

NATIONAL CAPITAL PLANNING AND DEVELOPMENT COMMITTEE

MINUTES OF THE 74TH MEETING HELD IN
CANBERRA ON WEDNESDAY AND THURSDAY,
THE 8TH AND 9TH DECEMBER,.....1948

The Committee met from 9.30 a. m. to 5.30 p. m. on Wednesday, 8th December, 1948, and from 9.30 a. m. to 5.45 p. m. on Thursday, 9th December, 1948.

PRESENT:

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

The Executive Member informed the Chairman that enquiries had revealed that Senator C. A. Lamp was in Tasmania as a result of the recent death of his father. The Committee resolved that a suitable communication should be forwarded to Senator Lamp expressing the Committee's regrets and sympathy in his bereavement.

MINUTES:

The Minutes of the 72nd meeting and, after slight amendment, of the 73rd meeting of the Committee were confirmed.

NOTIFICATIONS:

The following notifications were given by the Executive Member:


(a) Railway Terminal:

A letter received from the Secretary, Commonwealth Railways, under date 9th November, 1948, advised that arrangements would be made for Mr. Thornton, Engineer for Development, Department of Works and Housing, to confer with Mr. Kirkbride (Engineer in the Commonwealth Railways) in Melbourne in connection with a review of the planning in the Kingston area.

A further letter from the Secretary, Commonwealth Railways, dated 16th November, 1948, referred to a discussion between the Minister and the Commissioner on the 11th November, 1948, at which the former had mentioned that planning for the development of certain areas in Canberra had been held up pending finality being reached in regard to the location of the Canberra City Railway; and at which the Minister was informed that as far as the Commissioner was aware any information required of the Commonwealth Railways had been supplied. The Executive Member reminded the Chairman that the communication addressed to the Commonwealth Railways on the Committee's behalf was dated 24th June, 1948, and that the report in reply was only received under date 14th October, 1948.

(b) Salary of Town Planner:

Mr. Dunk, Chairman, Commonwealth Public Service Board, had advised by telephone that, as the position had been so widely advertised, it was considered expedient not to amend the salary at present. If it were found necessary or desirable to re-advertise the position, however, consideration would first be given to increasing the salary now offered.



(c) Canberra Building Regulations - Minimum Ceiling Height in Residences:

The Minister had rejected a recommendation that the minimum height of ceilings in residences be reduced from nine to eight feet.

The Chairman suggested the possibility of the Director of Works, Canberra, securing approval to build one residence with ceiling heights at eight feet for experimental purposes. The Executive Member mentioned that the Director of Works had been informed of the Minister's decision in the matter and, no doubt, would examine the position from all aspects.

(d) University House:

A contract was being arranged for the construction of University House.

(e) Flats in Section 14, Ainslie:

A contract for the erection of these flats was also expected to be completed in the near future.

(f) Demountable Housing Section, Narrabundah:

A contract had been let for an additional 58 residences.

(g) Ainslie, Sections 77 and 78:

Arrangements had been made to commence the erection of 33 houses in these Sections - 15 by contract and 18 by day labour.

(h) Preliminary Report on formation of Central Lake Basins:

A preliminary study had been made for a scheme for constructing the three central formal lake basins by means of a movable weir at Acton.

Mr. Thornton, Engineer for Development, would discuss this matter during the meeting at a time suitable to the Committee.

(i) Institute of Engineers:

A communication had been received from the Canberra Branch of the Australian Institute of Engineers inviting members of the Committee to see the screening of some technical films on Wednesday night, 8th December, 1948. Four of the members intimated their acceptance of the invitation and arrangements were made for the Institute to be notified by telephone.

Mr. Litchfield, Acting Principal Architect, A.C.T. Branch, Department of Works and Housing, submitted for discussion and comments by the Committee the following plans showing the progress made in the planning of the development of Yarralumla -

T.P. 64/48 showing development of neighbourhood of Yarralumla (preliminary subdivision);

A.C.T 18064 - Re-Planning of part of Section 56, &c.;

T.P. 87/48 - Housing Development, Yarralumla, west of Novar Street;

A.C.T. 18303 - Yarralumla - Proposed erection of 32 brick and 17 Monocrete houses on Sections 55 and 69;

A.C.T. 18099 - Yarralumla - Proposed erection of 13 brick and 3 attached single storey residences on Section 61;

YARRALUMLA
DEVELOPMENT
PLAN: SUBDIVISION
FOR RESIDENTIAL
PURPOSES:

A.C.T. 18096 - Yarralumla- Proposed erection of 21 brick houses and one attached single storey residence on Sections 90-91; and

Tracing (unnumbered) of proposed layout of flats facing South Australia Circle.

In discussing the plans generally the Committee expressed concern at the large areas of land provided for some of the proposed residences. The Chairman intimated, as an example, that he considered the Committee would not be justified in recommending for approval the allocation of blocks of 9,000 square feet for one residence. Members also stressed the desirability of constructing more "pairs" of houses (i.e. semi-detached). As a working basis, and in order that a greater density of population might be achieved, the Committee considered that allotments for single residences should range from those having frontages of approximately 55 feet with reasonably big depths to 70 feet with shallower depths, and that on blocks larger than these pairs of houses should be erected.

For the foregoing reasons, therefore, the Committee recommended to Mr. Litchfield that Plan A.C.T. 18303 should be re-designed to provide for more houses on smaller allotments and that, where this was impracticable, provision should be made for the construction of semi-detached residences on blocks of adequate size.

In regard to the tracing of the proposed layout of flats facing South Australia Circle, the Committee considered that the maintenance of hedges and gardens would constitute a problem in the public area of the "pear-shaped" cul de sac leading into the allotments. For this and other reasons it recommended that the size of the vehicular "turning area" should be reduced and the surplus land added to the allotments provided for the flats.

The Committee considered the other plans submitted by Mr. Litchfield to be generally satisfactory.

TURNER DEV-
ELOPMENT PLAN:
AREA EAST OF
SULLIVAN'S
CREEK.

Mr. Redmond of the Department of Works and Housing submitted to the Committee Plan T.P. 83/48 showing the progress in the development of the planning of the area in Turner east of Sullivan's Creek since the July meeting when the Committee considered Plan T.P. 63/48.

The Committee duly noted the plan submitted by Mr. Redmond.

GRIFFITH: AREA
BETWEEN
CAPTAIN COOK
CRESCENT AND
BREMER, WILD &
LA PEROUSE
STREETS.

Consideration was given to a memorandum of -. November, 1948, received from the Director of Works, A.C.T. Branch, Department of Works and Housing, and the following enclosed plans, etc.-

Tracing prepared by Mr. L. Thornton, Engineer for Development, dated 19/11/1948, showing the proposed subdivision between Captain Cook Crescent and Bremer, Wild and La Perouse Streets, Griffith; and

Ground Floor Plan (Regd. No. A.C.T. 17665) of Proposal for Hostel in the same area facing Captain Cook Crescent.

In his memorandum the Director of Works pointed out that the Committee's desire that better use should be made of the contours of the area - for both prospect and aspect - had been complied with in the new design; and that a new site had been selected for the proposed Presbyterian Church in lieu of that formerly suggested which had been recommended by the Committee as being suitable for the proposed Hostel.

The Committee inspected the area, in company with the Engineer for Development, and, after further discussion, recommended that the suggested layout be revised in the light of the discussion. It thought that any undue irregularity in the internal road system might

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be avoided whilst, at the same time, providing for the roads to follow the contours of the site.

WENTWORTH
AVENUE, KINGSTON:
OMNIBUS PARKING
AREA:

A memorandum was received from the Director of Works, A.C.T. Branch, Department of Works and Housing (C.24462 of 30/11/1948), stating that enquiries had failed to locate a drawing, approved by the Committee, for the proposed omnibus parking area in Wentworth Avenue, Kingston. Drawing No. CC.2994 was therefore submitted by the Director for advice as to whether it complied with the recommendation made by the Committee at its 71st meeting.

The general arrangement shown in the Drawing appeared to the Committee to be satisfactory and the alteration to the circular ends of the feature were regarded as making reasonable provision for the movement of vehicles both at the ingress and egress ends of the proposed central roadway.

Whilst the Committee appreciated the desirability of tree planting in order that this section of the central plantation of the Avenue should not be out of scale with the remainder, it thought that there might be some difficulty in providing trees at 60' centres with a boulder circle for protection and at the same time obtaining sufficient space for parking. It was considered, however, that a reduced number of trees might be practicably spaced at greater intervals. The Committee suggested that this matter might be further considered by the Assistant Secretary (Canberra Services).

The Committee was of opinion that it would be an advantage, in any case, to provide for a narrow strip between the parking buffer and the kerb which could be treated with lawn and perhaps also shrubs to retain the garden treatment and relieve the otherwise severe appearance of a paved parking area.

GRIFFITH
(MANUKA):
SITES FOR
POST OFFICE
AND COMMON-
WEALTH BANK:

This matter was re-considered by the Committee as a result of a memorandum received from the Surveyor-General and Chief Property Officer (T.L. 6332 of 8/12/48) enclosing a tracing ("A") showing the buildings in the vicinity of the Capitol Theatre fronting Manuka Circle and a helio ("B") showing the siting of the proposed Post Office on Block 1 of Section 1A, Griffith. Helio "B" disclosed a large part of the site not utilised and the Surveyor-General and Chief Property Officer contended that if the building alignment were repeated on the other side of the Capitol Theatre much valuable land, for which there was a demand, would remain idle and be wasted as illustrated by the siting of the Post Office on tracing "A".

At previous discussions the Committee had emphasized the necessity of securing architectural harmony with the Capital Theatre of any additional building schemes on Section 1A. The Surveyor-General and Chief Property Officer pointed out in his memorandum, however, that the fact that a single storey building was proposed to be erected for the Post Office made it difficult to achieve such harmony.

Agreement with the views of the Surveyor-General and Chief Property Officer was expressed by the Committee which discussed the matter with Mr. Sheaffe of the Property and Survey Branch of the Department of the Interior and Mr. B. A. Litchfield, Acting Principal Architect of the A.C.T. Branch of the Department of Works and Housing.

As stated by Mr. Litchfield at a previous discussion with the Committee, it was mentioned that, whilst the Postmaster-General's Department was believed to regard with disfavour two-storey buildings for Post Offices or the leasing of any portion of its buildings for other purposes, it was understood that that Department was not averse to occupying buildings or portions of them under lease from other owners.

The Committee felt that Canberra presented a special case and hoped it might be possible to arrange for the Commonwealth Bank to erect a suitable building on Block 1 and lease portion of it for Post Office purposes. It considered, however, that the principal factor

was to secure architectural harmony between the Capitol Theatre and any flanking buildings, which might also be achieved by erecting two separate buildings on the one block to meet both the Commonwealth Bank and Post Office requirements.

The Committee therefore agreed with the suggestion of the Surveyor-General and Chief Property Officer that representations be made to the Postmaster-General's Department, in conjunction with the Commonwealth Bank, for the purpose of obtaining acceptance of the proposal that both services be provided on the one block, and that a special conference of departmental and bank representatives might be an advantage.

ELECTRICAL
WORKSHOP,
KINGSTON.

A revised design and plan of the proposed Electrical Workshop, Kingston (Reg. No. A.C.T. 18322) was submitted to the Committee by Mr. B. A. Litchfield.

The Committee resolved that the revised design and plan be approved.

HIGH COMMISS-
IONER FOR U.K. -
SITE FOR
RESIDENCES:

In memorandum T.L. 5384 of 8th December, 1948, the Surveyor-General and Chief Property Officer sought the Committee's views on a proposal to recommend a site of about five acres in Section 9, Deakin- adjoining the site approved for the High Commissioner for Canada - for residences for the High Commissioner for the United Kingdom.

Arrangements had been made for the Committee to talk over this matter with Mr. Alexander, Architect of the Ministry of Works, London, who was on a tour of some of the Dominions for the purpose of discussing with the respective local authorities the question of securing permanent residential and office sites for official British representatives. On the morning of the meeting, unfortunately, a message was received that Mr. Alexander, at short notice, had had to leave Canberra for New Zealand and would be unable to meet the Committee at present. However, Mr. Sheaffe of the Property and Survey Branch of the Department of the Interior was present at the meeting and explained to members the views of the Ministry of Works as conveyed to him by Mr. Alexander who, a few days previously, had had a short discussion with the Executive Member.

Mr. Sheaffe stated that the British authorities were anxious to obtain the site in question because of its general suitability. The fact of its being next to the site allocated to the High Commissioner for Canada was not a serious objection. The desire had also been expressed that other sites in the locality should be reserved for buildings under a higher covenant and of a better type.

The Committee concurred in the recommendation of the Surveyor-General and Chief Property Officer that an area of approximately five acres in Section 9, Deakin, adjoining the site granted to the High Commissioner for Canada, be allocated to the High Commissioner for the United Kingdom for the erection of official residences, but did not feel that any undertaking should be given concerning the building covenants to be stipulated on any other leases that might be granted in the locality in the future. At the same time it agreed that the subdivision of Section 9 should provide for the erection of dwellings of a type above the average.

A. V. JENNINGS
CONSTRUCTION
COY. PTY. LTD. :
SITES FOR
BUILDING
OPERATIONS, & C.

Consideration was given to a communication received from the Surveyor-General and Chief Property Officer (T.L. 6857 of 9/12/48) recommending the allocation of certain sites to A. V. Jennings Construction Coy. Pty. Ltd. for the Company's operations under a contract entered into with the Department of Works and Housing for the erection in Canberra of 1,850 houses and other works. The purposes of the sites and the locations recommended were -

- (a) Security Yard and Pre-Cutting Centre: corner block of 5 acres in Deakin having approximately equal frontages to Hopetoun Circuit and Victoria Crescent;
- (b) Joiner's Shop)
- (c) Plaster Works) Two acres in the eastern arc of Hume Circle, Griffith.

The Surveyor-General and Chief Property Officer stated in his memorandum that no lease would be required for the site of the Security Yard and Pre-Cutting Centre and that any buildings erected thereon would remain the property of the Commonwealth; also that liaison would be maintained between the Department of Works and Housing and the Department of the Interior so that, as far as possible, the placing of buildings would not interfere with the development of the area intended for private enterprise. The operations of the joinery shop and plaster works, however, were to be an independent enterprise as, although the products were primarily for the same contractor, the trade would also be supplied. Consequently a lease of not less than five years was recommended for those purposes.

Mr. Sheaffe of the Property and Survey Branch of the Department of the Interior and Mr. Thornton, Engineer for Development, Department of Works and Housing, were present independently during portions of the Committee's discussions.

The Committee concurred in the allocation for a Security Yard and Pre-Cutting Centre of the site in Deakin recommended by the Surveyor-General and Chief Property Officer.

It did not agree, however, to the allocation of the site recommended for the Company's joiner's shop and plaster works. As the grant of a leasehold of not less than five years was proposed, it was considered that various plans concerning railway development in the vicinity might be seriously prejudiced if portion of Hume Circle were leased to private enterprise at this stage.

Mr. Thornton informed the Committee that the Company would prefer to obtain a site on a railway siding, but the long time likely to be involved in securing such a site had caused the Company to look elsewhere. In reply to questions by members he said he believed the Company would be satisfied if it could secure a site in Deakin near that proposed for the Security Yard and Pre-Cutting Centre.

As the Committee was of the opinion that an additional area of two acres could be set aside for the Company in Deakin without interfering with development in the near future, it agreed to recommend that a suitable site be selected in Deakin, adjacent to that recommended for the Security Yard and Pre-Cutting Centre, for the Joiner's Shop and Plaster Works by arrangement between the Executive Member and the Surveyor-General and Chief Property Officer.

The Executive Member mentioned that the Committee had resolved that action in connection with the proposal for the granting of leases for small farms in Narrabundah and Symonston be deferred pending an examination of the matter, from the point of view of possible railway and industrial development in the area, by the Department of Works and Housing. The Minister had expressed the desire for an early decision in the matter, however, and the Executive Member asked the Committee for its views on a suggestion to lease land situated south-west of Jerrabomberra Avenue for the same purpose.

Mr. Thornton was present at the discussion and stated that, in his opinion, the land referred to by the Executive Member would not be required for railway or industrial development - at least not insofar as he envisaged any development that might be necessary in connection with the investigations he was now conducting. He mentioned, however, that the only water supply available in the area

JERRABOMBERRA
VALLEY: SMALL
FARM
DEVELOPMENT:

was provided by a 2" pipeline which he considered would be inadequate for farming purposes. Unless other provisions were made, therefore, lessees would have to rely greatly on water obtained from tanks and roof catchment which, he considered, would be unsatisfactory.

After further discussion the Committee resolved as follows -

- " (a) that it was unable to decide to what extent lands should be thrown open for small farm development in Narrabundah and Symonston until the question of the siting of the Canberra railway terminal is settled because of its relation to the determination of the location of the requirements for railway yards, workshops and incidental services, as well as possible industrial development;
- (b) that in the meantime, however, insofar as the problems mentioned are concerned, the Committee sees no objection to the leasing, for small farm development, of blocks situated south-west of Jerrabomberra Avenue; and
- (c) that it is informed that the area lacks an adequate water supply, and the question arises as to whether the blocks would be suitable for intensive farming until better facilities have been provided in that regard. "

CULTURAL
ACTIVITIES:

This matter was introduced at the previous meeting when the Executive Member quoted the contents of a letter received by the Minister for the Interior from the Prime Minister covering a report from a special committee concerning the provision of cultural facilities in Canberra.

In the interim, members had been furnished with copies of the Prime Minister's letter of 26th October, 1948, and of the report referred to.

The Executive Member explained that the Minister was anxious to obtain urgently the views of the Committee on the recommendation in the report regarding the provision of buildings (as an immediate programme) for -


- (a) Culture Centre - a building "for miscellaneous use by cultural societies, containing a small 'general purpose' hall, say three or four medium-sized rooms (comparable with the ante-room of the Albert Hall) for meetings, practices, etc.; and say twenty small rooms".
- (b) Theatre to seat 350 persons and having a "sloping floor, fixed seats, adequate stage and dressing room accommodation, and all proper provision for making and storing scenery and properties, administration, conveniences, etc. "
- (c) Art Exhibitions.

Members re-examined the sketch plans prepared by the Director of Works, on the basis of suggestions previously made by the Committee, for providing additional space at the Albert Hall and improving its stage facilities. At its 37th meeting held in February, 1944, the Committee had approved of the sketch plans with some minor provisos.

The Executive Member considered that, in any plans for re-designing the Albert Hall, provision should be made for -

- (i) adequate heating inside the building; and
- (ii) improvements to the entrance hall and approach to overcome the existing acute discomfort caused by winds.

Mr. Harris also emphasized the necessity to make adequate cloak room accommodation.



Members were unanimous in the view that -

- (a) provision for Culture Centres should be made in one or more of the Community Centres it is proposed to establish in the various suburbs of Canberra; and
- (b) that, as an immediate project, art exhibitions should be held in one of the rooms provided for in the plans for the re-designing of the Albert Hall.

Divergent opinions, however, were expressed concerning the location of the suggested theatre. The Chairman considered that there was sufficient land to incorporate such a theatre in the Albert Hall and was of the opinion that the plans already dealt with by the Committee should be amended to include it.

The Executive Member disagreed with the Chairman's views for several reasons of which the principal were, namely -

- (i) the Albert Hall was provided to serve certain types of communal activities and is in demand practically every day or night of the year;
- (ii) if additional facilities were provided in the building - which he considered to be undesirable - there would be too large a congregation of people (not overlooking the vehicular traffic in the precincts) in the locality; and
- (iii) that there is insufficient land to take extensions beyond those already envisaged by the plans approved by the Committee.

He also mentioned that Mr. M. J. Moir, Architect, had attended a meeting convened by the Prime Minister regarding the provision of cultural facilities in Canberra and had stated that he represented private interests who were prepared to erect a small theatre and lease it to the Repertory Society.

After further discussion, the Committee resolved to recommend -

- (i) That the plans for the alterations and additions to the Albert Hall are generally satisfactory subject to provision being made for adequate heating inside the building, improvements to the entrance hall and approach to overcome the existing unsatisfactory conditions resulting from the winds, and adequate cloak room accommodation;
- (ii) That Culture Centres should be provided in Ainslie and Griffith Community Centres;
- (iii) That provision should be made for art exhibitions to be held in suitable rooms in the Albert Hall as re-designed in accordance with the plans referred to in (i) ;
- (iv) That investigations should be made as to whether the requirements for a 350-seat Theatre could not be met by private enterprise activities; and
- (v) That amended sketch plans and working drawing be prepared to incorporate the views of the Committee as expressed in (i) and submitted to the Committee.

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MR. M. J. MOIR,
ARCHITECT:
VARIOUS DESIGNS
AND SUGGESTIONS:

The Executive Member submitted for perusal and comments by the Committee proposals and designs submitted by Mr. Malcolm J. Moir, Architect, for the following projects:-

- (a) Wakefield Gardens, Ainslie: Development of Community Centre;
- (b) City Shopping Area; and
- (c) Manuka Shopping Centre.

The Committee had already recommended the approval of a general scheme for the establishment of a Community Centre at Wakefield Gardens as a result of which action had been taken by the Department of Works and Housing for the construction of two shops and a residence. The Executive Member informed members, however, that the Department was taking no action at present regarding other buildings at the Centre as no provision had been made for their construction in the current Estimates.

The Committee was of the opinion that, whilst there was no objection to shops in Community Centres being built by private enterprise provided their design conformed to the architectural features of the Centre and had the concurrence of the Committee, the erection and control of community buildings by private enterprise might be undesirable. It considered, however, that the designs submitted by Mr. Moir should be referred to the Department of Works and Housing for consideration, in due course, by the Town Planner in conjunction with the further development and planning of the Community Centre.

Mr. Moir's proposals for the City Shopping Area included the removal of City Hill in order that provision might be made for an open City square, and for the erection of shopping blocks and/or public buildings on the inner side of London Circuit.

The Committee expressed the opinion that Mr. Moir's proposals should be considered, in due course, by the Town Planner when further planning for the development of the area is receiving attention.

The proposals concerning Manuka Shopping Area provided for the re-routing of Canberra Avenue at its junction with Manuka Circle, similar treatment in regard to other adjacent roads, and for the creation of a large shopping area on the site of Manuka Oval which Mr. Moir considered should be replaced by a larger sports ground somewhat less focally situated.

The Committee was of the opinion that Mr. Moir's proposals regarding the Manuka Shopping Area should also be referred for consideration by the Town Planner when the question of further development and planning of this area is receiving attention.

TOWN PLANNER:

By prior arrangement, Mr. W. E. Potts, Director of Works, Australian Capital Territory, introduced to the Committee Mr. F. G. Costello - an applicant for the position of Town Planner, Canberra - for the purpose of obtaining the views of members on his qualifications.

After the Chairman had read to members the relevant portions of Mr. Costello's application for the position of Town Planner, Mr. Costello produced designs and photographs and explained the action taken to date and planned for the future development of the City of Brisbane where he was at present employed as Town Planner. He said that most of his work in that connection was "bringing order out of chaos in the existing City plan" and that the whole of his plans for the development of Brisbane were now in the process of being carried into effect.

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After an hour's discussion with members, Mr. Costello withdrew and the Chairman asked members to express their opinions concerning the applicant for the information of Mr. Potts.

After hearing the members' views the Chairman informed Mr. Potts that the feeling of the Committee was that Mr. Costello was a suitable man for the position of Town Planner, Canberra.

LAKE SCHEME
AND RELATED
DEVELOPMENT:

Mr. Thornton, Engineer for Development, Department of Works and Housing, showed the Committee Drawing No. CC. 2982 which illustrated the area that would be flooded by a weir approximately on the site of Lennox Crossing, designed to raise the water level of the permanent lake level to 1,825 feet.

The proposal was based upon the idea that a movable weir, in the position selected at Lennox Crossing, would form the three central basins of the lower lake scheme, at the same time allowing a flood of the maximum dimensions that could be foreseen to be passed down the river by fully lowering the gates of the weir and thus avoiding the flooding of any land that is not now subject to floods. This would obviate the necessity of providing expensive control dams on the rivers upstream from Canberra for regulating the flow during large floods. When the final scheme, with the dam at Yarralumla, is proceeded with, these regulating dams upstream would, of course, be essential, but it was felt that if the lake scheme is to await their provision, the formation of the lakes would be delayed for a very long time. The only way in which something could be done at once to implement the lake scheme was by means of the movable weir proposed at Acton which, when fully opened, would leave the river virtually in its natural state to pass a large flood.

Mr. Thornton said the matter had been the subject of a technical investigation and was now under consideration by the head office of the Department of Works and Housing.

The Committee noted the details of the scheme as explained by Mr. Thornton and expressed satisfaction that it had been possible to give attention to this subject which was so closely related to many developmental projects such as the planning of the lake frontage portion of the Government triangle, the treatment and beautification of the future lake margins, questions concerning bridges, crossing of the lake by the main northern sewer, etc.

The Committee indicated it would be glad to receive a copy of the full report and the views of the Department of Works and Housing on the result of the survey as soon as they were available.

DUNTROON -
PIALLIGO
DEVELOPMENT:
ROAD TO
AERODROME:

The Executive Member read a letter from the Staff Officer, Engineer Services, Royal Military College, Duntroon, pointing out that the fact that the main road from City to the Aerodrome passed through the Royal Military College grounds was a matter causing great concern to the military authorities. Motor vehicles travelling at high speed along the road to and from the aerodrome caused grave risks to people in the College's residential area. The road was also used as a traffic route to Queanbeyan whenever the Molonglo River was in flood.

The Committee discussed with Mr. Thornton the desirability of providing, as soon as practicable, a main road of access to the Canberra Aerodrome as an alternative to the present road, and informed him that, as a result of previous consideration of this subject, it had been suggested that a survey be made to ascertain the practicability of developing Sandhurst Parade, according to the approved plan, for that purpose.

The Committee had not been informed of the result of the survey but Mr. Thornton mentioned that, although the survey had been made, he thought it had not yet been plotted. He had given some attention to this question and he asked the Committee for its views

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as to whether the detailed planning, according to the approved City plan in the Divisions of Duntroon and Pialligo, was to be regarded as finally approved for development or whether it might be reconsidered. The Committee indicated that it had not made a detailed study of the whole of this area and that it regarded Mr. Griffin's planning as being purely tentative, formal and subject to review- as had been the case with other formally planned areas- in the light of definite requirements, further study of the topography and the purposes for which the areas were to be used.

The Committee suggested to Mr. Thornton that he should study the planning between Constitution Avenue and the Aerodrome with a view to suggesting what might be a permanent general treatment of the area, making provision especially for a fast traffic route to the Aerodrome, either on the location of Sandhurst Parade or on another location if this be found to be desirable as a result of investigation.

Mr. Thornton indicated that he would proceed with the study of the problem accordingly.

INDUSTRIAL
DEVELOPMENT:

Mr. Thornton referred to the possibility of developing for industrial purposes part of the Molonglo Valley situated east of Jerrabomberra Creek with the aid of a branch or loop railway line. He considered the locality would be well screened from residential areas.


During the discussion on Mr. Thornton's proposal the Executive Member read to the Committee a letter addressed to the Minister for the Interior by the Minister for Post-War Reconstruction, under date 29th October, 1948, in which reference was made to the possibility of Amalgamated Cotton Mills Trust Ltd. of Manchester, England, establishing in Australia a mill of between 25,000 and 30,000 spindles employing approximately 200 operatives of whom 90 per cent would be females. The factory space required would be about 100,000 square feet. A director of the Company, Mr. N. Openshaw, was then in Australia and was considering several possible locations for the proposed venture. In view of the importance of considering industrial development in the Australian Capital Territory, the Minister for Post-War Reconstruction felt it would be most desirable for Mr. Openshaw to include Canberra in the list of possible sites from which he might make a selection.

The Executive Member said he had accompanied the Minister for the Interior and Mr. Openshaw to the site of the old camp in the Molonglo Valley, which was considered to be a suitable site for the project. A large water supply would not be required by the Company but electric power would be needed. Mr. Openshaw had informed the Executive Member that, as most of the Company's products would be distributed by the means of aerial transport, he was not concerned in the industry being established close to rail or sea transport facilities. Both the Minister and the Secretary of the Department of the Interior had expressed the opinion that encouragement should be given to the establishment of a textile industry in the Australian Capital Territory. The general conclusion reached from the Departmental discussions on the subject, however, was that it would not be practicable to establish in Canberra for several years an industry of the size contemplated by Mr. Openshaw owing to the restricted amount of building material available and the absence of any surplus labour.

After further discussion the Committee requested Mr. Thornton to prepare for the next meeting a "study map" of Canberra embodying his proposals.

NORTHBOURNE
AVENUE, CITY:
CENTRAL LAWN
FEATURE:

The Executive Member submitted a proposal by the Superintendent of Parks and Gardens for removing the central lawn feature in the plantation area in Northbourne Avenue, City, between Sydney and Melbourne Buildings, and replacing it by concrete slabs.



As the Committee was unable to inspect the site it suggested that the proposal for making the alteration might be reviewed and that the Executive Member should confer with the Superintendent of Parks and Gardens regarding the matter on the site.

PRIVATE
ENTERPRISE
BUILDINGS:

GARAGE FOR PIONEER TOURIST COACHES, BRADDON:

Consideration was given to a design of a garage proposed to be erected for Pioneer Tourist Coaches on Block 5 of Section 20, Braddon.

The Committee approved of the design .

CANBERRA BOYS' GRAMMAR SCHOOL: STAFF RESIDENCES.

The Committee approved of the design of two pairs of semi-detached staff houses proposed to be erected in the grounds of the Canberra Boys' Grammar School facing Monaro Crescent. The Committee inspected the site intended for the buildings in which it also concurred.

UNIVERSITY
HOUSE.

At the request of the Committee, Mr. Litchfield, Acting Principal Architect, A.C.T. Branch, Department of Works and Housing, submitted drawings of University House which the Committee had only seen previously in sketch plan form.

The details of the drawings were duly noted.

PERMANENT
HOSTEL:
SECTION 54
BRADDON.

Mr. Litchfield submitted, for discussion with the Committee, amended progress drawings of the proposed permanent hostel to be erected on Section 54, Braddon.

It was noted that the area of the ground floor plan had been reduced to approximately three-fifths of that shown in the plan rejected by the Committee at its 72nd meeting. Mr. Litchfield said it was proposed to erect two-storey flats on the remainder of the block.

The Committee approved generally of the amended lay-out but recommended that further study should be made of the question of the adequacy and distribution of lavatories for both sexes. It considered also that the front elevation, semi-circular staircase and parapet treatment should be re-studied in the light of the discussion.

CANBERRA MILK
DEPOT: SITE FOR
PASTEURISATION
AND BOTTLING
SCHEME.

In a memorandum dated 8th December, 1948 (T.L. 2884) the Surveyor-General and Chief Property Officer advised that as the site previously sought by the Canberra Milk Depot for the establishment of its Pasteurisation and Bottling Scheme had been refused, the Company had requested the offer of another site. The Surveyor-General and Chief Property Officer, therefore, desired the Committee's views on the allocation of a site in the south-eastern arc of Hume Circle, Griffith.

Mr. Thornton, Engineer for Development, who was present during the Committee's discussion on the subject, considered that the scheme should not be established in an industrial area because of the likelihood of contamination, but members of the Committee were of the opinion that modern industrial methods militated against that possibility, especially in Canberra where industries of a light nature only were likely to be established. However, the Committee had already expressed the opinion that no further land in the vicinity of Hume Circle should be leased until the question of the siting of the Canberra railway terminal, including the railway station and other railway facilities, is settled.

The Committee requested Mr. Thornton to investigate the possibility of providing a suitable site for the Canberra Milk Depot's project in the green belt area to the south-east of Canberra or in some other suitable locality.

AINSLIE INFANTS'
SCHOOL:
ALTERATIONS AND
ADDITIONS.

At its 73rd meeting the Committee recommended the approval of plans for certain alterations to the Ainslie Infants' School subject to review by the Executive Member in touch with the Department of Works and Housing in regard to detailed provisions.

Additions to the school included the erection of a luncheon room on the south-east side and three class rooms on the north-west side, but owing to the difficulties in carrying out building works at the present time and pending the opportunity to confer with the Department of Education of N.S.W. regarding the future requirements of the school, it was proposed that the work to be carried out this year should be restricted to the provision of some lavatory and ablution blocks, together with a rearrangement of the heating installation.

From discussions with the architectural staff of the Department of Works and Housing, however, the Executive Member stated that he understood it would be practicable if the work is to be carried out now to undertake the whole of the additions, and that it would be an economy to do so once work at the school was commenced. The Executive Member had conferred with the Assistant Director-General of Education and the District Inspector when it was agreed that it would be desirable from an education point of view to carry out the scheme of additions and alterations to the school somewhat on the lines indicated in Drawing A.C.T. 15736, except that it was thought the additions proposed in the front of the school and the realignment of the drive should be omitted.

The Committee concurred in the decision reached by the Executive Member in his discussions with the Assistant Director-General of Education and the District Inspector as mentioned in the foregoing paragraph.


NEXT MEETING:

It was resolved that the next meeting of the Committee should be held in Canberra on Thursday and Friday, 3rd and 4th February, 1949.

CONCLUSION.

The meeting closed at 5.45 p. m. on Thursday, 9th December, 1948.

C O N F I R M E D


CHAIRMAN

3 / 2 / 1949