



LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY
STANDING COMMITTEE ON PLANNING AND URBAN SERVICES

REPORT NO.73 JUNE 2001
THE PROPOSED AMAROO COMMUNITY PRECINCT

Recommendations:

The committee recommends:

1. that the planned Amaroo community precinct—as amended by PALM in recent months and as presented to the committee during the inquiry—proceed.
2. that the Minister ensure that the consultation process involving developments at Gungahlin, and especially developments affecting the Amaroo community precinct, involve the Gungahlin Community Council at every stage of the process. This is greatly helped if government agencies display the various plans and proposals at prominent places such as the new Gungahlin Library and the Gungahlin shopping centre.
3. that the government ensure PALM undertakes sufficient forward planning to prevent a recurrence of the situation that occurred in the Amaroo greenfields site.
4. that the government allocate sufficient funds to ensure completion of the Horse Park Drive extension (past the proposed high school to the playing fields) by the time the high school opens.
5. that the adequacy of the amended road infrastructure to support the increased traffic be kept under review and, if problems arise, then the government should promptly consider further ameliorating measures.
6. that the government provide more detailed reasons for the decision to increase the planned shopping centre from a Local Centre to a Group Centre.
7. that the government carefully monitor the effects of co-locating a high school adjacent to two primary schools and inform both the relevant Minister and this parliament of the results of such monitoring.

THE STANDING COMMITTEE ON PLANNING AND URBAN SERVICES

The Standing Committee on Planning and Urban Services was established on 28/4/98 to inquire into and report on planning and lease management, road and transport services, infrastructure and asset management and public utilities purchasing, electricity industry and regulation, construction industry policy, parks and forests, private sector employment inspectorate, building services, environment, heritage and municipal services and any other related matter (*resolution of appointment, as amended on 25/11/99, 7/2/00 and 15/2/01*).

Committee members: Mr Harold Hird MLA (Chair), Mr Dave Rugendyke MLA (Deputy Chair), Mr Simon Corbell MLA

Secretary—Mr Rod Power; Office secretary—Ms Judy Moutia; for further information please contact the secretary on ph: 02 6205-0435 or fax: 02 6205-0432 or email: committees@act.gov.au

Issue

1. The issue before the committee is PALM's proposal for the Amaroo community precinct to the north of Burdekin Street, Amaroo—to comprise two primary schools; a high school; a shopping centre; and neighbourhood, school and district playing fields.

Rationale for committee examination

2. The Standing Committee on Planning and Urban Services resolved on 6 April 2001 to inquire into and report on the proposed Amaroo community precinct following representations by several local residents who were concerned about the following issues:

Misleading information

A large number of Amaroo residents believe that they were misled at the time they purchased their homes by information obtained from... the PALM Internet site *Territory Plan*, information provided to the inquiring public by the PALM Shop Front [and] Real Estate Agents who were unaware of the proposed Amaroo Community Precinct prior to it being made public in November 2000.

It should be noted that as the PALM Shop Front and Internet Site information and *Territory Plan* still show urban open space and residential in the area of the proposed Amaroo Community Precinct, potential home buyers and new residents of Amaroo are still being misled. It is most unacceptable that this state of affairs is allowed to continue in spite of the fact that it is now known by PALM that currently available information is inaccurate.

Lack of Consultation

It has become clear, through advice from PALM, that the proposed Amaroo Community Precinct project had been considered and developed over at least a 3 year period, including discussions and agreement with the Catholic Education Office, prior to the PALM Information Session held in November 2000. At the Information Session the Precinct was presented to residents as a fait accompli with absolutely no opportunity for a consultation process to take place.

Reduction in Recreational Facilities in Northern Amaroo and Loss of Appeal of Northern Amaroo in General

The deletion of Horse Park Pond, which was meant to be of the size of ponds already existing in Isabella Plains and Bonython, together with the change from urban open space to playing fields and ovals, will significantly reduce the public recreational facilities originally intended for Amaroo and adjoining suburbs... This, together with the unnecessary concentration of schools and a commercial/group centre in a residential housing estate, and the associated problems of increased noise, traffic levels and loss of aesthetic appeal of the area, will significantly decrease the quality of life of residents in the area. Furthermore, ...residents of northern Amaroo believe that if current owners of the affected residences need to sell their properties, the market

will be severely limited as most prospective buyers would be reluctant to live in such close proximity to an inordinate concentration of schools, playing fields and a commercial/group centre.

Lack of Road Infrastructure to Support the Increased Traffic

Amaroo is currently only accessible using one road (Shoalhaven Avenue) which will inadequately service the increased traffic as parents/buses transport the school children to and from school. Whilst the proposed Horse Park Drive will provide additional access at a future date (we understand that no program has been set as yet for the section of Horse Park Drive that will run north-east of the suburb), traffic will be impeded until such time as additional access is provided... Whilst this will eventually provide another means of access, there is no guarantee that the public will not shortcut through the suburb on current streets to travel to their next destination. Until such time as Horse Park Drive is completed, Amaroo's current road network will likely be subject to a vast increase in traffic volume. Additionally, with such a concentration of schools in the same street, traffic jams and overflow parking on to existing streets is a distinct possibility. Surrounding residents will be both affected by inconvenience in road use and will have to live in an environment with high traffic density and noise levels.

Problem Associated with High Concentration of Schools, District Playing Fields and Commercial/ Group Centre

The current Amaroo Precinct plan is apparently justified and modelled on the supposed success of the Gold Creek Combined School facility. Whilst we would question the success of the co-location of the Gold Creek Schools (the High School is in fact separated from the Primary Schools by a considerable distance-unlike the Amaroo proposal), Nicholls suffers from chronic and acute traffic problems as a result of school traffic despite having more than one access road to the school area. The Amaroo Precinct Proposal will undoubtedly have far worse traffic problems, if Gold Creek is to be used for comparison, as Amaroo has less road access for a larger planned school population (up to 2500 students in total at peak capacity), and an additional commercial/group centre the size of Kaleen shops. This would result in an even worse scenario.

Overcrowding of Proposed Facilities and Social Problems of Mixing Primary and High Schools

It would appear that the proposed Amaroo Precinct concept is an attempt to minimise landuse in the provision of public facilities. The proposed four schools are co-located and are to share common playing fields. Despite the overcrowding this will cause, the social problems of mixing primary school aged children with teenage high school students should be cause for major concern. Primary school aged children will be unnecessarily exposed, at an early age, to teenage group behaviour. In the extreme, primary school children could even be subjected to bullying from older high school students. We understand that no Social Impact Study has been completed on the proposed Precinct concept and we question the wisdom of such co-locations.

Potential for Flooding of Amaroo Residences Due to removal of Horse Park Pond and Inclusion of Dry Retardation Basin

The cancellation of Horse Park Pond and its replacement by a small dry retardation pond will significantly reduce the flood containment capacity originally planned and calculated for Amaroo... It is of greatest concern to Amaroo residents that because of engineering budget run-out, necessary studies have not been carried out, in particular studies relating to the cancellation of Horse Park Pond...

Proposed Amaroo Community Precinct Proceeding Prior to Variation to the Territory Plan

It is the opinion of Amaroo residents that a Variation to the Territory Plan is required before the proposed Precinct can be legally implemented...¹

3. The local residents concluded, on the basis of the above, that:

[While we] are not against schools in the suburb/or neighbouring suburbs... the way in which PALM... has had complete disregard for the concerns of residents in proposing such a large and dense precinct in the suburb without consultation and proper infrastructure... [leads us to recommend] that all options, including options to keep schools where they were originally intended and options to relocate schools in other suitable areas, should be fully investigated. Any development, other than single residential, on the proposed Amaroo Community Precinct site should be the subject of full consultation with Amaroo residents... and the Gungahlin Community Council...

As a safeguard to ensure the Burdekin development is not 'forced' on the community, it is requested that Amaroo 4 residential release is not brought forward for auction in June 2001 so as to allow for possible options to be thoroughly investigated.²

What this committee did

4. In order to hear affected parties and to better understand the issues, the committee held a public hearing on 4 May 2001 at which the following persons outlined the views:

- Dr Cooper (Director, Territory Planning, PALM), Mr Calnan, Ms Maroney and Mr Caulley [PALM]
- Mrs Garrick, Mr Garrick, Mr Cassar, Mr Dariol and Mr Flanagan (local Amaroo residents)
- Mr Ruecroft (President, Gungahlin Community Council)

¹ Submission on behalf of residents/petitioners of Amaroo by Mrs Garrick and Mr Garrick (dated 29/4/01)

² Submission on behalf of residents/petitioners of Amaroo by Mrs Garrick and Mr Garrick (dated 29/4/01)

- Mr Fields (Manager of Planning and Facilities, Catholic Education Office).

5. An undertaking was given by PALM at the public hearing to convene a meeting of key stakeholders to further consider the issues. This meeting took place on 8 May 2001. Both PALM and local residents informed the committee of the outcome, with the latter reiterating their concern at the proposed precinct and providing further detail about their wishes:

One primary school be sited on Burdekin Avenue only, as per general location of original primary school (approximately where the site for the high school is currently intended to go in the precinct plan).

[The] Group Centre be moved to the opposite side of Horse Park Drive (where the 'C' commercial site is shown in blue on the Territory Plan).

[The] high school and second primary school not be located on Burdekin Avenue.

[And] residential/open space to remain on Burdekin Avenue as indicated on the Territory Plan.

The Amaroo Residents Group feel that this is the only way to resolve traffic issues in the area so that there is no repeat of the Nicholls joint campus situation. This would also be more in line with the 1991 Variation to the Territory Plan.³

6. The committee welcomed submissions/correspondence from the following persons (listed in alphabetical order):

- T and M Casssar
- R and B Dariol
- Mr Fields (Manager, Planning & Facilities Section, Catholic Education Office)
- G and D Flanagan
- Mr and Mrs Garrick
- Mr Ruecroft (President, Gungahlin Community Council)
- B Savill.

7. The committee also sought supplementary material from the Minister of Urban Services and his department. The committee thanks the Minister for providing this supplementary material.

³ Mr and Mrs Garrick to the committee (dated 14/5/01)

What the committee has found

8. In examining the material provided to it, the committee has found it helpful to divide it into three columns, organised on a chronological basis. The first column (below) lists the main features of planning for the area north of Burdekin Street, Amaroo, as they were one or more years ago (when many residents purchased their properties). The second column sets out the main features of PALM's initial plans for a community precinct in the area. The third column sets out PALM's amended plans as at the time this report is bought down.

The situation in 1998/99	PALM's initial plans for the precinct (end 2000)	PALM's amended proposal as of mid 2001
One primary school [PS]	Two PSs - Access off Burdekin Av (<i>see map at Attachment A to this report</i>)	Two PSs (<i>see maps at Attachment B to the report</i>) - relocate entrance to Catholic PS to east of Yule St - relocate entrance to govt PS to approx 60m east of Burdekin Av intersection with Katherine Av - lay-bys for buses in Burdekin Av - Catholic PS focused away from Burdekin Av and, instead, toward the carpark - carparks and setdown areas to be off-street - buildings to be setback 15m (Catholic PS) and 10m (govt PS) - Catholic school buildings required to be 'domestic' in nature and scale - landscape buffer 5m wide and with a low mound in it
No high school [HS]	One HS because: - Yerrabi Pond site is too small even for a single PS (reflecting the larger than expected size of the Pond, which itself is due to soil sub-structure) ⁴ - The balance of Amaroo 4 is too steep and would require massive earthworks - Amaroo is centrally located for the school's eventual catchment ⁵	One HS - relocate access to both HS and playing fields off Horse Park Dr, so that 'anything that's not coming directly from Amaroo will come via Horse Park Dr' ⁶ - lay-bys for buses in Horse Park Dr

⁴ Ms Moroney [PALM] Transcript of the public hearing on 4/5/01

⁵ PALM's advice to the committee at the public hearing on 4/5/01

⁶ Mr Caulley [PALM] Transcript of public hearing on 4/5/01

No co-located schools: 'when residents bought into this suburb prior to Nov 2000 they had no idea that the proposed precinct was planned for Burdekin Av' ⁷	Co-located schools because of current policy view favouring co-location. - This requires a site area of approx 25 to 28 ha when account is taken of the need for schools to adjoin ovals and playing fields⁸ - The Amaroo site is centrally located for ovals and schools, and the large area of flood-prone land has suitable secondary use as playing fields⁹	Co-located schools
Horse Park pond	Smaller pond and 'dry' retardation basin (meaning that it will be intermittently flooded), in line with current thinking on urban water management ¹⁰	Smaller pond and 'dry' retardation basin
Playing fields	District and school playing fields	District and school playing fields - access off Horse Park Dr in order to reduce traffic on Burdekin Av and on link road between HS and Group Centre
Traffic		Intersection of Burdekin Av and Katherine Av changed to a Tee junction, thus making plain to Amaroo traffic that the principal approach route is Katherine Av
Shopping centre	Group shopping Centre instead of a Local Centre because it will serve a wide catchment of several suburbs ¹¹	Group Centre
No consultation	Letter box drop to Amaroo residents Nov 2000 followed by information session on 28 Nov 2000 at Raiders Club Subsequent meetings between residents/PALM - residents want 'a formal consultation procedure'¹² - 'even after the 28 Nov information session,	Participation in this committee's public hearings Meeting of stakeholders on 8 May 2001 (following the committee's public hearing) – residents remain dissatisfied ¹⁴ Territory Plan has been updated

⁷ Mr and Mrs Garrick to Minister Smyth (dated 24/5/01)

⁸ Made up of 3 ha for a primary school without a neighbourhood oval which itself is just under 3 ha; high school needs 5 ha; district playing fields need 12 ha [Dr Cooper, PALM – Transcript of public hearing on 4/5/01]

⁹ PALM's advice to the committee at the public hearing on 4/5/01

¹⁰ Mr Caulley and Ms Moroney [PALM] Transcript of public hearing on 4/5/01

¹¹ Dr Cooper [PALM] Transcript of public hearing on 4/5/01

¹² Mr and Mrs Garrick to Minister Smyth (dated 24/5/01)

	potential residents considering buying in to Amaroo were still being told by the PALM Shop Front as late as Feb 2001 that the area on Burdekin Av was going to be residential. There is still no evidence on the PALM Internet site that the proposed precinct is to be sited on Burdekin Av... If [PALM] had been more active in seeking comments from residents at a much earlier point in time the matter could well have been amicably sorted out by now’’¹³	Website has been updated Planning of north Gungahlin firmed up with the Gungahlin North Structure Plan Review, and ‘PALM is considering putting Draft Gungahlin North Structure Plan Review on PALM Website’¹⁵ PALM intends to release a Territory Plan Variation and Preliminary Assessment later this year The government’s proposal for a Community Planning Adviser is intended to provide individual and community groups with direct advice and assistance on planning issues¹⁶
Defined land	‘PALM has fulfilled the statutory obligations under the ‘defined land’ process by progressively publishing notices following the registration of the plans of subdivision for each area of defined land including Amaroo’¹⁷ - residents disagree	PALM shopfront have been briefed about ‘defined land’ provisions Draft Variation to the Territory Plan No.155 will allow for changes to defined land to be notified earlier than at present PALM considers that its planned adjustments to the playing fields/water feature landuse accord with the Plan¹⁸

Conclusion and Recommendations

9. Arising out of its examination, the committee notes the significant modifications made to PALM's original plans for the community precinct. In particular, the committee notes the efforts to ease the impact of the proposed community precinct on the residents of Burdekin Avenue and adjoining streets. This includes changes to the Burdekin/Katherine Avenue intersection, which will divert Amaroo traffic away from Burdekin Avenue; the changes to school access points, including carparks, which should reduce traffic on Burdekin Avenue; the bus lay-bys along Burdekin Avenue and Horse Park Drive; the large setbacks for school buildings

¹³ Mr and Mrs Garrick to Minister Smyth (dated 24/5/01)

¹⁴ Mr and Mrs Garrick to the committee (dated 14/5/01)

¹⁵ PALM’s advice to the committee at the public hearing on 4/5/01

¹⁶ 2001-01 Budget Paper No.3 p.78 (referred to by PALM at the public hearing on 4/5/01)

¹⁷ Minister Smyth to Mr and Mrs Garrick (dated 21/5/01)

¹⁸ Mr Calnan [PALM] at the public hearing on 4/5/01

along Burdekin Avenue and the requirement for them to be 'domestic' in nature; the landscape buffer along Burdekin Avenue; and the access to playing fields to be off Horse Park Drive.

10. The committee accepts that these changes represent a conscientious attempt to address some of the problems raised by local residents. The combined effect of the changes will be to reduce traffic on Burdekin Avenue and ease the effect of the school precinct upon residential amenity.

11. It will be important that, at the time the high school opens, access is actually available from Horse Park Drive. The committee understands that this is the government's intention and that this year's Budget includes an allocation for the forward design of this portion of Horse Park Drive. However, an appropriation in next year's Budget will be required in order for the work to commence in 2002-03 and thus enable completion by the school's opening.

12. Turning to the list of resident concerns outlined earlier in this report, the committee makes the following comments.

Misleading information

13. The committee considers that misleading information was provided to residents by PALM about what was being considered for the Amaroo community precinct. The committee notes the apology offered by a senior officer of PALM for any misinformation that was given to residents.¹⁹

Lack of Consultation

14. The committee considers that PALM did not adequately consult residents about its plans for the Amaroo community precinct. The process appears to mark a low point in PALM's community consultation efforts.

15. PALM told the committee that it took over a year for it to process the issues raised by plans for the community precinct:

[PALM] spent a year looking at the work, revising it, addressing the issues and... [then] coming up with this kind of a concept... In February 2000, again given the complexities of the issues, it was circulated for several months and... in 2001... we're looking at the feedback from all that... And we're actually looking at a draft variation to the Territory Plan at the moment that will put out the structure for this area for consultation.²⁰

16. During all this time, PALM appears not to have involved the Gungahlin Community Council or local residents in discussions about the plans:

PALM has continued with the development despite our repeated calls for a public consultation and investigation of alternate sites (including the sites originally identified for the primary and high schools).²¹

¹⁹ Public hearing on 4/5/01 [Dr Cooper]

²⁰ Public hearing on 4/5/01 [Dr Cooper]

²¹ B&J Savill to PALM, attached to correspondence to Mr Rugendyke MLA (dated 31/5/01)

I really don't think that PALM has made a genuine effort to sit down with members of the community and explore the possibilities that might be available, and at least consider it.²²

17. There appears also to have been little or nil consultation about the decision to increase the proposed shopping centre to a Group Centre, with the Gungahlin Community Council stating that this decision is 'quite a significant change' which came as a surprise to local residents.²³

18. The committee also s disturbed by PALM's handling of the 'defined land' issue in the context of developing plans for Amaroo community precinct. While local residents may not have fully appreciated the wide discretion available to PALM to make important changes to an area of land falling into this category, it is disappointing in the extreme to find that PALM did not adequately plan ahead for this area of land. This breakdown in PALM's forward planning meant that residents immediately opposite the area learnt about the changed plans far later than they should have done. The committee considers that residents are entitled to certainty about the government's plans for an area opposite their homes.

19. The committee considers that the Minister must ensure that the consultation process involving developments at Gungahlin, and especially developments affecting the Amaroo community precinct, involve the Gungahlin Community Council at every stage of the process. This is greatly helped if government agencies display the various plans and proposals at prominent places such as the new Gungahlin Library and the Gungahlin shopping centre.

Reduction in Recreational Facilities in Northern Amaroo and Loss of Appeal of Northern Amaroo in General

20. The committee does *not* consider that a significant reduction in recreational facilities in northern Amaroo will follow from PALM 's amended plans. The maps at Attachment B to this report illustrate the great amount of recreational land that is included in the proposal.

Lack of Road Infrastructure to Support the Increased Traffic

21. The committee sympathises with the concern of local residents about the adequacy of road infrastructure. In this respect, the committee carefully considered the recently completed addendum to the *Amaroo North Infrastructure Traffic and Parking Report* (dated 24/5/01), which was made available by the Minister for Urban Services. This report provides an assessment of the amended road network and parking options for Amaroo North. (The maps attached to the committee's report are taken from this latest traffic report.)

22. The traffic report compares the Nicholls and Amaroo sites. It concludes that the amended traffic plans for Amaroo:

will have positive effects to both Burdekin Avenue and Katherine Avenue residents... The intersection of Burdekin Avenue and Katherine Avenue will operate satisfactorily as a priority controlled Tee junction,

²² Public hearing on 4/5/01 [Mr Ruecroft, Gungahlin Community Council]

²³ Ditto

with appropriate channelisation for right turns. The Burdekin Avenue approach will need to be flared east of the bus stops to ensure efficient operations at this intersection, reducing the likelihood of traffic diverting via Yule and Rollston Streets... The new option [for the eastern carpark] with interconnected carparks is preferred. It will overcome the problems evident at Nicholls, providing greater flexibility for access and parking in peak periods... There are some minor concerns regarding pedestrian/cycle and bus operations under the proposed new arrangement. However, the pedestrian/cycle concerns can be adequately addressed by the design of the carpark and delays to buses on Burdekin Avenue are likely to be relatively small and acceptable...

The problems at Nicholls are largely a function of the design of the carparks and a current short-fall of parking to meet PM peak demands... The Nicholls schools are also located on a busier road, a road carrying relatively high volumes of non-school traffic outside school traffic peaks. The eastern end of Burdekin Avenue is not likely to carry as much non-school traffic and therefore it would generally be a quieter street than Kelleway Avenue.²⁴

23. The committee appreciates that, unlike Nicholls, the Amaroo high school site will have its principal access off a major arterial road (Horse Park Drive) rather than off local residential streets. This should avoid some of the present difficulties at Nicholls. However, as already noted, the committee considers that the extension of Horse Park Drive to (at least) the proposed playing fields must be built **before** the high school opens.

24. On balance, the committee considers that PALM's amended plans indicate that the planned road infrastructure will be able to support the increased traffic. Of course, this matter should be kept under review and, if problems arise, then the government should promptly consider further ameliorating measures.

Problem Associated with High Concentration of Schools, District Playing Fields and Commercial/ Group Centre

25. The committee is aware of the growing demand for additional education facilities in Gungahlin and the desirability of alleviating the current pressures on primary schools at Nicholls. Within Amaroo, there is a need to build a primary school(s) to cope with the growing population of that suburb:

[The Catholic primary school at Nicholls] has in excess of 650 students enrolled... This year, four additional class rooms were open to accommodate the higher than expected enrolments... and we understand that Gold Creek Primary School experienced a similar enrolment pressure... The temporary expansion of this school cannot be sustained, and the need for additional spaces in a new school is evident. The second school is planned to open in 2001 and will relieve pressure on the Holy Spirit school in Nicholls and respond, we believe, to the growth in the Gungahlin region.²⁵

²⁴ *Amaroo North Infrastructure Traffic and Parking Report* p.10, p15, p16, p19, p20

²⁵ Public hearing on 4/5/01 [Mr Fields, Catholic Education Office]

26. PALM has toughened the design and siting requirements affecting the primary schools in order to lessen the impact upon residences in Burdekin Avenue. Significant changes have been made to the schools' access, the car parking arrangements, the landscape buffers, the building envelopes and setbacks.

27. While members appreciate that residents will still be affected by the schools, the changes—in the opinion of the committee—do represent a serious attempt to address many of the concerns of residents. To confine the precinct to just one primary school (as suggested by some) does not appear to be in the best interests of the whole Gungahlin community, which is crying out for a high school and additional primary school capacity.

28. Turning to the proposed shopping centre, the committee considers that the proposal for a Group Centre rather than a Local Centre needs further justification. In this regard, the opportunity for the public to examine, and comment on, the proposal will occur in the near future with the release of a draft Variation to the Territory Plan

Overcrowding of Proposed Facilities and Social Problems of Mixing Primary and High Schools

29. The social problems that may arise from co-locating a high school and primary schools are not known to the committee which, however, considers that the Department of Education must carefully monitor the issue and should inform both the relevant Minister and this parliament of the results of such monitoring.

Potential for Flooding of Amaroo Residences Due to removal of Horse Park Pond and Inclusion of Dry Retardation Basin

30. The committee accepts that the decision to construct a smaller pond at Amaroo, along with a dry retardation basin, rests on current engineering practise with respect to managing water flows. The committee understands that excess water will first flow over the 'open space' landuse area before affecting the district and school playing fields. Members note that this type of arrangement is not uncommon in Canberra, including within the older suburbs such as Turner (where, for example, overflow from Sullivan's Creek would extend onto the playing fields of Turner Primary School—though it has not done so in the memory of members).

Proposed Amaroo Community Precinct Proceeding Prior to Variation to the Territory Plan

31. It is the view of PALM officials that the adjustments to the playing field boundary and water feature area do not require a Plan Variation before taking effect:

The boundary of the water feature area has not been defined by survey, and there's [a] provision in Part A of the Territory Plan which states: 'Where a boundary shown on the Map between two adjoining landuse policy areas is coincident with a line which has not been surveyed, the Territory may adjust the Map following survey to accurately reflect the location of that boundary without a variation to the Territory Plan, provided the adjustment is not inconsistent with the original intention of the boundary'.

The intention of that boundary [in Amaroo] is that there be a water body... It's indicative form and shape has been shown, but given that

provision in the Territory Plan, we believe that gives up scope to make those sorts of adjustments... All that's happening is that the boundary between the open space and what will be the pond is being adjusted.²⁶

32. The committee accepts this viewpoint. At the same time, the committee notes PALM's intention to soon release a Territory Plan Variation outlining in detail its proposal for the Amaroo community precinct and for other north Gungahlin suburbs.

33. The view of some residents that the Territory Plan did not envisage the co-location of government and non-government schools within the one precinct²⁷ may be correct but, in the committee's view, this does not rule out such co-location.

34. All things considered, the committee concludes that the planned Amaroo community precinct—as amended by PALM in recent months and as presented to the committee during the inquiry—is not unreasonable. The committee considers that the precinct appears to be in the best interests of the whole Gungahlin community even though it will have consequences for local residents along Burdekin Avenue which they did not expect at the time they purchased their homes. The committee considers that PALM's internal processes, and the current defined land provisions, did not serve these residents at all well—they have genuine grounds for complaint, and it is important, and appropriate, that PALM has apologised for the misinformation they were given.

Harold Hird MLA
Chair

8 June 2001

Attachments

Attachment A – PALM's initial concept plan

Attachment B — PALM's amended proposal as of mid 2001 *Amended Precinct Concept Plan*

— PALM's amended proposal as of mid 2001 *Alternative Layout Option* (being greater detail on the Burdekin Avenue/Katherine Avenue intersection)

PLEASE NOTE THESE MAPS ARE NOT ON THE ELECTRONIC VERSION
CONTACT THE COMMITTEE OFFICE FOR A COPY.

²⁶ Public hearing on 4/5/01 [Mr Calnan, PALM]

²⁷ Submission on behalf of residents/petitioners of Amaroo by Mrs Garrick and Mr Garrick (dated 29/4/01)