indicative sites and we have talked to the industry about potential in that area. (Evidence, p. 234)

17. The Joint Sub-Committee sought confirmation that the location of the road entrance is the most appropriate both from a safety and future development perspective. In reply Mr Campbell said:

There is no concept plan that is the basis for the whole area that is approved. But what we did was have several different studies, and this particular junction layout is common to all of them. So the points that are on the highway are actually determining the way in which you can enter the whole concept, and the modification that you [Chairman] are talking about, in fact, would not change the work in principle of what we have done. (Evidence, p. 231)

and:

I am satisfied that that particular way of entering it is the most satisfactory because there are very real limitations on how else you can get access to the highway. (ibid.)

Recommendation:

18. The Committee is satisfied that the explanation of the ACT Administration about the location of the road takes account of both safety and land access requirements. The Committee also recognises the value of the collocation of tourist facilities in the Gold Creek area and therefore approves the Variation.

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

APPENDIX 1

LIST OF WITNESSES WHO APPEARED BEFORE THE
JOINT SUB-COMMITTEE

CAMPBELL, Mr G.J., Chief Territory Planner, Interim Territory
Planning Authority, 220 Northbourne Avenue, Braddon, ACT

GROSE, Mr R.E., Head, Transport Planning Section, Interim
Territory Planning Authority, 220 Northbourne Avenue,
Braddon, ACT

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

RYAN, Mr S.G., Director, ACT Lands Section, ACT Administration,
Canberra, ACT.

APPENDIX 2

BRIEFING MATERIAL, PUBLIC COMMENTS AND OBJECTIONS - VARIATION 1988/5



Seat of Government (Administration) Act 1910

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

1988/5

**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

9 November 1988

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1988/5 SERIES OF VARIATIONS

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OFFICE OF INDUSTRY AND DEVELOPMENT

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

VARIATION 1988/5

In Gazette No S350 of Wednesday, 9 November 1988, the Minister for the Arts, and Territories, the Hon Allan Clyde Holding MP, gave notice of his intention to vary the layout of the City of Canberra and its environs (the City Plan).

Members of the public who wish to lodge comments or objections to any of the proposals are invited to do so no later than 4.30 pm on Wednesday, 23 November 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 the intended change will be available at South Building London Circuit, City; Belconnen Library; and the NCDC Building at Braddon. 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.

EXPLANATORY STATEMENT

Variation 1988/5

ITEM 1 (Detail Map Q5)

GUNGAHLIN, Gold Creek Tourist Area : Deletion from the plan of part of O'Hanlon Place and the addition of a road which will provide access to land to the north west of the existing Ginninderra Village. This will enable the release of sites for tourist development and will link with the existing road system within the village.



ACT Administration
Office of Industry and Development

GPO Box 158 Canberra ACT 2601

Telephone (062) 46 2211

Facsimile: 462000

Ms J Vincent
Secretary
Joint sub-Committee of the Variations
to the Plan of the City of Canberra
Parliament House
CANBERRA ACT 2600

Dear Ms Vincent

I anticipate that on Wednesday, 9 November 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 1988/5.

The variation has one item 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

P N Guild
Assistant Secretary
Lands
8 November 1988





Commonwealth
of Australia

Gazette

No. S 350, Wednesday, 9 November 1988

Published by the Australian Government Publishing Service, Canberra

SPECIAL

COMMONWEALTH OF AUSTRALIA

Seat of Government (Administration) Act 1910

Variation No. 5 of 1988

NOTICE OF INTENTION TO VARY THE PLAN OF LAY-OUT OF THE CITY OF CANBERRA AND ITS ENVIRONS

Under section 12A of the *Seat of Government (Administration) Act 1910*, I give notice of my intention to vary the plan of lay-out of the City of Canberra and its environs published in the *Gazette* of 19 November 1925, as previously modified or varied, in the manner and to the extent shown in the Explanatory Statement hereunder and in the attached Detail Map Q5, the relative position of which is shown in the attached Index of Detail Maps.

No variation will be made until after the expiration of fourteen days from the date of the publication of this notice in the *Gazette* to enable any interested parties to lodge submissions and/or objections to the proposed variation 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

or hand delivered to:

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

Date: 7 November 1988

ALLAN CLYDE HOLDING
Minister of State
for the Arts and Territories

EXPLANATORY STATEMENT

Variation 1988/5

Item 1 (Detail Map Q5)

GUNGAHLIN, Gold Creek Tourist Area: Deletion from the plan of part of O'Hanlon Place and the addition of a road which will provide access to land to the north west of the existing Ginninderra Village. This will enable the release of sites for tourist development and will link with the existing road system within the village.

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, City; Belconnen Library; and the NCDC Offices at Braddon.

The ACT Administration also advertised the variation in the Canberra Times on 12 November 1988 and 16 November 1988 and issued a press release on 9 November 1988.



Office of Industry and Development

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

VARIATION 1988/5

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



ACT Administration
Office of Industry and Development

Telephone (062) 75 0600
Facsimile: (062) 40 7304

Media Statement

CITY PLAN VARIATION 1988/5

Canberra residents will have the chance to comment on the latest provisions of the City Plan Variation 1988/5.

"This Variation, which is the fifth for 1988, provides access to land northwest of the existing Ginninderra Village to enable the release of sites for tourist development," said Peter Guild, Assistant Secretary, Lands Branch.

"The City Plan shows the road reservations for Canberra. Any proposed developments which require altering that Plan must be made public through a Notice of Intention to vary the Plan, published in the Commonwealth of Australia Gazette, and must allow for public submissions or objections," he said.

Details of the intended change will be on display at South Building, London Circuit, Canberra City; at the Belconnen Library; and at the NCDC Building in Braddon.

Submissions or objections should be lodged with the NCDC no later than 4:30PM on Wednesday 23 November 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.

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

Media Contact: **Graham Mundy,**
Project Officer, Lands Branch
46 3030(W) 48 8506(H)

9 November 1988



GUNGAHLIN: GOLD CREEK TOURIST AREA - ROAD ADDITION
AND DELETION

1. Purpose

The distributor road will provide access to land to the north west of the existing Ginninderra Village. This will enable the release of sites for tourist development. The road will also link with the existing road system within the village.

2. Background

The Gold Creek Tourist Area Policy Plan (1988) defines an area which has the potential for development to establish a wide range of tourist oriented uses. The proposed tourist area surrounds the existing nucleus of tourist facilities situated adjacent to the Barton Highway and Gold Creek Road.

Gold Creek Road is the principal road in the Gold Creek Tourist Area serving the existing tourist developments in Ginninderra Village and also at Gold Creek Homestead.

The Policy Plan provides for one additional access point to the Barton Highway to the North West of Gold Creek Road, however, vehicular access from the Barton Highway to properties fronting the highway will not be permitted.

3. Area

The road will cover an area of 1.27 hectares. It will be 550 metres in length from the gazettal boundary at the Barton Highway to O'Hanlon Place.

4. Estimated Cost

The cost of constructing the distributor road is estimated to be \$870,000. The cost of providing servicing is estimated to be between \$500,000 - \$700,000 depending on the drainage options selected.

5. Existing Land Use

The existing land use is rural (grazing).

6. Proposed Development

The proposed road will allow the release of blocks along both sides for tourist related developments in accordance with the Gold Creek Tourist Area Policy Plan.

7. Particular Planning Considerations

The planning objectives in developing this road are:

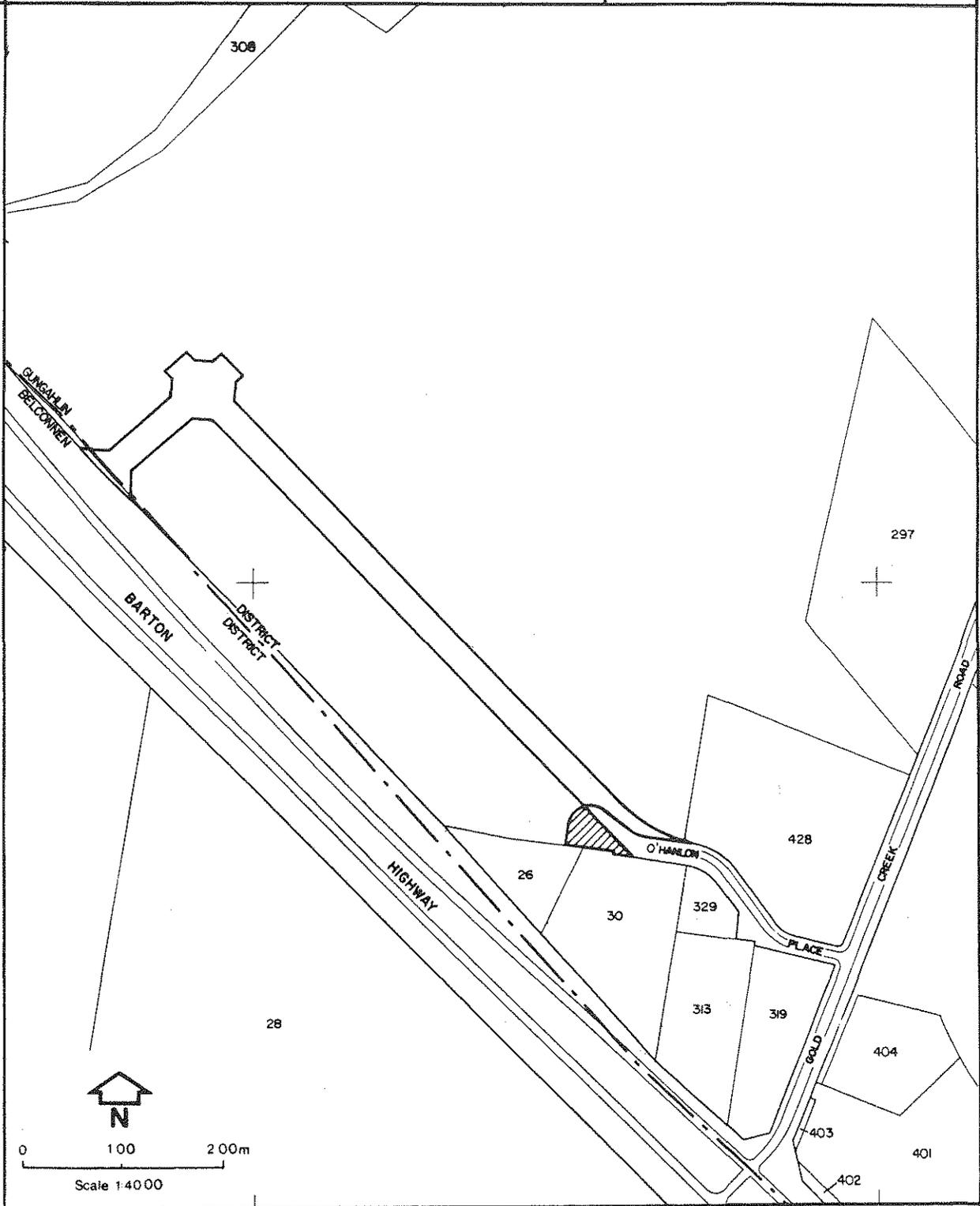
- . to open up the Tourist Area to blocks other than those served by Gold Creek Road;
- . to maintain the free flow of traffic on the Barton Highway; and
- . to form a cohesive Tourist Area in linking new development with existing development at Ginninderra Village.

8. Environmental Considerations

It is considered that there will be no adverse effects on the environment as a result of the road construction.

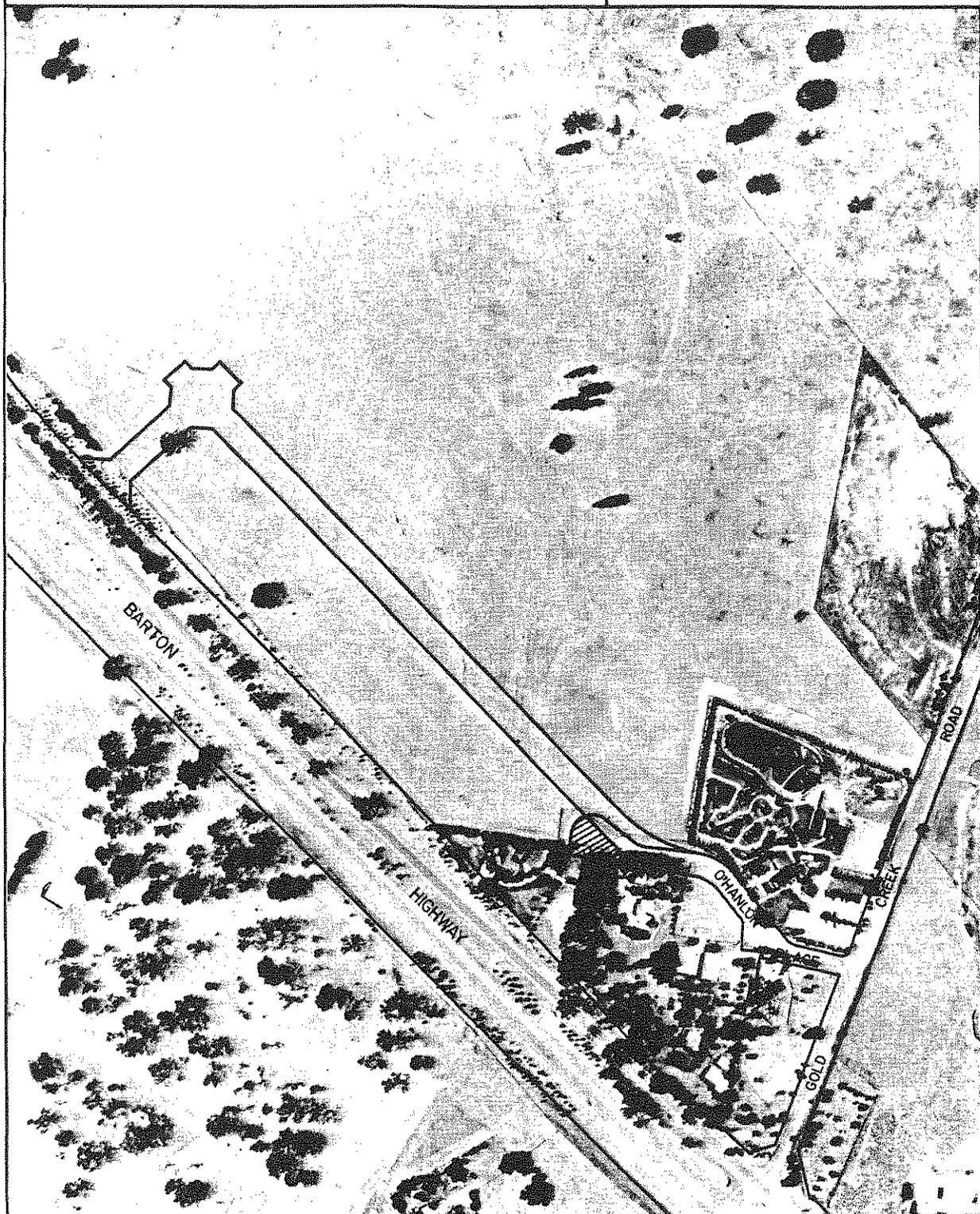
9. Public Participation

Public consultation has been carried out on the development of the Gold Creek Tourist Area generally during the preparation of the Gold Creek Tourist Area Policy Plan (1988). No other public consultation has occurred with this specific road proposal other than that inherent in the gazettal process. The Policy Plan did indicate, however, that an additional access into the Tourist Area from the Barton Highway would be required.



ROAD ADDITION 
 ROAD DELETION 

GUNGAHLIN: Gold Creek Tourist Area
 - Road Addition and Deletion 9



GUNGAHLIN: Gold Creek Tourist Area - Road Addition and Deletion