

EMBARGO AGAINST DELIVERY:-

1.00 P.M. 28 JUNE 1983

ADDRESS OF PHILIP RUDDOCK, M.P.  
SHADOW MINISTER FOR THE AUSTRALIAN CAPITAL TERRITORY  
TO THE BUILDERS, OWNERS AND MANAGERS ASSOCIATION OF  
AUSTRALIA LIMITED (A.C.T. DIVISION)  
JUNE LUNCHEON - 28 JUNE 1983

THANK YOU FOR YOUR INVITATION TO ADDRESS YOU TODAY. YOUR REQUEST WAS FOR A STATEMENT ON TOPICAL MATTERS RELATING TO THE TERRITORY WITH, PERHAPS, PARTICULAR REFERENCE TO STATEHOOD.

THE MATTER OF SELF-GOVERNMENT IS CERTAINLY TOPICAL AND ONE WHICH I HAVE GIVEN A GREAT DEAL OF ATTENTION. IT IS GERMANE TO THE OPPOSITION'S POLICY FOR THE TERRITORY GENERALLY, AND OF COURSE IMPORTANT TO ALL WHO LIVE AND INVEST IN CANBERRA.

DEVOLUTION, OF COURSE, WOULD MEAN A FUNDAMENTAL RE-ORGANISATION OF LINES OF DECISION MAKING AND THE PUTTING IN PLACE OF LOCAL PEOPLE WITH THE POWER TO DETERMINE PRIORITIES IN A WHOLE RANGE OF AREAS WHICH AFFECT THOSE WITH COMMERCIAL BUILDINGS IN CANBERRA OR THOSE CONTEMPLATING INVESTMENT.

TO THIS POINT OF TIME I HAVE MERELY SOUGHT, IN ADDRESSING THIS SUBJECT ON EARLIER OCCASIONS, TO CANVAS THE HISTORY OF SELF-GOVERNMENT PROPOSALS: EXAMINE EARLIER POLICY COMMITMENTS OF THE LIBERAL PARTY, INCLUDING THE STALEY PROPOSALS OF 1977: OUTLINE THE REFERENDUM OF 1978 AND THE CONTEXT IN WHICH THE PEOPLE OF THE TERRITORY REJECTED THE TWO SELF-GOVERNMENT OPTIONS PUT TO THEM AT THAT TIME.

THOSE PROPOSALS WERE FOR THE DELEGATION OF FUNCTIONS TO A LOCALLY ELECTED BODY IN STAGES, OR ALTERNATIVELY, FOR A LOCALLY ELECTED BODY WITH LOCAL GOVERNMENT-TYPE LEGISLATIVE AND EXECUTIVE FUNCTIONS.

IT IS CLEAR TO ME THAT BOTH OF THOSE OPTIONS WERE REJECTED BECAUSE OF THE CONSIDERABLE DOUBT RAISED AS TO THE EXTENT TO WHICH A LOCALLY RESPONSIBLE BODY WOULD BE REQUIRED TO FUND, FROM THE TERRITORY, THE ASSUMED EXTRA COST OF DELIVERED SERVICES.

THE WORDS OF MINISTER STALEY IN 1977 THAT THE ASSEMBLY WOULD BE EXPECTED TO BRIDGE THE GAP (BETWEEN LOCAL RATES, TAXES AND RECEIPTS AND THE COST OF MUNICIPAL-TYPE SERVICES) NO DOUBT WERE IN THE MINDS OF THE PARTICIPANTS IN THE REFERENDUM.

AS A CONSEQUENCE, MINISTER HODGMAN SOUGHT TO RESOLVE THIS ARGUMENT BY COMMISSIONING A STUDY OF A.C.T. FINANCES BY THE COMMONWEALTH GRANTS COMMISSION BEFORE ADVANCING FURTHER DETAILED DEVOLUTION PROPOSALS. THE COMMISSION - WHICH IS NOT EXPECTED TO REPORT BEFORE NEXT YEAR - IS ANTICIPATED TO RESOLVE THE ARGUMENT. IT SHOULD DETERMINE THE EXTENT TO WHICH THERE IS A GAP, IF ANY. FURTHER, IT SHOULD REPORT, PRESUMABLY, ON THE FINANCIAL CONTRIBUTIONS WHICH SHOULD BE ACCORDED TO MUNICIPAL-TYPE FUNCTIONS; THOSE OF A STATE OR TERRITORIAL NATURE; AND THOSE OF A NATIONAL CHARACTER AND TO EXAMINE FOR THE FIRST TWO WHAT FORM OF FIXED OR TERRITORIAL EQUALISATION PRINCIPLES SHOULD APPLY.

IN ADDITION, THERE IS THE WHITE ENQUIRY WHICH MINISTER MICHAEL HODGMAN ESTABLISHED TO REVIEW RESPONSIBILITIES AND SCALE OF ACTIVITY OF THE NATIONAL CAPITAL DEVELOPMENT COMMISSION.

WHEN THE RESULTS OF THESE ENQUIRIES ARE TO HAND, MEANINGFUL DISCUSSIONS SHOULD BE POSSIBLE BETWEEN THE COMMONWEALTH AND THE HOUSE OF ASSEMBLY ON THE FORM OF SELF-GOVERNMENT, PROPER FINANCIAL ARRANGEMENTS, AS WELL AS DEFINED ROLES FOR DEVELOPMENT OF THE NATIONAL CAPITAL WITH, PERHAPS, A LOCAL INPUT ON IMPORTANT LOCAL TOWN PLANNING ISSUES.

IN THE MEANTIME, IT MAY WELL BE THAT THE GOVERNMENT WILL PROCEED TO GIVE THE HOUSE OF ASSEMBLY SPECIFIC AREAS OF ACTIVITY WHERE IT CAN MAKE FINAL DECISIONS. THE GOVERNMENT APPEARS TO HAVE TAKEN THIS COURSE IN RELATION TO GRANTS FOR LOCAL ORGANISATIONS.

FURTHER, THE OPPOSITION MAY WANT TO ADVANCE PARTICULAR PROPOSALS EITHER AS AN ALTERNATIVE APPROACH OR IN AN ELECTION CONTEXT IF THE LABOR ADMINISTRATION LEAVES THE QUESTION OF SELF-GOVERNMENT IN ABEYANCE.

FOR THE TIME BEING MY PREFERRED ATTITUDE IS TO AWAIT THE RESULTS OF THESE IMPORTANT INQUIRIES. THIS WOULD ALLAY THE FEARS OF CANBERRANS OF A SIGNIFICANT SHIFT IN FINANCIAL RESPONSIBILITIES.

HAVING MADE THESE RATHER BRIEF REMARKS ON SELF-GOVERNMENT, I WOULD NOW LIKE TO TURN TO MORE TOPICAL QUESTIONS RELEVANT TO YOUR ASSOCIATION AND CANVASS SOME FUTURE PROBLEMS I ANTICIPATE WILL FACE THE TERRITORY.

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ON 9TH DECEMBER 1980 YOU ASKED MICHAEL HODGMAN, EARLY IN HIS MINISTRY, TO ADDRESS YOU.

IN PREPARATION FOR TODAY I REVIEWED HIS OBSERVATIONS. TO UNDERTAKE SUCH AN EXERCISE CAN BE VERY SOBERING AND CERTAINLY PRUDENT.

IN THIS CASE, I CAN SAY IT PRESENTED ME WITH LITTLE DIFFICULTY.

MICHAEL SPOKE ABOUT COMMERCIAL LEASE CONDITIONS; COMMERCIAL LANDLORD AND TENANT RELATIONS; ECONOMIC CIRCUMSTANCES OF THE TERRITORY; AND THE PROSPECTS OF GROWTH.

ONE COULD BE FORGIVEN FOR THINKING THAT ALL BUT ONE OF THESE TOPICS SHOULD BE ADDRESSED AGAIN TODAY.

NEWS HEADLINES OF LAST WEEK WOULD HAVE IMPACTED ON ALL OF YOU.

CANBERRA TIMES, TUESDAY "ASSEMBLY TOLD OF EXCESSIVE RENTS". "OWNERS OF SOME CIVIC PROPERTIES WERE SEEKING TO REAP LARGE PROFITS BY INCREASING RENTS, IN SOME CASES UP TO 100%, MR. WALSH TOLD THE A.C.T. HOUSE OF ASSEMBLY ON MONDAY."

CANBERRA TIMES, FRIDAY "COLES SUPERMARKET IN CIVIC TO CLOSE SOON". "STAFF WERE TOLD YESTERDAY AFTERNOON THE STORE WAS TO CLOSE AND A SPOKESMAN FOR G.J. COLES LTD. SAID LATER THAT THE COMPANY HAD DECIDED NOT TO RENEW ITS LEASE ON THE MONARO MALL PREMISES AS THE STORE WAS UNECONOMIC."

EACH OF THESE STORIES SAYS SOMETHING ABOUT THE OPERATION OF MARKET FORCES. BUILDING OWNERS NEED TENANTS. TENANTS WILL NOT LEASE PREMISES UNLESS THEY CAN OPERATE A BUSINESS WHICH MAKES A PROFIT AND GIVES AN APPROPRIATE RETURN ON CAPITAL INVESTED.

THE HUMAN DIMENSIONS OF THESE NEWS ITEMS IS REAL.

IF A LANDLORD HAS VACANT PREMISES HE HAS NO INCOME - CAPITAL NEEDS TO BE SERVICED, ONGOING COSTS NEED TO BE MET.

IF A TENANT HAS AN UNECONOMIC BUSINESS - BE IT LARGE OR SMALL - SUCH AN OPERATION CANNOT CONTINUE. FOR THE TENANT AND HIS STAFF CLOSURE PRESENTS A REAL DILEMMA.

CAN GOVERNMENT BE OF ASSISTANCE? IN MY JUDGEMENT, WHILE GOVERNMENT MAY FACILITATE DISCUSSION AND ATTEMPT MEDIATION (AN APPROACH MICHAEL HODGMAN ENDORSED) IT CANNOT WAVE A MAGIC WAND.

A BUSINESS LEASES REVIEW ORDINANCE, AS SUGGESTED BY SOME, IS UNLIKELY TO MAKE AN UNECONOMIC BUSINESS VIABLE UNLESS IT ORDERS RENT VARIATIONS, WHICH MAY MAKE ANOTHER BUSINESS (NAMELY THE LETTING OF THE PREMISES) UNECONOMIC.

IT IS OFTEN FORGOTTEN THAT INTEREST ON BORROWED CAPITAL AND ONGOING COSTS WILL STILL HAVE TO BE MET.

BECAUSE OF THE EXTENT TO WHICH GOVERNMENT HAS ALREADY BEEN INVOLVED IN CANBERRA IN THE SITEING OF BUILDINGS AND PLANNING CANBERRA, IT IS ASSUMED BY SOME THAT, AS A NATURAL CONSEQUENCE,

FURTHER INTERVENTION IS NECESSARY TO REGULATE COMMERCIAL ARRANGEMENTS.

SUCH REGULATION, HOWEVER, CANNOT BE PUT IN PLACE WITHOUT COST. COST OF ADMINISTRATION RATHER OBVIOUSLY.

BUT MORE INSIDIOUSLY, AT A COST OF PROVIDING A SATISFACTORY ENVIRONMENT FOR INVESTMENT IN NEW BUILDING VENTURES AND IN NEW BUSINESSES.

IT IS ALREADY SUGGESTED THAT THE REASON MANY BUSINESSES DO NOT SEEK TO INVEST IN CANBERRA IS BECAUSE OF ASSUMED EXCESSIVE INTERVENTION AND REGULATION BY GOVERNMENT.

AN ORDINANCE TO REVIEW RENTS IN THE TERRITORY WOULD ONLY SERVE TO RE-INFORCE THIS VIEW OF THE TERRITORY, RIGHT OR WRONG.

THE PROBLEM OF ALLEGED EXCESSIVE RENTS IS MORE LIKELY TO BE RESOLVED BY THE FREER OPERATION OF MARKET FORCES (DISCUSSION AND EXCHANGE OF INFORMATION) RATHER THAN REVIEW, ADJUDICATION AND CONSEQUENTIAL DELAY.

THE EXTENT TO WHICH MARKET FORCES DO NOT OPERATE FREELY AND SATISFACTORILY IS A RESULT OF EXISTING REGULATIONS AND IMPEDIMENTS TO DEVELOPMENT RATHER THAN INCREASED CONTROLS.

PREVIOUS LIBERAL MINISTERS, BOB ELLICOTT AND MICHAEL HODGMAN, SOUGHT OVER MANY YEARS TO ATTRACT NEW BUSINESS TO CANBERRA AND TO ENHANCE CANBERRA'S NATIONAL CAPITAL ROLE.

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MAJOR PUBLIC PROJECTS WERE COMMENCED AND CONCLUDED, SUCH AS:-

- GOVERNMENT OFFICES - BENJAMIN, MCLOCHIN AND ROBERT GAMEN.
- TRANSFER OF REMAINING DEPARTMENT HEAD OFFICES FROM INTERSTATE WERE FINALISED.
- A NATIONAL SPORTS CENTRE WAS DEVELOPED.
- ERECTION OF A NEW PARLIAMENT HOUSE WAS STARTED.

THE NATIONAL CAPITAL DEVELOPMENT COMMISSION WAS INVOLVED IN FACILITATING AND ENCOURAGING PRIVATE INVESTMENT.

THE CANBERRA DEVELOPMENT BOARD WAS ESTABLISHED.

IN THE LAST BUDGET OF THE FRASER GOVERNMENT FINANCIAL INCENTIVES WERE OFFERED FOR THE FIRST TIME TO ATTRACT INVESTMENT IN NEW AND EXISTING PRIVATE SECTOR BUSINESSES FOR CANBERRA. (THESE INCENTIVES WERE COMPARABLE WITH THOSE OFFERED IN STATES OF AUSTRALIA FOR DECENTRALISED DEVELOPMENT).

THESE INITIATIVES BROUGHT ABOUT A NEW INTEREST IN CANBERRA AS A PLACE FOR INVESTMENT AND NEW BUSINESS VENTURES.

MANY OF THESE PROJECTS ARE NOW BEING WELCOMED BY THE NEW GOVERNMENT.

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MAY I REMIND YOU OF THE SEVERAL NEW COMPUTER-ORIENTATED BUSINESS EXPANSIONS AND TECHNOLOGY PARK.

AT THE NATIONAL SUMMIT CONFERENCE (PERHAPS IN VIEW OF RECENT DISTRACTING EVENTS I SHOULD REMIND YOU OF IT) THE MINISTER FOR TERRITORIES AND LOCAL GOVERNMENT SPOKE ABOUT CANBERRA AND THE IMPORTANCE OF THE PRIVATE SECTOR. HE DID SO BY EMPHASISING ITS IMPORTANCE AS AN EMPLOYER.

HE ACKNOWLEDGED THAT PRIVATE SECTOR GROWTH AND DIVERSIFICATION ARE IMPORTANT.

WHILST HE DID NOT SAY SO, I THINK HE RECOGNISED THAT THE PUBLIC SECTOR DOES NOT PROVIDE SUFFICIENT OPPORTUNITIES FOR CANBERRA'S YOUNG PEOPLE.

NOT ALL THE CHILDREN OF CANBERRA'S PUBLIC SECTOR EMPLOYED PARENTS CAN FIND EMPLOYMENT IN THE PUBLIC SERVICE. SELECTION CRITERIA DEMANDS APPOINTMENT ON MERIT AND NOT ALL WILL BE CALLED AS WANT TO BE CALLED.

ONLY A STRONG VIABLE PRIVATE SECTOR CAN PROVIDE THE DIVERSITY NECESSARY.

WITH RESTRAINTS ON PUBLIC SECTOR EXPENDITURE AND DEPARTMENT TRANSFERS FROM INTERSTATE COMPLETE, PUBLIC EMPLOYMENT IN CANBERRA WILL NOT GROW AS IT HAS EVEN IN THE RECENT PAST.

BOTH THE GOVERNMENT AND THE OPPOSITION IN THEIR PUBLIC COMMENTS RECOGNISE THE IMPORTANCE OF PRIVATE SECTOR EXPANSION.

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LET ME QUOTE MR. UREN'S SUMMIT ADDRESS:-

"WITH THE COMPLETION OF THE MAJOR INFRASTRUCTURE FOR THE NATIONAL CAPITAL OVER THE NEXT FEW YEARS THE CANBERRA COMMUNITY WILL NEED TO BUILD ITS ECONOMIC FUTURE. THE PHYSICAL PLANNING OF CANBERRA HAS BEEN LARGELY SUCCESSFUL. CANBERRA IS ENTERING THE ERA WHEN DIVERSIFICATION OF ITS ECONOMIC BASE IS THE PRIORITY - DIVERSIFICATION THROUGH NEW FORMS OF ECONOMIC ACTIVITY: DIVERSIFICATION THROUGH A BIGGER PRIVATE SECTOR."

IF WORDS WERE ENOUGH - I COULD SAY NO MORE!

IT IS NOT ENOUGH TO WELCOME PRIVATE SECTOR INVOLVEMENT.

AN ENVIRONMENT NEEDS TO BE CREATED WHEREIN PRUDENT BUSINESSMEN WILL WANT TO BE PARTNERS IN CANBERRA'S FUTURE.

THE PREVIOUS GOVERNMENT SOUGHT TO PROVIDE THIS ENVIRONMENT AND MADE DECISIONS TO GIVE A LEAD.

IT PROVIDED FOR PRIVATE SECTOR INVOLVEMENT IN THE DEVELOPMENT AND PLANNING OF RESIDENTIAL SUBDIVISIONS. THESE ARRANGEMENTS, WHICH HAD NOT BEEN FINALISED, HAVE BEEN TERMINATED BY THE NEW ADMINISTRATION.

IT PROVIDED FOR THE SALE OF THE BELCONNEN MALL. THE MALL WILL NOW NOT BE SOLD.

IT PROVIDED FOR THE SALE OF SOME GOVERNMENT HOSTELS. THESE WILL NOW BE RETAINED.

IT NEGOTIATED FOR THE BUILDING OF A MUCH NEEDED CONVENTION CENTRE IN CIVIC, WITH ASSOCIATED HOTEL, OFFICE AND COMPLEMENTARY PARK DEVELOPMENT BY WHITE INDUSTRIES LIMITED. REPORTS NOW SUGGEST THIS IMPORTANT DEVELOPMENT WILL NOT GO AHEAD, AND WORSE, (IF REPORTS ARE CORRECT) CALLS TO RE-NEGOTIATE THE AGREEMENT APPEAR TO BE BASED MORE ON FLAK THAN ON LOGIC.

WHERE IS THE HUMAN FACE OF THOSE WHO JEOPARDISE NOT ONLY CONFIDENCE IN PRIVATE SECTOR DEVELOPMENT, BUT RISK 600 JOBS IN CONSTRUCTION AND A POSSIBLE 1,500 LONG-TERM JOBS, BOTH DIRECTLY AND FOR SUPPORT INDUSTRIES TO THE COMPLETED PROJECT.

IT WOULD BE A NATIONAL DISGRACE IF THIS PROJECT IS LOST, AND I HOLD THE GOVERNMENT FULLY ACCOUNTABLE SHOULD THE PROJECT BE LOST.

NOT ONLY IS THERE THE POSSIBLE LOST OPPORTUNITY, BUT THE MANY MAN DAYS SPENT BY THE N.C.D.C. AND THE DEPARTMENT OF TERRITORIES AND LOCAL GOVERNMENT WILL HAVE BEEN FOR NOUGHT.

AND WHAT OF THE FUTURE OF THE CANBERRA DEVELOPMENT BOARD? THIS BOARD MADE UP OF OUTSTANDING AUSTRALIANS, WHO HAVE SERVED THIS CAPITAL WELL, IS NOT A CREATURE OF STATUTE. WHILE IT NEEDS A CLEAR AND DEFINED ROLE, PARTICULARLY WITH THE N.C.D.C., IT ALSO NEEDS CLEAR UNAMBIGUOUS MINISTERIAL SUPPORT IN ALL ITS WORK.

IT HAS MY CONFIDENCE AND ITS RECORD DEMONSTRATES NOT ONLY ITS COMMITMENT TO CANBERRA, BUT ALSO ITS IMPORTANCE AND SUCCESS.

FINALLY, HOW DOES THE PRIVATE SECTOR VIEW THE STATED OPINION OF THE HOUSE OF ASSEMBLY, THROUGH ITS PLANNING COMMITTEE, THAT THE CANBERRA COMMERCIAL DEVELOPMENT AUTHORITY SHOULD UNDERTAKE THE BUILDING AND DEVELOPMENT OF THE ERINDALE CENTRE AT WANNIASSA.

PUTTING TO ONE SIDE THE CRITICISMS OF THAT BODY BY THE AUDITOR GENERAL, THE PUBLIC ACCOUNTS COMMITTEE OF PARLIAMENT AND THE SENATE COMMITTEE ON FINANCE AND GOVERNMENT OPERATIONS, HOW DOES THE PRIVATE SECTOR VIEW THE GOVERNMENT BEING INVITED TO COMMIT PRIVATE SECTOR FUNDS TO THE DEVELOPMENT OF ADDITIONAL SHOPPING FACILITIES?

I WOULD SUGGEST SUCH AN APPROACH WOULD ONLY SERVE TO ENCOURAGE GENUINE INVESTORS TO SEEK OTHER OUTLETS, WHERE THEIR EXPERIENCE, SKILLS AND FUNDS WOULD BE MORE OBVIOUSLY WELCOME.

THE EXTENT TO WHICH PUBLIC FUNDS, EARMARKED FOR THE TERRITORY, ARE COMMITTED TO COMMERCIAL DEVELOPMENT, BE THEY RECURRENT FUNDS OR LOANS, SUCH FUNDS WILL NOT BE AVAILABLE FOR THE PROVISION OF PUBLIC SERVICES ORDINARILY PROVIDED BY THE GOVERNMENT IN CANBERRA.

MY COMMENTS UP TO NOW HAVE BEEN ON IMMEDIATE AND PRESSING PROBLEMS FACING THE PRIVATE SECTOR IN CANBERRA. I WOULD NOT LIKE YOU TO THINK THAT MY ONLY INTEREST IS IN SUCH IMMEDIATE AND CONTEMPORARY POLITICAL QUESTIONS.

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IN THE SHORT TIME LEFT MY COMMENTS CAN ONLY BE TENTATIVE, BUT THEY WILL SERVE TO HIGHLIGHT AN OBVIOUS AREA OF CONCERN TO GOVERNMENT IN ITS PLANNING AND, AS SUCH, ALERT YOU, IF YOU ARE NOT ALREADY GIVING SUCH ISSUES CONSIDERATION, TO AT LEAST EXAMINE THEIR IMPLICATIONS.

IN OCTOBER OF LAST YEAR THE INTERNATIONAL ENERGY AGENCY PRODUCED A DOCUMENT ENTITLED "WORLD ENERGY OUTLOOK". IT EXAMINED, IN DETAIL, THE RECENT PAST, PARTICULARLY IN RELATION TO ENERGY AND THE ECONOMY, FUTURE ENERGY DEMAND, MANAGEMENT OF USE, AND EFFICIENCY QUESTIONS AND STUDIED, IN RELATION TO OIL, COAL, NUCLEAR PRODUCTS, GAS, THE WORLD OUTLOOK TO THE YEAR 2000.

THE STUDY WARNS OF DANGEROUS DEMAND PRESSURES WHICH COULD EMERGE IN THE OIL MARKET BY THE END OF THIS DECADE. THE AGENCY WARNS OF FALLING OIL PRICES ENCOURAGING COUNTRIES TO SLACKEN THEIR PLANS TO REDUCE DEPENDENCE ON OIL.

THAT PROJECTION IS MADE WITHOUT CONSIDERATION OF POSSIBLE SUPPLY DISRUPTIONS IN THE MIDDLE EAST, IN PARTICULAR. AFTER 1985 IT IS THOUGHT THAT DEMAND FOR OIL PRODUCTS WILL RISE STRONGLY, WHILE IN THE MAIN, WORLD OIL SUPPLIES WILL BE LARGELY STABLE ONLY.

OTHER CONFERENCES HAVE BEEN HELD HERE IN AUSTRALIA WHEREIN THE SAME ISSUES HAVE BEEN DISCUSSED IN THE CONTEXT OF VARIOUS HIGH AND LOW DEMAND SCENARIOS.

WHILE THESE QUESTIONS ARE DISCUSSED MOST FREQUENTLY IN THE CONTEXT OF AUSTRALIA'S CAPACITY TO MARKET COAL, GAS AND URANIUM, I THINK THE SAME QUESTIONS NEED TO BE ADDRESSED IN THE CONTEXT OF CANBERRA'S

FUTURE AND THE WAY IN WHICH THE CITY'S FUTURE SHOULD NOW BE PLANNED.

THE ENERGY CRISIS OF THE 1970'S BROUGHT ABOUT SOME RE-ASSESSMENT OF CANBERRA'S ENERGY PROVISION, WITH THE EFFORTS TO BRING TO THE CITY A NATURAL GAS SUPPLY, AND MANY ORGANISATIONS AND BUILDING OWNERS CONVERTING TO ELECTRICITY INSTEAD OF OIL FOR HEATING PROVISIONS IN PARTICULAR.

IN 1976 THE N.C.D.C. ALSO COMMISSIONED ITS REPORT ENTITLED "INTER-TOWN PUBLIC TRANSPORT". WHILST THE REPORT WAS CAUTIOUS ABOUT RECOMMENDING AN AUTOMATED PUBLIC TRANSPORT SYSTEM, IT DID SEE EVOLUTIONARY CHANGES BEING REQUIRED IN CANBERRA'S PUBLIC BUS SYSTEM TO ACCOMMODATE LIKELY CHANGES IN USE.

DEMAND FOR SUCH CHANGES HAS BEEN DISAPPOINTING, PARTICULARLY WITH PUBLIC APPRECIATION OF PAST OIL CRISES RECEDING.

HOWEVER, IT WILL BE ONLY A MATTER OF TIME AND IT WILL BE IMPORTANT THAT THE STUDY'S VIEW THAT FORMAL STEPS BE TAKEN TO ENSURE A PRACTICAL ALIGNMENT FOR A SEPARATED TRANSPORT SYSTEM ON ITS OWN TRACK, IN ANY ONE OF A NUMBER OF POSSIBLE FORMS, BE IMPLEMENTED.

TO FACILITATE THE USE OF MODERN PUBLIC TRANSPORT, INFILL PROGRAMMES WHICH HAVE BEEN SOMEWHAT CONTROVERSIAL IN THE RECENT PAST WILL ASSUME IMPORTANCE AND THOSE WHO HAVE FAILED TO FORESEE THE NEED FOR SUCH AN APPROACH WILL BE SEEN TO HAVE BEEN IN ERROR.

AN ENERGY-EFFICIENT CITY, BOTH IN DESIGN AND IN THE WAY ITS TRANSPORT AND COMMUNICATIONS NETWORKS FUNCTION, MAY WELL BE VERY DIFFERENT TO THE Y PLAN WHICH HAS BEEN DEVELOPED FOR A GARDEN CITY.

I AM DISAPPOINTED THAT, IN THE PLANNING FOR THE NEW PARLIAMENT HOUSE, ASSUMPTIONS HAVE BEEN MADE THAT MODERN TRANSIT SYSTEMS WILL HAVE LITTLE, IF ANY, PLACE. AT THIS TIME IT IS ASSUMED THAT RE-ROUTING OF EXISTING BUS ROUTES AND PERHAPS, AT A LATER DATE, SPECIAL BUS SERVICES, WILL BE ALL THAT IS REQUIRED.

THAT IS NOT TO SAY THAT I HAVE NOT FOUND, ON ENQUIRY, AMONGST SOME OF THE BUILDINGS' PLANNERS, THOSE WHO ACKNOWLEDGE THAT SOME MORE DETAILED PLANNING SHOULD HAVE BEEN MADE TO ACCOMMODATE SOME MORE SOPHISTICATED AUTOMATED TRANSIT SYSTEM.

WITHOUT SUGGESTING SPECIFICALLY HOW THE PRIVATE SECTOR SHOULD BE PLANNING TO TAKE ACCOUNT OF FUTURE ENERGY AVAILABILITY, I THINK YOU, LIKE ME, CAN SEE THAT SUCH PROJECTIONS WILL BE IMPORTANT FOR CANBERRA AND FOR YOU IN CONTEMPLATING WHERE THE BEST OPPORTUNITIES FOR INVESTMENT WILL LIE IN THE FUTURE.

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