

PARKS AND GARDENS SECTION.  
**DEPARTMENT OF THE INTERIOR.**  
JLB

No. 51/498

The Assistant Secretary,  
A.C.T. Planning & Development.

*Copy placed on case file 6324*  
*[Signature]*

BOTANIC GARDEN : ALPINE ANNEX.

Reference is made to your memorandum of 20/6/51, relating to the withdrawal of 300 acres of Mt. Gingera for management as an annex to the Botanic Garden.

2. I have inspected the site recently since it has become accessible following winter, and find that the hut has not been erected on the proposed site as shown on the plan, nor on any site within 400 yds. at least of this site. I do not think a hut has been erected at all on Block 5, Cotter River, and the report on TL.6324 probably refers to Mt. Ginnini.

3. There is no other area available for the purpose as Mt. Gingera is the only alpine area accessible by road in the A.C.T. If the site of the proposed hut is maintained, the area would be ruined for the purpose in view as the portion most suitable to set aside for the purpose is immediately to the south and west of the proposed hut site. In addition, the site shown is on the banks of two small running creeks, and Health Department objections should - and no doubt would - apply to the erection of a hut in such a position.

4. For these reasons it is recommended that the proposed site for the hut be not approved.

5. It is desirable that botanical work should proceed as planting stock of some suitable plants is available at Yarralumla Nursery for planting this season.

6. For this purpose withdrawal from the lease of a few acres only as shown on the attached plan, is immediately necessary.

7. It will be necessary to have a store shed and shelter in the vicinity, and it is proposed this be erected in the position shown on the attached plan on the boundary of the Cotter catchment a little to the north of Dead Timber Gap.

8. With regard to the lease in general, the following points are submitted.

9. For a nominal rental of 1/- per annum if demanded - in short, for nothing - the lessees have certain privileges. They can erect a building with the approval of the Commonwealth. The public could be prevented from passing over the land on the pretext, using Clause (l) that they were passing over ski-ways which have otherwise not been defined in any way in the lease, and more importantly, Clause (l) provides for entry only for sight-seeing and picnicking and not for skiing. There is a suggestion, therefore, that in winter the lessees though paying nothing, would have the right to exclude entry to the public for the purposes of skiing, and they could certainly arrange ski runs with little effort to achieve this. There is nothing to say that the lessees have to obtain permission to carry out any planting, which in several ways might be prejudicial to the Commonwealth and public interest ( see Clause (k) ), nor is there any specific indication that the Commonwealth may carry out any planting on the land, although it may do a number of other things ( see Clause (j) ).

*No hut on Block 5.*  
*[Signature]*

DEPARTMENT OF THE INTERIOR.

B. Public Garden : Alpine Annex. cont...

No.

10. In my opinion, the benefits received by the lessees for nothing, are contrary to the public interest, especially as the Mt. Gingera area is the only accessible truly alpine area in the A.C.T. which has considerable recreational, scientific and cultural value to residents of the A.C.T. and the community at large. I consider that the provision of a site a few yards larger than the building on which to erect a suitable hut would meet all the needs of the Ski Club, if, in addition, they were given permission to clear specifically defined areas as ski runways.

11. It will be noted in the letter of 10th April, 1947, that the Club would be able to have exclusive use of ski-ways prepared, constructed or maintained by the Club, which, as mentioned above, could mean the prevention of members of the public from travelling through certain portions, or even all, of the area. They could also have exclusive use and control over the actual site of the club house and an area of approximately 5 acres of land, especially in the vicinity of the site of the proposed club house, would be entirely prejudicial to Commonwealth interests.

12. I recommend, therefore:-

- a. That the lease be terminated.
- b. That if the lessees desire a club house site this be provided in a suitable locality where it would meet Health Department requirements as well as other Commonwealth requirements.

Alternatively, if this can not be approved,

- (i) That an area of 10 acres as shown on the attached plan be withdrawn from the lease immediately.
- (ii) That the approval for the erection of the club house in the site shown on the attached plan be withdrawn and another site provided.

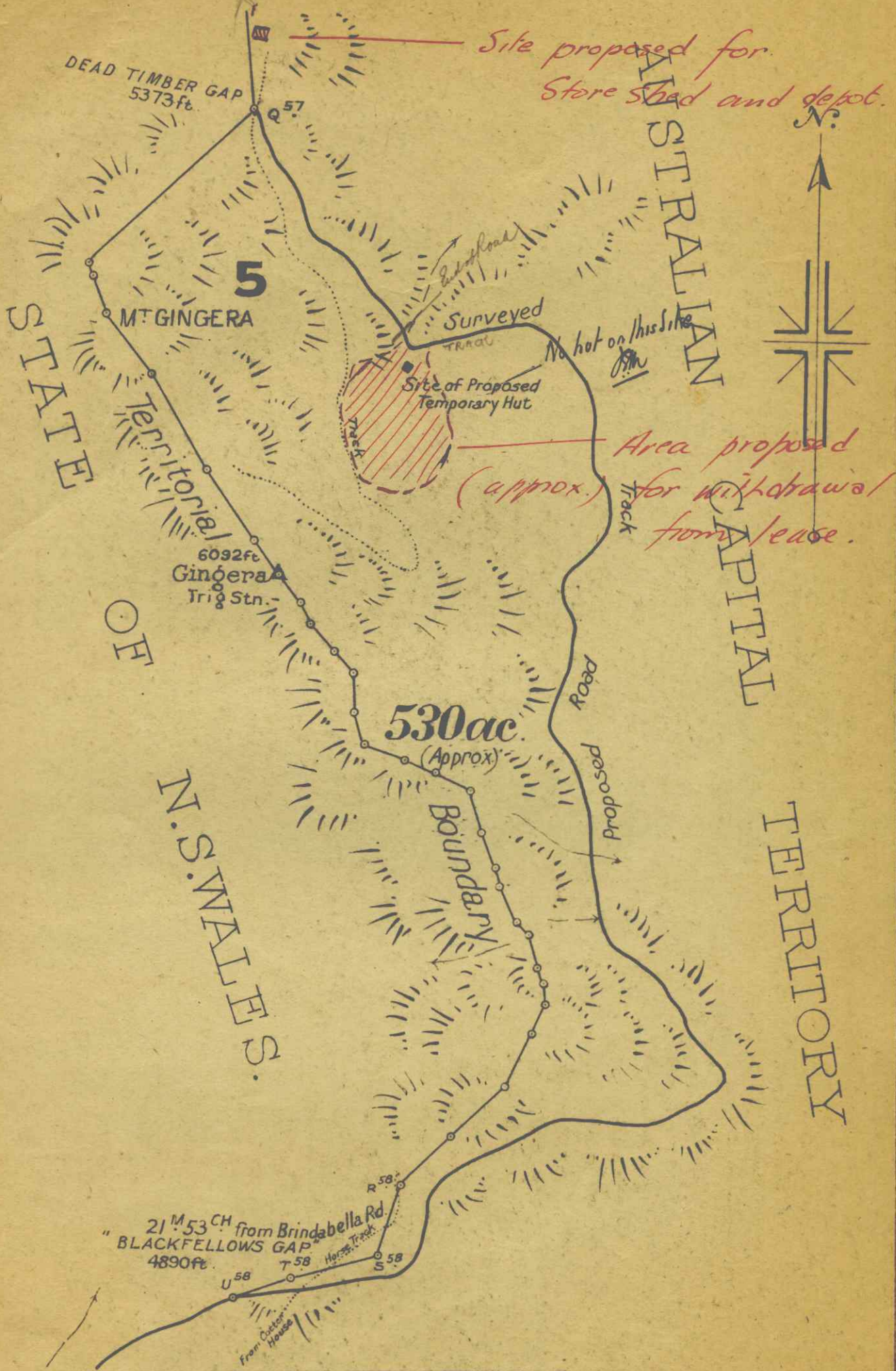
*Action taken lease file  
TL 6324*

13. It is further suggested that skiing and the occupation of land by ski clubs is a recreational activity which should be incorporated in a unified Departmental policy with regard to all recreation in the A.C.T. There is no evidence on the file to indicate the opinion of the Assistant Secretary, A.C.T. Services, who is responsible for recreation, has been sought at any time.

  
 ( L.D. Pryor )  
 Superintendent,  
Parks and Gardens.  
 20/11/51.

Attach.

COMMONWEALTH OF AUSTRALIA



Botanic Garden Development File

Date  
 Drawn by  
 Traced by *E* 27.8.47  
 Exam'd by *1/2* 12.8.47

**BLOCK 5**  
**COTTER RIVER**  
**DISTRICT**  
 Australian Capital Territory  
 Scale 20 Ch to an Inch

Surveyed by J.T.H. Goodwin  
 Date of Survey Jan, March 1941  
 Azimuth *Stream Meridian*  
 Comput. Sheet  
 F.B.S. 1701, 1702

**M<sup>S</sup> 598**