

NATIONAL CAPITAL PLANNING AND DEVELOPMENT COMMITTEE

MINUTES OF THE 64TH MEETING HELD ON THURSDAY
AND FRIDAY, THE 5TH AND 6TH FEBRUARY, 1948, AT
THE DEPARTMENT OF THE INTERIOR, CANBERRA

The Committee met at 9.30 a. m. on the 5th February, 1948.

PRESENT:

Mr. B. J. Waterhouse (Chairman)
Mr. C. S. Daley (Executive Member)
Mr. R. J. Keith Harris
Mr. H. M. Rolland
Mr. F. J. Walters.

An apology was received from Senator C. A. Lamp who was unable to attend owing to sittings of the Parliamentary Standing Committee on Public Works in Melbourne.

CONFIRMATION
OF MINUTES:

The Minutes of the 63rd meeting were confirmed.

NOTIFICATIONS:

The Executive Member made the following notifications:

(a) Narellan Hostel:

The Minister had approved of the Committee's recommendation to erect this building on the site first suggested in Coranderrk Street, Reid.

(The Chairman mentioned that Mr. Carrodus had telephoned him on this subject and that he had stated that the Committee was perfectly satisfied that the site was suitable and the appearance of the building would not be unsightly).

(b) Minor Shopping Centres:

(i) Narrabundah: Workmen's Area:

A contract had been let for the provision of shop and residence in accordance with the plans approved by the Committee. The contractors were Messrs. Thompson and Barker and the amount £3,350.

(ii) Ainslie:

Plans had been completed for the two shops and residence proposed for Wakefield Gardens, Ainslie, and tenders were now being notified.

(c) The Child Welfare Centre at City had been opened by Her Excellency, Mrs. W. J. McKell, on Saturday, the 31st January, 1948.

(d) Hostels for Workmen:

(i) Capital Hill

A contract had been let to Welch Bros. at an estimate of £41,350 and a fixed fee of £4,135 - a total of £45,485, and the work was actively proceeding.

WJW

(ii) Ainslie:

A contract had been let to Concrete Constructions Ltd. at an estimate of £40,409 and a fixed fee of £4,041 - a total of £44,450.

(e) Australian National University: Temporary Buildings:

A contract had been let to Welch Bros. for an office building and two converted houses at an estimate of £14,024-11- 0 with a fixed fee of £1,402- 9- 0 - a total of £15,427.

(f) Mr. Rolland reported that he had been informed, in confidence, that a contract had been let to Concrete Constructions Ltd. on a cost-plus basis but that the details were not yet available owing to consideration of modifications to the scheme in the light of research on atomic bomb damage.

(a) Section 78, Griffith.

Consideration was given to a communication from the Director of Works of the 9th December, 1947 - C.24206- in relation to the Committee's suggestion that a further amendment be made to the access road to Section 78, Griffith, from the north-east, in which it was indicated that it would be inconvenient at this stage to make the amendment suggested, as the working drawings had been completed and the adjacent sites the subject of tenders being called for War Service Homes.

It was resolved that, whilst the Committee would have been glad to see a more important feature at the south-westerly termination of Wills Street than an ordinary War Service Home it did not propose, in view of the information given, to press its suggestion any further.

(b) Narrabundah: Workmen's Demountable Housing Area:

(i) Advice was received from the Director of Works that it was proposed to erect six houses at the north-west end of the development area in accordance with the red colour shown on copy of Plan No. C.D. 1140. The object of this was to provide a front road treatment, rather than a back fence, facing the main highways on Sturt and Canberra Avenues.

The Committee noted that the provision of the residences proposed was part of the original scheme and, as it agreed with the reasons given by the Director of Works, it resolved to concur in the proposal.

(ii) A further communication from the Director of Works forwarded a copy of Drawing C.S. 334 which showed in red colour nine sites for group garages, namely Blocks 6 and 15 of Section 105, Blocks 8 and 17 of Section 107, Blocks 8 and 17 of Section 109, Blocks 8 and 17 of Section 111, Block 8 of Section 113.

The Committee's concurrence was sought to the principle of placing garages as required on individual blocks adjacent to each house, and to the use of the nine blocks mentioned as sites for dwelling houses.

The Committee examined the layout plans for the area and noted that there were sixteen sites devoted to group garages.

Mr. Redmond, who attended the meeting, explained that the group garage sites in sections other than those now referred to had already been allotted for residences and this permission was now suggested for the balance. In the discussion it was indicated that the provision of group-garages had the advantage of strengthening the control

Redmond

RESIDENTIAL
SUBDIVISION:

by the Department over the building of unauthorized structures on individual blocks but that there were disadvantages as well in such a scheme, as, for example, the difficulty of securing responsibility for the proper maintenance of the group-garage areas.

Mr. Harris pointed out the necessity for proper location of individual garages on the various residential blocks and was informed by the Executive Member that, if erected by private enterprise, the matter would be controlled by the Building Regulations, and if by the Department, that care would be taken to ensure proper disposition of the buildings.

The Committee concurred in the allotment of the blocks mentioned in the Director of Works' letter as sites for dwellings and also in the principle of the provision of separate or attached garages, as may be required, on individual blocks. It decided also to suggest that care be taken to see that the abandonment of the group-garage system did not mean the erection of unsightly and unauthorised structures by the tenants of individual blocks, as had already occurred in some areas.

(c) Type designs for residences:

The Chairman resubmitted type plans for residences which had been placed before the Committee by the Director of Works -reference No. C.17334- Plans Nos. A.C.T. 17451 to 17459, and which had been referred to him for scrutiny at the last meeting. He stated that he thought the general designs were satisfactory, and provided desirable variations. They required, however, some careful consideration in regard to practical details and it was suggested that he discuss these personally with the draftsman who had prepared the plans.

This discussion was arranged for between the Executive Member and responsible officers of the Department of Works and Housing, and the Chairman later reported that he had conferred with Mr. Purcell, Architect, in regard to constructional details and points of design, and that Mr. Purcell proposed to review the sketches and make amendments in the light of such discussion.

The Committee noted that the standard provisions of the type designs conformed generally to those required by the Commonwealth and State Government agreement in respect to rental subsidy and that a proposal for reducing the cost was to construct all partitions and internal sections of the external walls either in brick-on-edge or 3" concrete blocks.

The Committee resolved that the designs as submitted were generally satisfactory and that they might be adopted, subject to revision in regard to some constructional details and points of design as discussed between the Chairman and Mr. Purcell.

(d) Turner: Sites for Proto-Type houses.

The Committee's consideration was requested by the Director of Works in respect to sites for two proto-type houses to be built to the structural design of the Experimental Building Station. Plan No. T. P. 8/48 indicated a suggestion to place these houses on Block 1, Section 30, Turner, at the corner of David and Ridley Streets. It was noted that one dwelling was to be constructed in "no-fines" concrete and the second according to System 94 (pre-cast concrete).

After inspection of Blocks 1 and 1A of Section 30 Turner the Committee was of the opinion that such sites might be more advantageously used for attached residences, and it considered that a two-unit dwelling might be placed on the blocks accordingly. It was felt that other blocks of comparatively less importance in position

Q. J. W.