

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

Second Report on Proposals for Variation

Variation 1988/3

NOVEMBER 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.

Secretary to the Joint Sub-Committee:

M.M.J. Vincent
The Senate
Parliament House



**MEMBERS OF THE SENATE STANDING COMMITTEE ON
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Secretary:

Mr T. Magi
The Senate
Parliament House

ADOPTION OF JOINT SUB-COMMITTEE REPORT

On the 9th day of November, 1988 the Senate Standing Committee on Transport, Communications and Infrastructure adopted the second 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 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)

Secretary:

Mr M.E. Aldons
House of Representatives
Parliament House

ADOPTION OF JOINT SUB-COMMITTEE REPORT

On the 9th day of November, 1988 the House of Representatives Standing Committee on Transport, Communications and Infrastructure adopted the second 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

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
LABORATORY OF ORGANIC CHEMISTRY

1. C_6H_6 (benzene) is a planar molecule with a hexagonal ring of carbon atoms. Each carbon atom is bonded to one hydrogen atom, and the C-C bond length is approximately 1.39 Å. The C-H bond length is approximately 1.08 Å. The bond angle between adjacent C-C bonds is 120 degrees. The molecule is highly symmetric, with a D_{6h} point group.

2. C_6H_6

3. C_6H_6

4. C_6H_6

5. C_6H_6

6. C_6H_6



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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.

RECOMMENDATION

Variation 1988/3

The Joint Sub-Committee approves the Variation.

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 twelve 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 second by the Joint Sub-Committee, deals with the following variation to the plan of layout of the City of Canberra and its environs:

Variation 1988/3 (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 1988/3 on 7 October 1988. Officers of the ACT Administration and the National Capital Development Commission (NCDC) gave evidence at the hearing. The witnesses who appeared before the Joint Sub-Committee are listed in Appendix 1. Members of the Joint Sub-Committee inspected the site of the proposed Variation prior to the public hearing.

7. The ACT Administration and the NCDC prepared briefing notes on the proposal contained in the variation. The briefing notes for Variation 1988/3, 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 1988/3**Background**

8. In the Commonwealth of Australia Gazette of 26 August 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 1988/3 relates to Greenway: Sections 8 and 10 - Road Additions.

9. 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, the Tuggeranong Hyperdome and at the NCDC offices in Braddon. The ACT Administration advertised the variation in The Canberra Times on 3 September 1988 and 7 September 1988 and issued a press release on 30 August 1988.

10. Two objections were lodged with the Secretary and Manager of the NCDC. In one objection the question was raised about the lack of an explanatory statement in the newspaper advertisements identifying the nature and locality of the proposed variation. As a result, the ACT Administration readvertised the variation in The Canberra Times on 17 September 1988 with the explanatory statement and the period for lodgement of submissions was extended to 23 September, 1988. The other objection did not relate to the proposed variation and the objector was notified.

11. On 29 August, 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 7 October, 1988 officers of the NCDC and the ACT Administration briefed the Joint Sub-Committee on the proposal. Variation 1988/3 provides for a road and four service lanes in the Tuggeranong Town Centre Service Trades Area to facilitate the progressive release of development sites in this area. The roads and service lanes will access approximately 12.5 hectares for service trades and motor vehicle servicing and repair uses. The cost to the Commonwealth for the construction of the roads and services in the Trades Area is estimated to total \$3.0 million.

13. The Joint Sub-Committee is concerned to ensure that there is no intrusion of the proposed roads into the areas of footpath and cycle access and foreshore landscaping. The NCDC and ACT Administration advised that such encroachment would not happen.

Recommendation

14. The Joint Sub-Committee approves Variation 1988/3.

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 Planner, National Capital
Development Commission, Canberra, ACT**

**CARE, Dr. R.F., Chief Engineer, National Capital
Development Commission, Canberra, ACT**

**GUILD, Mr. P.N., Assistant Secretary, Lands Branch,
ACT Administration, Canberra, ACT**

**LANG, Ms J., Associate Commissioner, National Capital
Development Commission, Canberra, ACT**

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

**TOWNSEND, Mr. J.V., First Assistant Secretary, ACT
Administration, Canberra, ACT**

APPENDIX 2

BRIEFING MATERIAL, PUBLIC COMMENTS

AND OBJECTIONS - VARIATION 1988/3

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ACT ADMINISTRATION
O I & D

Seat of Government (Administration) Act 1910

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

1988/3

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

VARIATION 1988/3

In Gazette No. S249 of 26 August 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 7 September 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 recieved 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 affect.

Displays showing all the intended changes will be available at South Building, London Circuit and the NCDC Building at Braddon. In addition, the ACT Administration is arranging a display of the proposed variation at the Tuggeranong Hyperdome. All displays will be in place for 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.



ACT Administration
Office of Industry and Development

GPO Box 156 Canberra ACT 2601
Telephone 062 462211
Facsimile 462300

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

Dear Mr Bessell

I anticipate that on 26 August 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 1988/3.

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
29 August 1988





**Commonwealth
of Australia**

Gazette

No. 5 249, Friday, 26 August 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
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 K5, the relative position of which is shown in the attached Index of Detail Maps.

No variation will be made until after the expiration of twelve 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 16th day of August 1988.

GARY FRANCIS PUNCH

Minister of State
for the Arts and Territories

EXPLANATORY STATEMENT

Variation 1988/3

Item 1 (Detail Map K5)

GREENWAY, Sections 8 and 10: Addition to the Plan to provide for a road and four service lanes in the Tuggeranong Town Centre Service Trades Area to facilitate the progressive release of development sites in this area.

PUBLIC INFORMATION

As part of its policy to stimulate public interest in the proposal, the ACT Administration mounted displays showing the intended variation at the South Building London Circuit, the Tuggeranong Hyperdome and the NCDC offices at Braddon. The ACT Administration also advertised the variation in The Canberra Times on 3 September 1988 and 7 September 1988 and issued a press release on 30 August 1988.



**A.C.T.
ADMINISTRATION**

Office of Industry and Development

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

VARIATION 1988/3

In Gazette No. S249 of 26 August 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 p.m. on 9 September 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 ACT

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. In addition, the ACT Administration is arranging a display of the proposed variation at the Tuggeranong Hyperdome. All displays will be in place for 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.

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



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ACT Administration
Office of Industry and Development
Telephone 062 75 0600
Facsimile (062) 40 7304

Media Statement

CITY PLAN VARIATION 1988/3

Canberra residents will have the chance to comment on the latest provisions of the City Plan Variation 1988/3, which was announced today by the ACT Administration.

"This Variation, which is the third for 1988, provides for a road and four service lanes in the Tuggeranong Town Centre Service Trades Area to facilitate the progressive release of development sites in the area," said Mr Giddins, Project Officer with Lands Branch.

Details of the intended changes will be on display at South Building on London Circuit and at the NCDC Building in Braddon. A display at the Tuggeranong Hyperdome has also been arranged by the ACT Administration.

All the displays will be in place for twelve days to allow for public submissions or objections to the intended changes.

Submissions or objections should be lodged with the NCDC no later than 4:30PM on Wednesday 7 September, when they will be forwarded to the joint Sub-Committee for Transport, Communication and Infrastructure for consideration of the proposals.

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

Media Contact: Barry Giddins, Project Officer, Lands Branch,
46 3045(W)

30 August 1988



GREENWAY: SECTIONS 8 AND 10 - ROAD ADDITIONS

1. Purpose

To gazette a road and four service lanes in the Tuggeranong Town Centre Service Trades Area to facilitate the progressive release of development sites in this area.

2. Background

The first stage of the infrastructure works for Tuggeranong Town Centre commenced in November 1985. The roads, carparks and services for the core area are now largely complete and a number of major developments such as the Hyperdome, Homeworld and Health Insurance Commission office complex are open or nearly finished. Planning and development work for the other parts of the town centre has continued with a view to satisfy the demand for the full range of town centre uses including service trades.

3. Area

The roads and service lanes will access approximately 12.5 hectares for service trades and motor vehicle servicing and repair uses.

4. Estimated Cost

The cost to the Commonwealth for the construction of the roads and services in the Trades Area is estimated to total \$3.0m.

5. Existing Development

Reed Street, on the northern edge of the Trades Area, is constructed and Scollay Street to the west is built to approximately 100 metres south of its intersection with Reed Street.

6. Future Development

The Trades Area has capacity for a total of approximately 50,000m² of service trades and motor vehicle servicing and repair uses. It is proposed to release sites in this area progressively from late 1988 and over the next 5 to 10 years depending on demand.

7. Particular Planning Considerations

The Trades Area has been designed in accordance with the key principles for the planning of Tuggeranong Town Centre namely the provision of an urban structure that is simple, legible and efficient. The service trades uses flank Anketell Street reinforcing its status as the "main street" of the town centre, and ensuring a high standard of vehicular and pedestrian access between the Trades Area and the town centre core. The provision of ample convenient carparking, the simple arrangement of the buildings around the carparks and the provision, where possible, of segregated service access are features of the design of the service trades development. It is proposed to continue the architectural controls which are contributing to a distinctive and unified appearance in the town centre buildings.

8. Environmental Considerations

As with all town centre developments, particular attention has been paid in the planning of the Trades Area to Environmental quality. All run-off from the Trades Area will be directed to the upper reaches of Lake Tuggeranong to ensure that the water quality in the Murrumbidgee River and the main body of the lake is of a suitably high standard.

9. Public Consultation

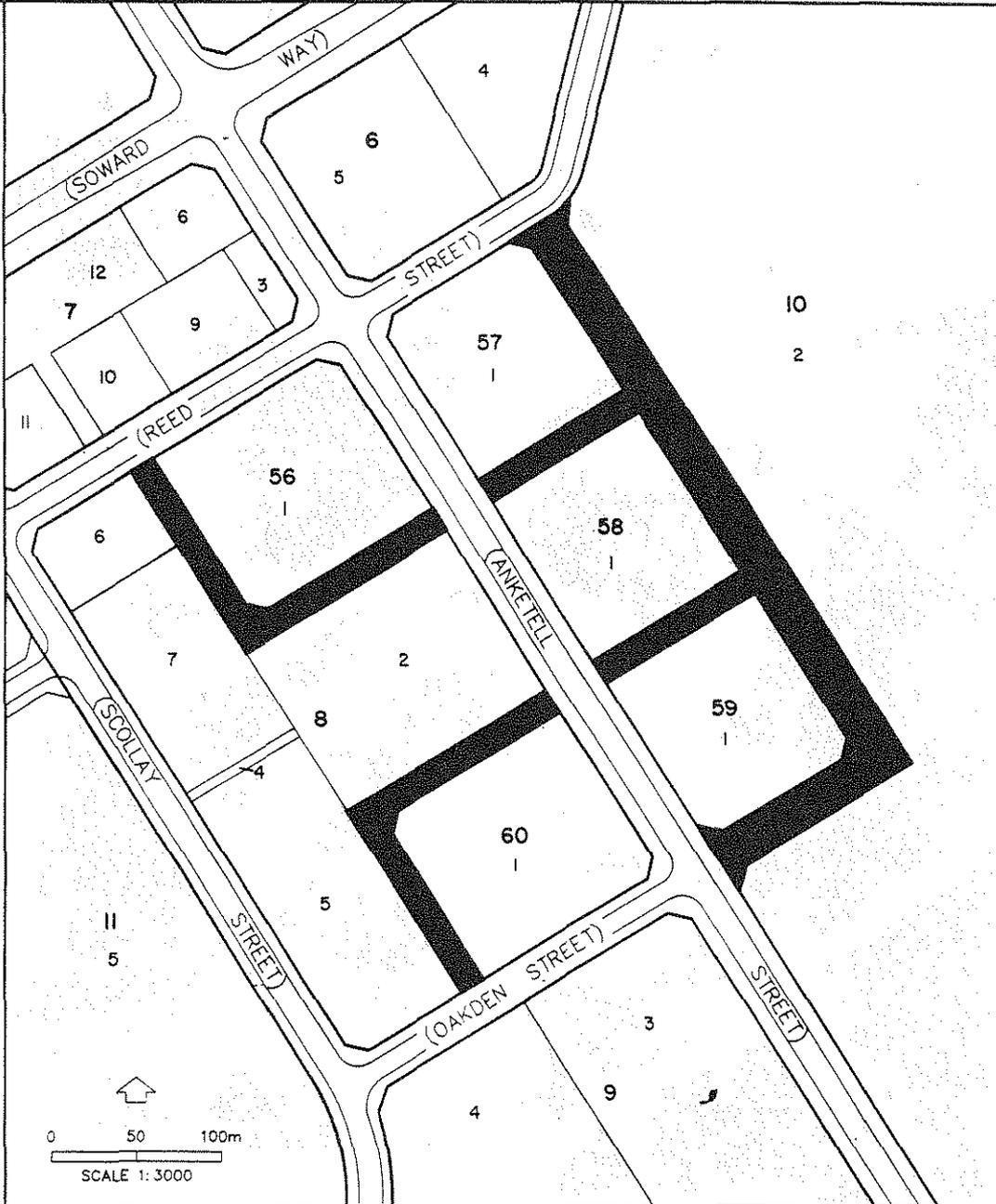
The Tuggeranong Town Centre Policy Plan Development Plan report published in November 1986 indicates the general location of the Trades Area in the town centre. No other public consultation has been undertaken except that inherent in the gazettal process.



ACT ADMINISTRATION
O I and D

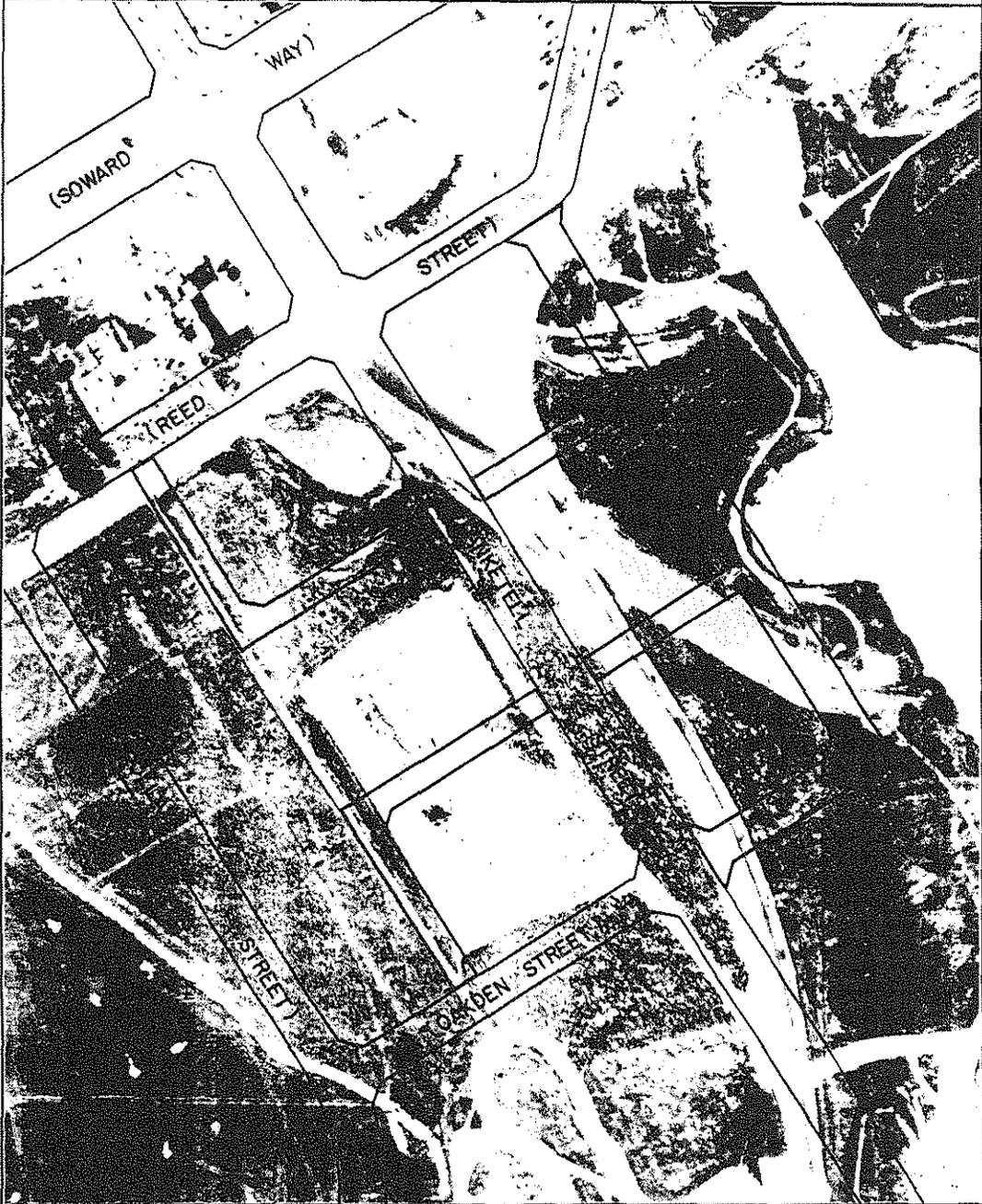
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VARIATION No. 1



ROAD ADDITION

GREENWAY: Sections 8 and 10 - Road Additions



GREENWAY: Sections 8 and 10 - Road Additions

COPY

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30 Blackbutt Street
LYNEHAM ACT 2602

7 September 1988

Secretary and Manager
NCDC
GPO Box 373
CANBERRA ACT 2601

Dear Sir

I refer to the advertisement on page 35 of today's Canberra Times about variation 1988/3 to the City Plan.

I wish to lodge objection in principle to the proposals and, if necessary, specifically to all proposals.

My objections are to the process and the way in which the ACT Administration is dealing with these calls for comment. I have noticed that on two occasions the closing date for comments and objections is two days after the notice first appears in the Canberra Times. No information is given about the nature or locality of the changes being proposed. I do not have time to get to the NCDC building, inspect the plans said to be there, decide what it all means and whether I have any objections and comments to make, make a written submission about the matter and lodge by 4.30 pm on 9 September. I doubt that many residents could achieve such a timetable even if they knew what was being proposed and knew they had an objection or comment. If you were reliant on public transport you would have no hope of meeting such a timetable.

Most residents do not receive the Gazette and even public servants, who might have access to it through work, would need to be vigilant to spot such notices.

If the ACT Administration, and the NCDC, is sincere in inviting public comment and objections then it should be a little more open. Such notices when they came from the NCDC used to give a very brief description of the area and nature of the change eg Isabella Plains, Brown Street - widen roadway. Then a resident can form some idea of whether he/she has an interest in the matter and wishes to take the effort of going to the NCDC to inspect the plan.

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Secondly, adequate time should be given for this. Surely to allow 14 days is not excessive.

Thirdly, the plan should be more widely available. For example in public libraries or shopping malls. Somewhere where people can see it without needing to make journeys out of their way. How many people have cause and time to go to the NCDC offices, which are only open in business hours during the week?

To cover the possibility that my concern is not of a nature which you or the Joint Sub Committee can act on, I wish this letter to serve as an obligation to all proposals to vary the City Plan while the present administrative arrangements remain.

The last time such a notice appeared in the Canberra Times I noted it with concern but pressures at work prevented me from reacting within the 48 hours. For this reason, I am acting this time, although in more haste than I would wish, to record my concern.

I feel sure that administrative arrangements which give residents a reasonable chance of assessing their attitudes and responding are possible and within a time frame which does not unduly delay the process of change.

Yours faithfully

Sd/-.. A B Salter
5 pm 7 September 1988

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National Capital Development Commission

220 Northbourne Ave. Canberra ACT GPO Box 373 Canberra 2601 Australia
 Telephone 0621 46 3211 Telegrams Comdev Canberra Telex 62673 Facsimile 476980
 All correspondence to be addressed to The Secretary, and Manager

Ref. please note 88/980
 B Nesbitt

Dear Mr Salter

I refer to your letter of 7 September 1988 concerning the 1988/3 Series of Variations to the City Plan.

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

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

Yours sincerely

Alan Phillips

ALAN PHILLIPS #B
SECRETARY AND MANAGER

13 September 1988

Mr A B Salter
 30 Blackbutt Street
 LYNEHAM ACT 2602

COPY

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13 Stow Place
WATSON ACT 2602

8.9.88

STOW PLACE NEIGHBOURHOOD RESIDENTS' GROUP
AND
SAVE WATSON HIGH SCHOOL PLAYING FIELDS GROUP

CONVENORS

K J REID
C VAN ROOY
P LOWE
G WEBSTER
J BROWN

Secretary & Manager
National Capital Development Commission
CANBERRA ACT 2601

Dear Sir

ATTENTION MR BRIAN NESBITT
NCDC DRAFT PROPOSAL FOR PUBLIC COMMENT
WATSON SECTION 13, BLOCK 1

I refer to notice in last Wednesday and Saturday
C.T. re Proposals for Variation to the City Plan of
layout of the City of Canberra and its environs.

I have been asked by the other four convenors to
draw your attention to the numerous letters
expressing objections and comments to the proposal
re Watson, Section 13 Block 1.

We wish to express opposition to the draft proposal
referred above in view of the advertisement in the
recent issues of the Canberra Times.

Please advise us in due course. Your
acknowledgement of receipt of this letter would
also be appreciated.

Yours faithfully

Sd/..

(C VAN ROOY)
CONVENOR

COPY



National Capital Development Commission

220 Northbourne Ave. Canberra ACT 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

File Number 88/980
 B Nesbitt

Dear Mr Van Rooy

I refer to your letter of 8 September 1988 concerning the 1988/3 Series of Variations to the City Plan.

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

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

Yours sincerely

ALAN PHILLIPS
SECRETARY AND MANAGER

13 September 1988

Mr C Van Rooy
 13 Stow Place
 WATSON ACT 2602

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