

NATIONAL CAPITAL PLANNING AND DEVELOPMENT COMMITTEE

MINUTES OF THE 65TH MEETING HELD ON THURSDAY
AND FRIDAY, THE 4TH AND 5TH MARCH, 1948, AT
THE DEPARTMENT OF THE INTERIOR, ... CANBERRA.

The Committee met at 10 a. m. on the 4th March, 1948.

PRESENT:

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

Apologies were received from Senator C. A. Lamp and Mr. F. J. Walters.

CONFIRMATION
OF MINUTES:

The Minutes of the 64th Meeting were confirmed.

NOTIFICATIONS:

The Executive Member made the following notifications:

(i) That Senator Lamp had been detained in Melbourne in connection with activity of the Parliamentary Standing Committee on Public Works and that business engagements had also prevented Mr. Walters from leaving Melbourne.

(ii) That confirmation had now been given of the advice that a contract had been let by the Department of Works and Housing for the permanent Administrative Building to Concrete Constructions Ltd. of Sydney, the contract being on the basis of payment of cost, plus a fixed fee. The estimate of cost was £1,439,923- 0- 0 and the amount of the fixed fee £92,000- 0- 0. In accordance with a decision to afford further protection against possible damage by bombs a sub-basement was being provided.

RESIDENTIAL
SUBDIVISIONS:

(a) SECTION 56, YARRALUMLA.

Consideration was given to Plan No. T. P. 13/48 submitted by the Director of Works indicating a proposal for the location of 16 timber framed houses on Section 56, Yarralumla, and sketch plans Numbers A.C.T. 15332 and 15333 showing two types of designs for the houses to be erected.

The Director of Works indicated that the designs for the houses had been amended by slightly increasing the length of the living rooms by 18" as previously suggested by the Committee. The financial authority precluded increasing the length beyond a further 18".

The Committee noted the layout and the amendments in the designs and resolved that the plans now submitted be approved.

(b) NARRABUNDAH, WORKMEN'S DEMOUNTABLE HOUSE AREA:

(i) For the Committee's information the Director of Works forwarded a copy of Plan No. T.P. 16/48 which showed the proposed siting of six additional houses on Section 3 of the Narrabundah Demountable House Area which had been prepared as a result of the Committee's approval for this additional development. The Director of Works explained that the house types were those of the second series and the adjacent houses on blocks 1 to 6 inclusive on Section 3 and 11 to 19 inclusive, Section 104, were also second series.

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It was proposed that the six houses now to be erected and the 15 just mentioned should have their roofs pitched at the same slope as that in the adjacent group of 75 which had been completed. This would give some similarity in the shape of the new houses to that of the existing houses of the group of 75.

The Committee expressed its concurrence in these proposals.

(ii) Consideration was given to Plans Nos. T.P. 14/48 and T.P. 15/48 showing proposals for erecting houses on the vacant sites previously intended for group garages in the Narrabundah Demountable House Area.

The Director of Works stated that 5 houses shown on Plan T.P. 14/48 belong to the second series and were located amongst the second contract group of 96 houses at present under construction facing Canberra Avenue. The 4 houses shown on Plan T.P. 15/48 belong to the first series of type plans and were located amongst the first contract group of 75 houses already completed. It was possible to build individual garages on each house site as required and gravel drives were being provided in each case in existing contracts.

The proposals indicated in these plans were noted and approved by the Committee.

(c) ADDITIONAL AREAS FOR HOUSING EXPANSION:

A Minute from the Minister for the Interior was placed before the Committee indicating that a reference had been made in Cabinet to the effect that one of the contributory factors in holding up Canberra's building programme had been the delay in the allocation of sites.

As a result of Cabinet discussion of this matter it had been suggested to the Minister that the National Capital Planning and Development Committee should be requested to consider the allocation of at least 3,000 building sites for the future programme.

The Minister stated that this suggestion appealed to him and he asked that the matter be referred to the Committee accordingly.

In submitting this memorandum the Executive Member stated that he thought it would be an advantage if the Director of Works, Mr. Potts, and the Assistant-Director, Mr. Limburg, could discuss the whole position of this matter with the Committee as the situation needed some clarification and the Government evidently desired the Committee's assistance so far as it could make any suggestions that would enable the housing programme to be speeded up.

After some discussion on the matter it was agreed that the subject be discussed with Mr. Potts and Mr. Limburg and they attended the meeting accordingly.

Mr. Potts gave the Committee an indication of the Government's desire that the programme for housing be expanded and that, during the next period of from 5 to 7 years, from 750 to 1,000 additional dwelling units, over and above the programme previously contemplated, would be needed.

The Chairman stated that the Committee would extend its cooperation in any possible way with the object of having areas planned in anticipation of the incidence of construction. He pointed out to the Director of Works that, in some cases, suggestions made by the Committee for development of additional residential areas were still with the Works Department, apparently awaiting the possibility of designs being carried further forward. This applied particularly to Turner-O'Connor and also to the section of the Division of Duntroon to the south east of Anzac Parkway. In these areas a considerable number

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NARRABUNDAH
WORKMEN'S
DEMOUNTABLE
HOUSING
AREA:
COLOUR
SCHEME

A communication was received from the Director of Works asking that the Committee consider an external colour scheme for 96 cottages in the Narrabundah Workmen's Demountable house area, as indicated in a copy of Plan No. A.C.T. 17217 and Plan C.D. 1140, coloured especially to show the relationship of the present proposal to the whole scheme.

The Director of Works indicated that the group of houses which was at present under construction faced Canberra Avenue, and that the second series of house types was being used with external wall facings of asbestos cement sheets.

The Committee considered the proposals and arranged to make on a copy plan A.C.T. 17217 amendments which it suggested in the scheme. It considered the following principles should be adopted:

- (1) All trimmings to be slightly lighter than respective wall colours;
- (2) Gutterings to be slightly darker than respective wall colours;
- (3) Down Pipes similar colours to walls;
- (4) Main entrance doors optional;
- (5) All other doors slightly darker than respective wall colours.

WORKMEN'S
HOSTELS:
TWO ADDITIONAL
SITES:

At the request of the Surveyor-General and Chief Property Officer consideration was given to suggestions for sites for additional Workmen's Hostels for which two were required. The Surveyor-General had made the following suggestions on a plan:

- (a) Site of old Survey Camp near Capital Hill;
- (b) Site immediately north of Westlake cottages;
- (c) Site in the area between Constitution Avenue and the proposed City railway and between Akuna and Coranderrk Streets.

The Committee did not favour any of these sites. It considered Site (a) to be too near Commonwealth Offices and the area not very suitable for a larger camp. In relation to Site (b) it appeared undesirable to place a camp in the immediate vicinity of Westlake settlement, and in relation to Site (c), the Committee felt that the area was too exposed to public view for the type of structures involved, and that there might be development in this area, following a decision in relation to the City Railway.

The Committee decided to recommend that reconsideration should be given to its former suggestion to establish a Workmen's Hostel in Parkes between Kings Avenue and Scotts' Crossing. This site was at one time favoured but the question of the cost of providing satisfactory sewerage resulted in it being not adopted at the time. The Committee felt that, if a camp were established in this area, it would be reasonably near the proposed Administrative Building and that it might remain for many years without interfering in development. Although the sewerage connections would be constructed in advance of development, they could be part of the ultimate permanent scheme and, having regard to all circumstances, would not represent, in the Committee's opinion, an unreasonable expenditure keeping in mind the advantages obtained from the convenient location of the hostel.

In regard to a second hostel on the north side, the Committee decided to suggest that consideration be given to the placing of another hostel on Mount Ainslie, in the neighbourhood of the War Memorial, or,

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