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Subject: Agency consultation - proposed TA2022-01 to introduce the Molonglo Group Centre and Surrounds Concept Plan and rezoning of land within the future urban area of Molonglo

OFFICIAL

Agencies,

Your comments are requested on proposed **Technical Amendment TA2022-01 to introduce the Molonglo Group Centre and Surrounds Concept Plan and rezoning of land within the future urban area of Molonglo** (see documents attached).

Please note that the introduction of the concept plan is a high priority government project to enable land release and to facilitate development of the Molonglo Group Centre and surrounds.

The closing date for comments is **COB Tuesday 15 February 2022**.

Your comments (including nil comments) can be sent to the Territory Plan Section by email: terrplan@act.gov.au.

Thank you

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MO LONGLO GROUP CENTRE AND SURROUNDS DRAFT CONCEPT PLAN

DECEMBER 2021



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Acknowledgment to Country

Yuma

Dhawura nguna ngurumbangu gunanggu Ngunnawal. Nginggada dindi dhawura Ngunnawalbun yindjumaralidjinyin. Mura bidji mulanggaridjindjula. Naraganawaliyiri yarabindjula.

Hello

This country is Ngunnawal (ancestral/spiritual) homeland. We all always respect elders, male and female, as well as Ngunnawal country itself. They always keep the pathways of their ancestors alive. They walk together as one.

The Environment, Planning and Sustainable Development Directorate acknowledges the Ngunnawal people as Canberra's first inhabitants and Traditional Custodians. We recognise the special relationship and connection that Ngunnawal peoples have with this Country.

Prior to the dislocation of Ngunnawal people from their land, they were a thriving people whose life and culture was connected unequivocally to this land in a way that only they understand and know, and is core to their physical and spiritual being.

The disconnection of the Ngunnawal people from Culture and Country has had long-lasting, profound and ongoing health and well-being effects on their life, cultural practices, families and continuation of their law/lore.

The Environment, Planning and Sustainable Development Directorate acknowledges the historic dispossession of the Ngunnawal people of Canberra and their surrounding regions. We recognise the significant contribution the Ngunnawal people have played in caring for Country as for time immemorial they have maintained a tangible and intangible cultural, social, environmental, spiritual and economic connection to these lands and waters.



CONTENTS

INTRODUCTION	1	2.0 MOLONGLO GROUP CENTRE AND SURROUNDS DRAFT CONCEPT PLAN	29
Purpose and scope.....	1	Vision.....	31
Supporting Materials.....	1	Planning and Design Principles	32
Document Structure.....	1	Structure Plan	34
1.0 BACKGROUND, CONTEXT AND ANALYSIS	3	Draft Concept Plan - Illustrative.....	49
Site Context and Background.....	5	Character and Places.....	50
Planning Context.....	10	3.0 IMPLEMENTATION.....	53
Environment and Heritage.....	14	Indicative Staging.....	54
Population	17	Next Steps	55
Infrastructure.....	18		
Employment and Services.....	19		
Government Commitments	20		
Benchmark References.....	21		
Feedback to Date	23		
Challenges	25		
Opportunities.....	26		

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INTRODUCTION

The Molonglo Group Centre and Surrounds Draft Concept Plan (the Draft Plan) applies to land at Molonglo and part of Denman Prospect in Molonglo Valley stage 2, as shown in Figure 2 and Figure 4. The Draft Plan provides a planning and design framework for development of the Molonglo group centre and surrounds.

PURPOSE

The purpose of the Draft Plan is to provide a planning and design framework to facilitate development and implementation of the vision for the Molonglo group centre and surrounds over time. The Draft Plan will, together with other relevant codes of the Territory Plan:

- guide the design and assessment of estate development plans (EDP), which are subdivision proposals
- inform the allocation of final zones on a parcel of land when that parcel ceases to be part of the future urban area following subdivision
- guide the development of individual blocks and the public realm.

Once the structure plan, vision and planning and design principles are established, the draft Draft Plan will be updated to include specific provisions for inclusion the Territory Plan. The final concept plan will then be deemed to be a precinct code under the *Planning and Development Act 2007*.

SUPPORTING MATERIALS

The Draft Plan is supported through strategic and statutory guidance that are relevant to the planning considerations for the Molonglo group centre and surrounds. Supporting materials include:

- Molonglo and North Weston Structure Plan (2008)
- Molonglo Valley Strategic Assessment (2011)
- Molonglo Valley Stage 2 Planning and Design Framework (2012)
- Molonglo River Park Concept Plan (2012)
- Nature Conservation (Molonglo River Reserve) Reserve Management Plan (2019)

DOCUMENT STRUCTURE

The Draft Plan document structure is shown in Figure 1. The document structure outlines findings from the background investigations, key challenges and opportunities and a structure plan for Molonglo group centre and surrounds. For optimum viewing of this document please view as a two page spread.

Figure 1: Document Structure

REPORT STRUCTURE

1.0

1.0 BACKGROUND, CONTEXT AND ANALYSIS

- 1.1 Site Context and Background
- 1.2 Planning Context
- 1.3 Environment and Heritage
- 1.4 Population
- 1.5 Infrastructure
- 1.6 Employment and Services
- 1.7 Government Commitments
- 1.8 Benchmark References
- 1.9 Feedback to Date
- 1.10 Challenges
- 1.11 Opportunities

2.0

2.0 MOLONGLO GROUP CENTRE AND SURROUNDS DRAFT CONCEPT PLAN

- 2.1 Vision
- 2.2 Planning and Design Principles
- 2.3 Structure Plan
- 2.4 Draft Concept Plan Illustrative
- 2.5 Character and Places

3.0

3.0 IMPLEMENTATION AND NEXT STEPS

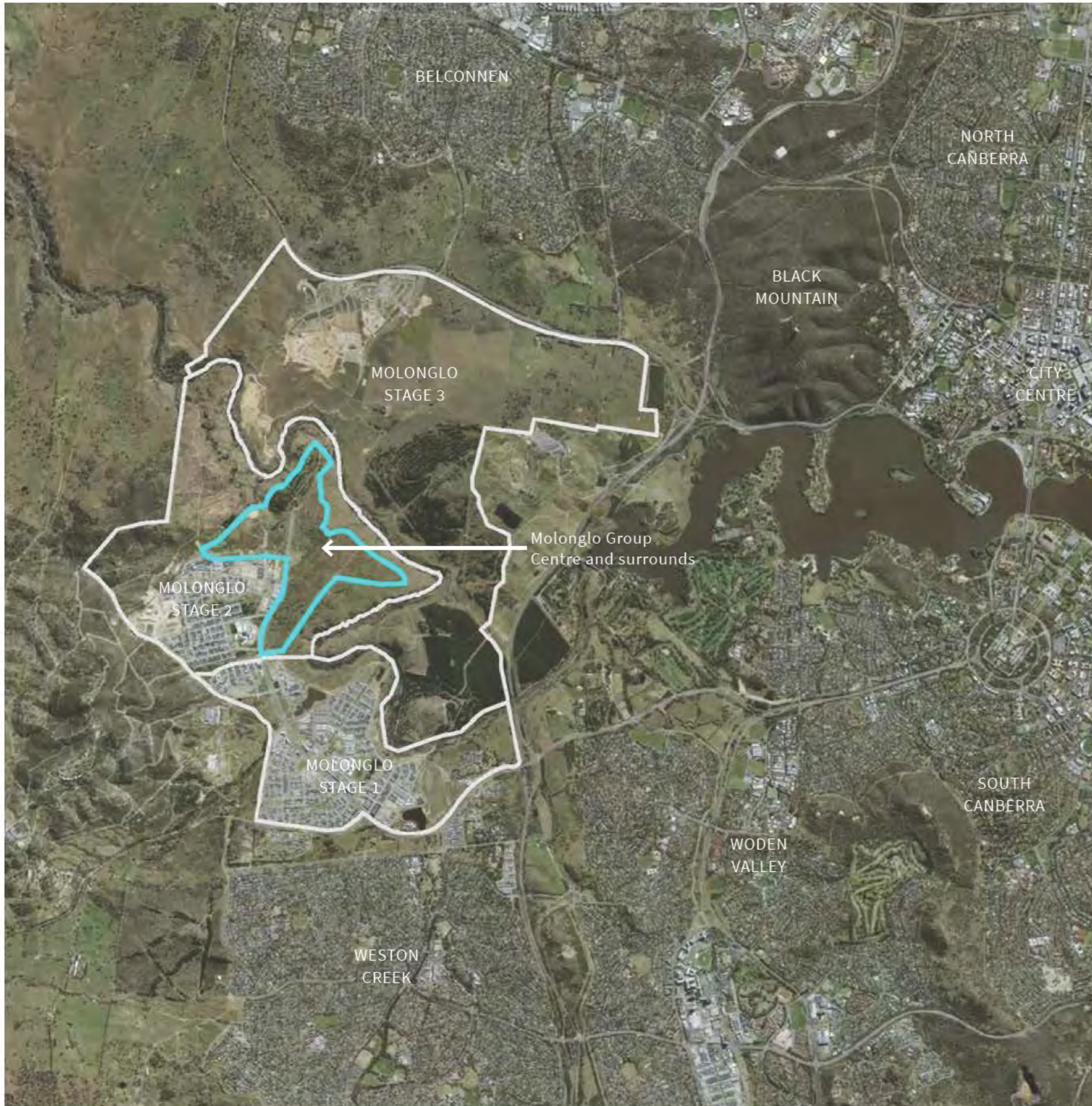
- 3.1 Implementation
- 3.2 Next Steps

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1. BACKGROUND, CONTEXT AND ANALYSIS

“...MOLONGLO GROUP
CENTRE AND SURROUNDS
FORMS PART OF STAGE 2 OF
THE MOLONGLO VALLEY.”





1.1 SITE CONTEXT AND BACKGROUND

Molonglo Valley is the newest greenfield's development area in the ACT and is planned to accommodate approximately 55,000 new residents over the coming decades.

The location of the Molonglo Valley is illustrated in Figure 2. The Molonglo group centre and surrounds is part of the second stage development of the Molonglo Valley. The location of the Molonglo group centre and surrounds is illustrated in Figures 2 and 4.

THE MOLONGLO VALLEY

The Molonglo Valley (Figure 2) is located centrally in Canberra with major centres and educational institutes within 10 kilometres including the city centre, Woden and Belconnen town centres, the Parliamentary Triangle, Australian National University, University of Canberra and hospitals at the University of Canberra, Bruce and Phillip.

Nestled on the upper slopes of the Molonglo River Corridor, Molonglo Valley is surrounded by the National Arboretum, Lake Burley Griffin, Black Mountain, the National Zoo and Aquarium, and the western ranges of the Bullen and Brindabella. The Molonglo Valley is defined by a distinct topography, in which major ridgelines separate from the surrounding existing development, Belconnen to the north (Pinnacles, Mount Painter and Black Mountain), areas to the east (Dairy Farmers Hill and National Arboretum) and Stromlo Forest Park to the south.

The Molonglo Valley is characterised by undulating, and in some places, very challenging natural topography for urban land development. The Molonglo Valley and associated river corridor, however, present excellent opportunities to demonstrate best practice in ecological conservation, bushfire management, provision of local recreation facilities and the incorporation of distinctive landscape design features in the urban area.

The total estimated population of the Molonglo Valley is 55,000 people by 2040 and is planned in three main stages (Refer Figure 2):

- **Stage 1** – suburbs of Coombs and Wright, and the region of North Weston
- **Stage 2** – suburbs of Denman Prospect and Molonglo (including the group centre), and
- **Stage 3** – suburbs north of the Molonglo River.

Figure 2: Location of the Molonglo Valley



1.1 SITE CONTEXT AND BACKGROUND (CONT.)

MOLONGLO VALLEY MILESTONES

The development of Molonglo Valley is a three-staged approach. Upon completion, it is anticipated the three development stages will accommodate approximately 55,000 people by 2040.

The three main stages for the Molonglo Valley are:

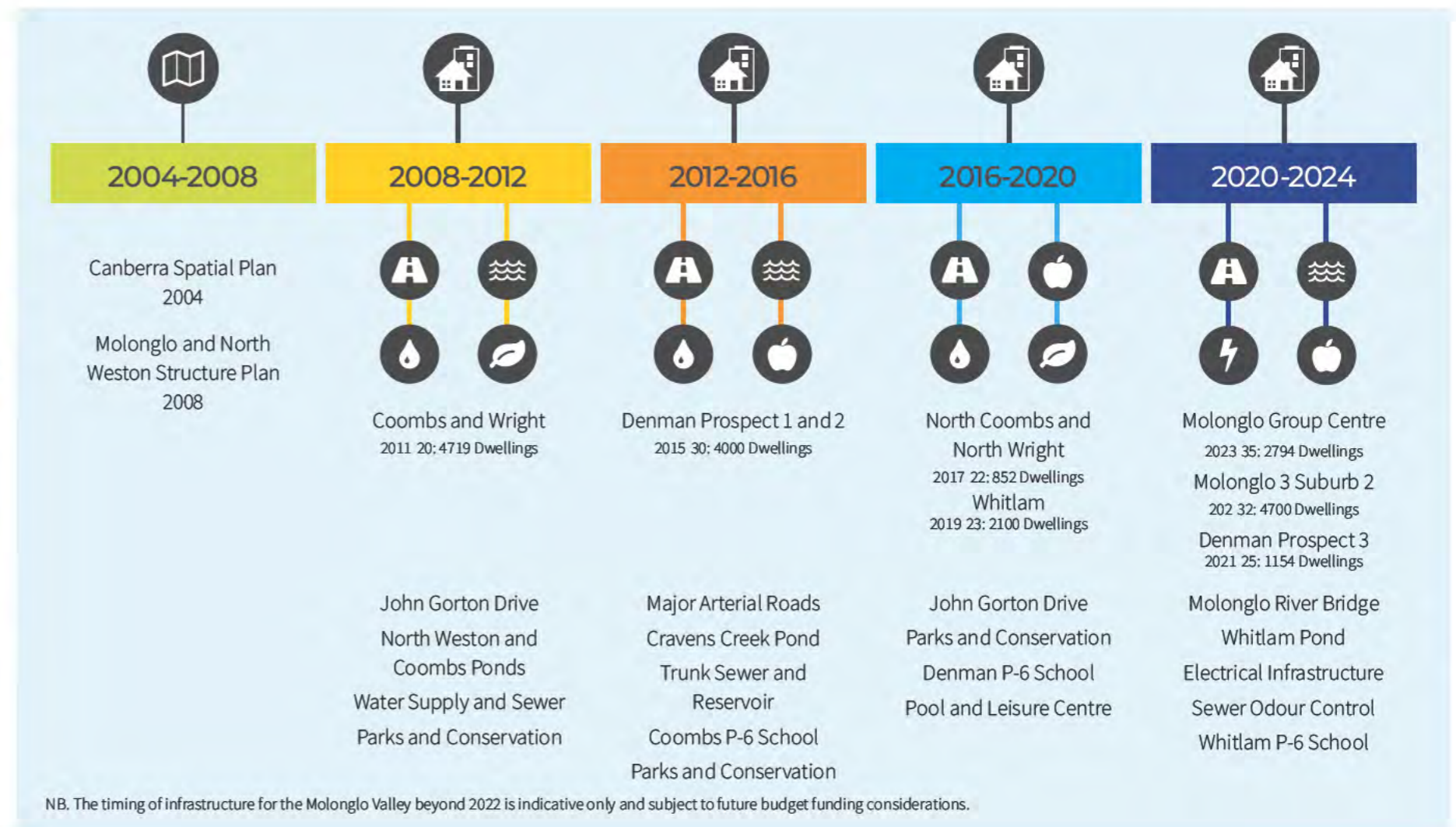
- Stage 1 – suburbs of Coombs and Wright, and the region of North Weston
- Stage 2 – suburbs of Denman Prospect and Molonglo (including the group centre), and
- Stage 3 – suburbs north of the Molonglo River.

Stage 1 of development commenced in 2011/2012 and includes North Weston and the suburbs of Coombs and Wright. Coombs and Wright will accommodate approximately 4,700 dwellings. Stage 1 also introduced major infrastructure including supply of water and sewer, water quality ponds in North Weston and Coombs and a section of John Gorton Drive.

Stage 2 of the Molonglo Valley commenced in 2015 with the first and second stages of Denman Prospect. The second stage includes the Molonglo group centre and surrounds.

Figure 3 provides a snapshot of the key milestones for the Molonglo Valley. Further detail about the planning history is provided in the following section of this report. This report also provides more detailed background on environmental and heritage considerations in the Molonglo Valley.

Figure 3: Planning and infrastructure history



1.1 SITE CONTEXT AND BACKGROUND (CONT.)

THE MOLONGLO GROUP CENTRE AND SURROUNDS (THE SITE)

The Molonglo group centre and surrounds (Figure 4) consists of open grassland with remnant trees and occasional rocky outcrops. The undulating topography includes several distinct drainage lines running into the Molonglo River and Craven's Creek. The soils are typically shallow or skeletal and mostly infertile. The area has been highly modified due to past agricultural practices.

The site area is approximately 172 hectares and includes land to the east and west of John Gorton Drive. The area west of John Gorton Drive (Denman Prospect 3) is approximately 50.5 hectares. The area east of John Gorton Drive (Molonglo) is approximately 122 hectares.

Directly adjacent to the site, the Molonglo River Corridor Nature Reserve is an ecological corridor preserving flora and fauna, including the endangered Pink-tailed Worm-lizard (*Aprasia parapulchella*). This reserve forms the eastern edge of the group centre and surrounds.



Figure 4: Location of the Molonglo group centre and surrounds

7.1 SITE CONTEXT AND BACKGROUND (CONT.)

MOLONGLO VALLEY

- 1 MOLONGLO GROUP CENTRE AND SURROUNDS SITE
- 2 COPPINS CROSSING
- 3 WILLIAM HOVELL DRIVE
- 4 JOHN GORTON DRIVE
- 5 TUGGERANONG PARKWAY
- 1 NATIONAL ARBORETUM
- 2 WHITLAM
- 3 DENMAN PROSPECT
- 4 COOMBS
- 5 WRIGHT
- 6 DUFFY
- LAKE BURLEY GRIFFIN
- MOLONGLO RIVER CORRIDOR
- 1 SITE PHOTO LOCATIONS (SEE FOLLOWING PAGE)



Figure 5: Site context

1.1 SITE CONTEXT AND BACKGROUND (CONT.)

SITE PHOTOS

The site provides for interesting views and vistas to the broader Canberra landscape including Black Mountain, Mount Painter and down to the Molonglo River corridor. Figure 5 indicates the location of site photos taken in 2021 showing the undulating topography, remnant trees and views beyond.



VIEW 1 - EXCEPTIONAL REMNANT TREE



VIEW 2 - EXISTING HILLTOP REMNANT TREES



VIEW 3 - MOLONGLO RIVER CORRIDOR EDGE



VIEW 4 - JOHN GORTON DRIVE LOOKING NORTH



VIEW 5 - SLOPE TO BLACK MOUNTAIN AND TELSTRA TOWER



VIEW 6 - GULLY VIEW

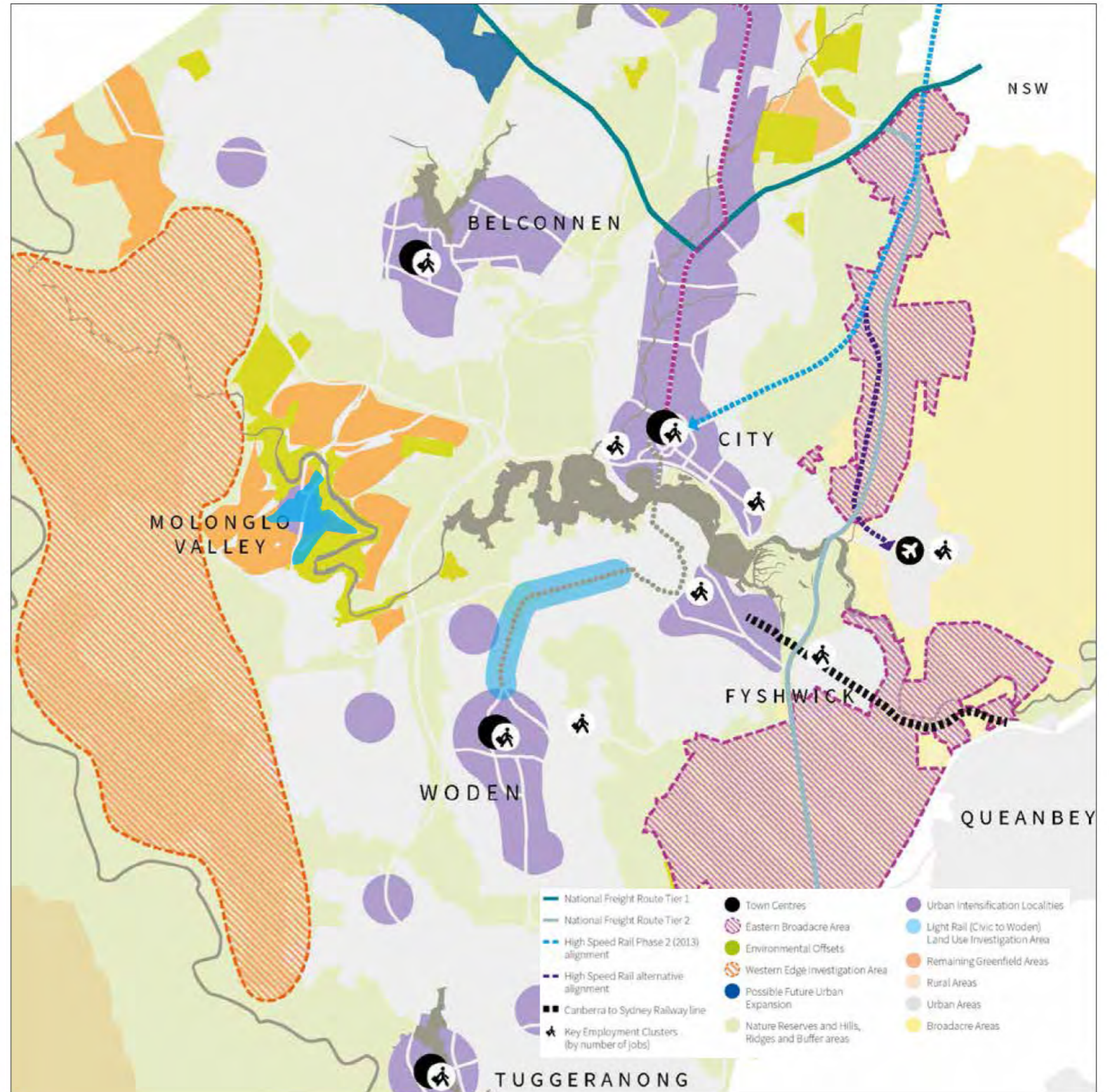


Figure 6: Molonglo Stage 2 in context of ACT Planning Strategy (2018) strategic policy setting.

1.2 PLANNING CONTEXT

The suburb of Molonglo will become the principle commercial hub for the district of the Molonglo Valley. The suburb will accommodate commercial, retail, residential and community facilities.

Planning and design work is currently underway for Molonglo and the immediate surrounding residential area of Denman Prospect, which is located to the west of John Gorton Drive. It is proposed that the suburb will accommodate between 7,000 to 9,000 people.

STRATEGIC PLANNING CONTEXT

The Canberra Spatial Plan (2004) identified the Molonglo Valley as an area for future urban development. The Spatial plan was replaced by the ACT Planning Strategy in 2012, which further outlined the importance of the Molonglo Valley as a new urban area for the ACT.

The ACT Planning Strategy (2018) builds on the successes of the 2012 strategy to recognise and incorporate the social, economic and environmental changes occurring in Canberra. The 2018 strategy provides five related themes including compact and efficient, diverse, sustainable and resilient, liveable and accessible. These themes are informing the current planning for the Molonglo group centre and surrounds.

The ACT Planning Strategy (2018) is supported by key strategic planning documents the ACT Transport Strategy 2020 and the ACT Climate Change Strategy 2019-2025. Other key strategies that need to be considered for the planning of the Molonglo group centre and surrounds include the ACT Housing Strategy (2018), the Living Infrastructure Plan: Cooling the City (2019).

Strategic planning strategies and reports that are specific to the Molonglo group centre and surrounds include:

MOLONGLO VALLEY STAGE 2 PLANNING AND DESIGN FRAMEWORK (2012)

To accommodate the anticipated resident population within the Molonglo Valley stage 2 area, the ACT Government completed a detailed planning and design framework in 2012. The framework encapsulates the policies and principles set out in the Molonglo Valley and North Weston Structure Plan and other ACT Government policies to guide the development of Molonglo Valley stage 2.

The Molonglo Valley Stage 2 Planning and Design Framework (2012) is available at: <https://www.planning.act.gov.au/planning-our-city/planning-studies/molonglo-valley>

MOLONGLO RIVER PARK CONCEPT PLAN (2012)

The ACT Government adopted the Molonglo River Park Concept Plan (2012) as the guiding framework for ongoing implementation of conservation, recreation and bushfire management activities in the Molonglo River Corridor. The Molonglo River Park Concept Plan has an implementation time frame of around 30 years.

The river park plan provides guidance for detailed design work and operational plans for landscape, recreation, trails and fire management areas, which are essential to facilitate the land release program at Molonglo, and to meet statutory nature conservation requirements of the Commonwealth and ACT Government's.

The river park plan was prepared by experts in ecological, recreation and bushfire management planning, in consultation with an extensive range of government and community stakeholders. The Molonglo River Park Concept Plan can be found at https://www.planning.act.gov.au/planning-our-city/planning-studies/molonglo_river_park_concept_plan

MOLONGLO COMMERCIAL CENTRE AND ENVIRONS DRAFT CONCEPT PLAN (2014)

The Molonglo Commercial Centre and Environs Draft Concept Plan was prepared in 2014. Since then, the Government has adopted new policies that affect the Molonglo Valley, as well as elsewhere in the ACT, which includes (but is not limited to) the ACT Planning Strategy 2018, the Molonglo River Reserve Management Plan 2018 and policy initiatives that promotes sustainable transport and movement, climate change initiatives and living infrastructure.

While the 2014 draft concept plan was not adopted by government at the time, many of the urban design and planning considerations have informed the preparation of this Draft Plan.

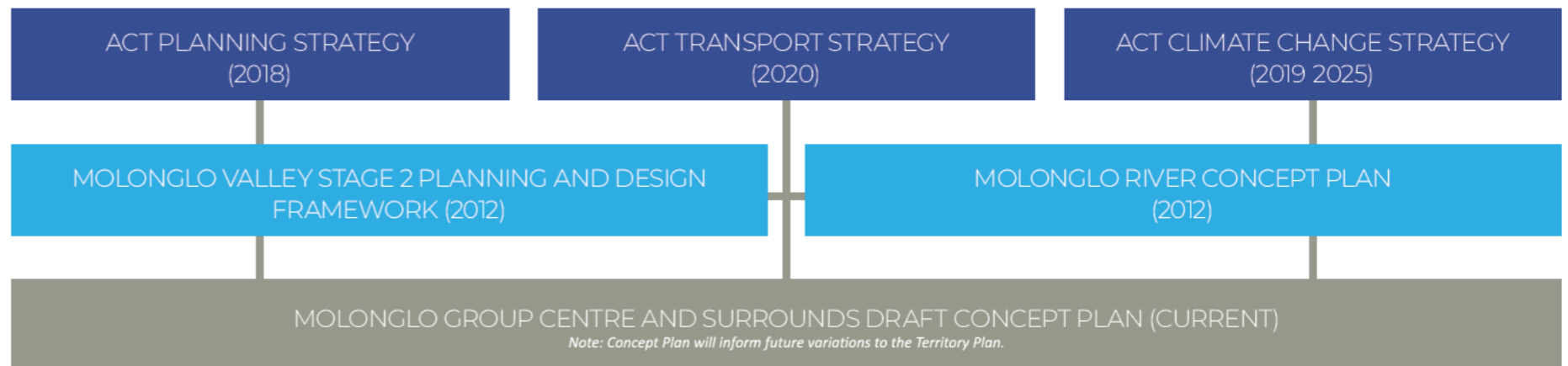


Figure 7: Strategic Planning Context – Molonglo group centre and surrounds

1.2 PLANNING CONTEXT (CONT.)

STATUTORY PLANNING CONTEXT

The Territory Plan is the key statutory planning document in the ACT. The purpose of the Territory Plan is to manage land use change and development in a manner consistent with strategic directions set by the ACT Government, Legislative Assembly and the community.

In accordance with the *Planning and Development Act 2007*, the statement of strategic directions sets out the principles for sustainable development, spatial planning and urban design that are intended to guide the detailed content of the Territory Plan, including the land use zones, objectives and general, development and precinct codes. The Territory Plan also includes structure plans and concept plans for the development of future urban areas, including the Molonglo Valley.

Two relevant variations to the Territory Plan have been undertaken for the Molonglo Valley including Territory Plan Variation Number 281 for Molonglo and North Weston, and Territory Plan Variation Number 360 for the Molonglo River Reserve.

TERRITORY PLAN VARIATION NUMBER 281 – MOLONGLO AND NORTH WESTON (2008)

The purpose of Territory Plan Variation Number 281 was to enable urban development in parts of the Molonglo Valley and North Weston through the introduction of urban zones and a structure plan for Molonglo and North Weston. The Variation responded to the strategic direction provided by The Canberra Spatial Plan (2004) which identified the Molonglo Valley as the next major urban area. The variation introduced the Molonglo and North Weston Structure Plan (2008), and concept plans for North Weston, Coombs and Wright. The variation was completed with a concurrent amendment number 63 to the National Capital Plan in 2007. Territory Plan Variation Number 281 is available at: <https://www.legislation.act.gov.au/View/ni/2008-352/20080822-37472/html/2008-352.html>

MOLONGLO AND NORTH WESTON STRUCTURE PLAN (2008)

The Molonglo and North Weston Structure Plan (2008) sets out the principles and policies applying to Molonglo and North Weston.

The structure plan includes principles that will inform development of Molonglo and provision and staging for community facilities, commercial/retail, residential and infrastructure. Based on the structure plan principles and advice from government agencies, the Molonglo group centre will aim for a community-based centre that places people first, creating liveable places and spaces, and that highlights active travel movement networks. The Molonglo and North Weston Structure Plan is available at: <https://www.planning.act.gov.au/planning-our-city/planning-studies/molonglo-valley>

THE MOLONGLO VALLEY STRATEGIC ASSESSMENT (2011)

On 7 October 2011, the Molonglo Valley Plan for the Protection of Matters of National Environmental Significance (NES Plan) was endorsed under the EPBC Act and the actions associated with the urban development within East Molonglo (not including the West Molonglo area) were approved by the Commonwealth on 20 December 2011. The NES Plan outlines a range of actions that are required to avoid, mitigate and offset the impacts of development in the Molonglo Valley Strategic Assessment area. These actions are implemented through commitments relating to planning, reporting and conservation requirements in the NES Plan. The Molonglo Strategic Assessment included a commitment to protect the Box-gum Woodland within West Molonglo. This commitment has been achieved under West Belconnen Strategic Assessment in creating the West Belconnen Conservation Corridor. [The Molonglo Valley Strategic Assessment is available at: https://www.planning.act.gov.au/planning-our-city/planning-studies/molonglo-valley](https://www.planning.act.gov.au/planning-our-city/planning-studies/molonglo-valley)

NATURE CONSERVATION (MOLONGLO RIVER RESERVE) RESERVE MANAGEMENT PLAN (2019)

The Molonglo River Reserve Management Plan (2019) (the Management Plan) builds on the strategic guidance outlined in the Molonglo River Concept Plan (2012) to provide long term objectives for the reserve. The Management Plan identifies the values of the reserve and describes how the objectives will be implemented and promoted in the reserve. The Management Plan provides direction and guidance to the land manager, visitors, volunteers, neighbours and general public about how the Molonglo River Reserve will be managed over the next ten years.

The Management Plan has been prepared as required by the provisions of the Nature Conservation Act 2014 and the Planning and Development Act 2007. The Management Plan is supported by research findings across a wide range of disciplines from ecology to economics, as well as transdisciplinary studies that bring that knowledge together for application to real-world challenges.

Along with other management issues, the Management Plan outlines permitted and prohibited recreational uses within the reserve, which will influence the type of connections that can be made between the reserve and the Molonglo group centre and surrounds. Permitted recreational activities in the reserve include walking, cycling, picnics and horse riding. Prohibited uses include car rallies, camping and swimming in the lower Molonglo River. A full list of permitted and prohibited recreational activities is provided in Section 8 of the Management Plan, which can be found at: <https://www.legislation.act.gov.au/di/2019-192>

Figure 8: Setting the broader planning context through the Molonglo Stage 2, Planning and Design Framework



TERRITORY PLAN VARIATION NUMBER 360 - MOLONGLO RIVER RESERVE (2020)

Territory Plan Variation Number 360 made changes to the public land reserve overlay boundaries and a minor zone adjustment on the Territory Plan Map for the area of the Molonglo River Reserve. The variation was necessary to align the Territory Plan Map with the provisions in the Molonglo River Reserve Management Plan (2019). The changes will fulfil the requirements for the Reserve Management Plan to be finalised and take effect. Territory Plan Variation Number 360 is available at: <https://www.legislation.act.gov.au/View/ni/2020-82/20200211-73234/html/2020-82.html>

BACKGROUND STUDIES AND SITE INVESTIGATIONS

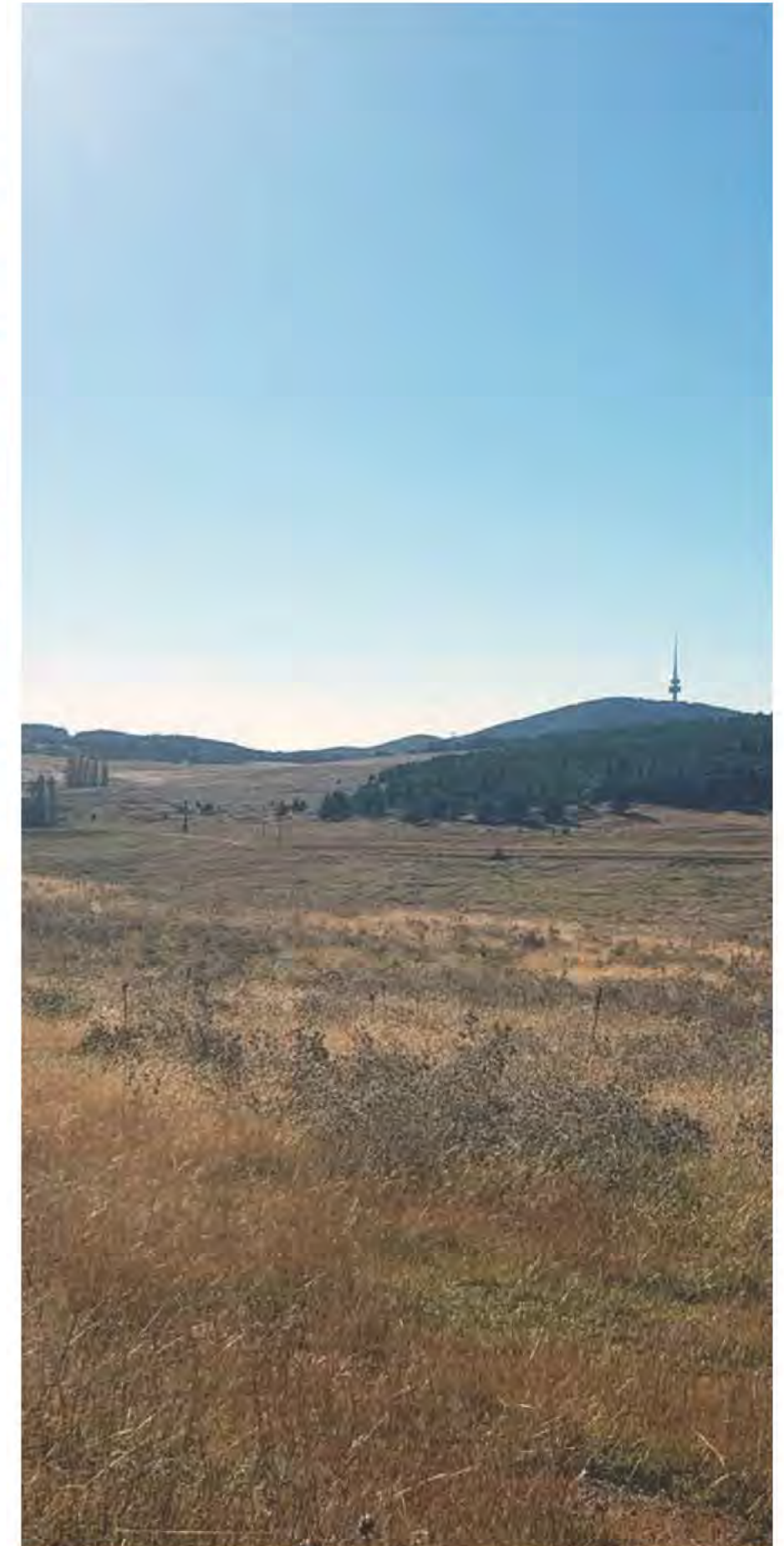
Since 2005, the planning and design of the Molonglo Valley has been informed by several detailed background studies and site investigations. These studies and investigations have been prepared by experienced specialists and are periodically updated to reflect contemporary planning considerations, recent developments, future land release and changes to demographic forecasts. As the Molonglo Valley is developed, the background studies and site investigations will continue to be updated to inform future planning and design of the area.

The background studies and site investigations that are informing the directions for the Molonglo group centre and surrounds include topographical surveys, cultural and heritage assessments, infrastructure master plans, servicing and infrastructure investigations, market and residential growth assessments, road and traffic planning, road and intersections designs, tree assessments, ecological mapping, geotechnical investigations, bulk earthworks investigations, stormwater management, urban design studies, and community, sport and recreational facilities assessments.

New background studies and investigations may be required as new issues arise. Any new background investigations will be informed by the strategic and statutory planning context and consider the findings from other current background studies.



Figure 9: Statutory Planning Sequence – Molonglo group centre and surrounds



1.3 ENVIRONMENT AND HERITAGE

ENVIRONMENTAL

On 16 September 2008, the ACT and Commonwealth Government's commenced a strategic assessment for development areas in Molonglo Valley under Part 10 of the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act). Development within the strategic assessment area is to be delivered by the ACT Government over 30 years.

The purpose of the strategic assessment was to assess the overall impacts of development in Molonglo Valley on Matters of National Environmental Significance (MNES) which included:

- Box gum woodland
- Natural temperate grassland
- Pink-tailed worm lizard
- Superb parrot, and
- Swift parrot

In September 2011, the Molonglo Valley Plan for the Protection of Matters of National Environmental Significance 'NES Plan' was issued.

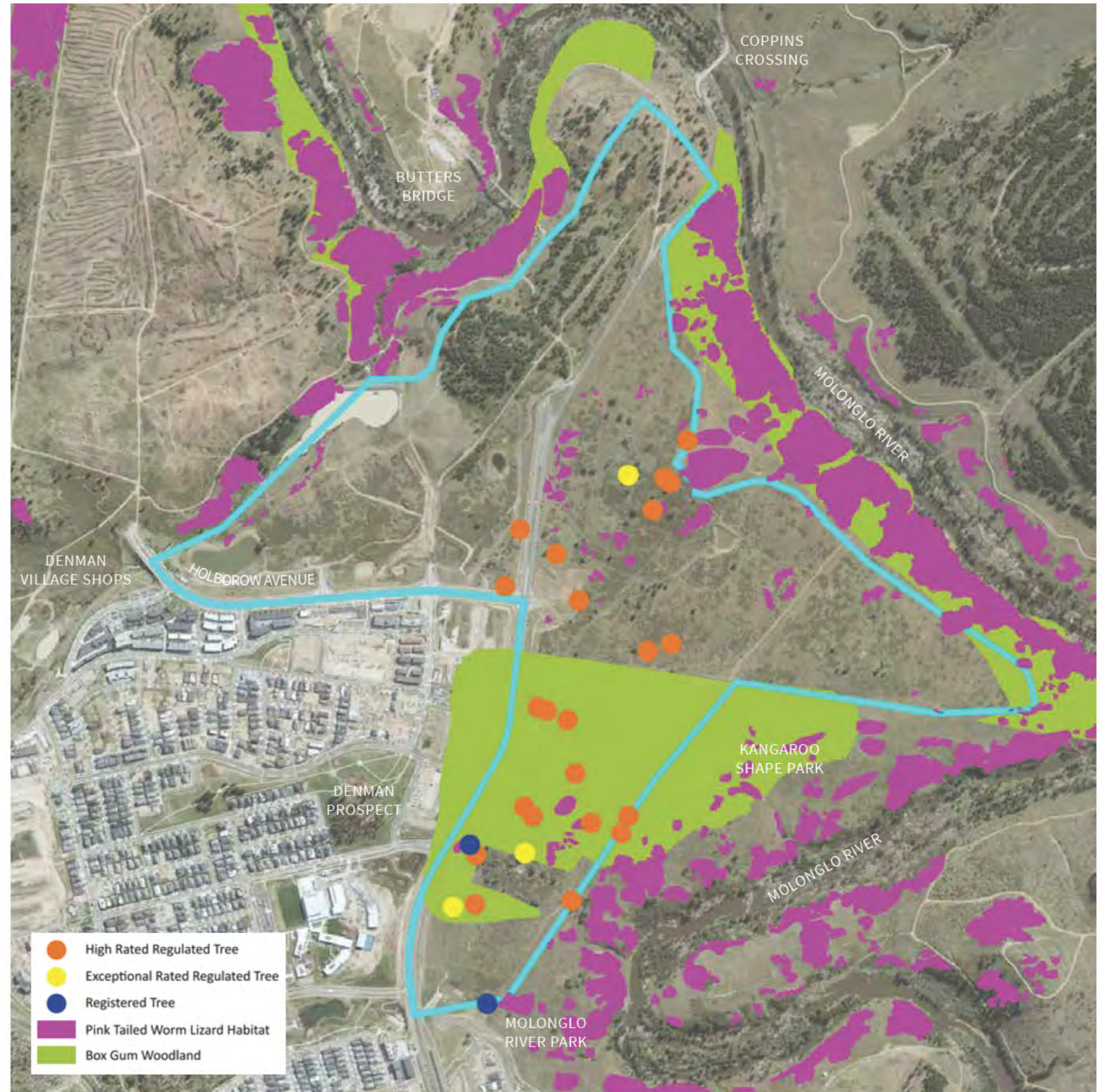
The NES Plan identifies the commitments and undertakings of the ACT Government for the protection and management of matters of national environmental significance protected under the EPBC Act. The NES Plan identifies the requirements to proceed with development, that outline conditions, offsets and exemptions. Figure 10 identifies Matters of National Significance that fall within the site include Pink-tailed Worm-lizard habitat and Box Gum Woodland.

TREES IN MOLONGLO

A tree assessment was undertaken in 2008 and again in 2012 for the site. The 2008 tree assessment informed the early planning for the Molonglo group centre and surrounds. The findings from the 2008 assessment resulted in two trees being Registered under the Tree Protection Act 2005, including a Eucalyptus melliodora (Yellow box) and a Eucalyptus bridgesianna (Apple box). The Registered trees are located within the Molonglo group centre and surrounds study area and will need to be retained and protected.

The 2012 tree assessment identified several exceptional and high-quality regulated trees. The location of the exceptional and high-quality regulated trees is illustrated in Figure 10. Where possible, these trees are to be protected and retained. An update to the tree assessment, and possibly a Tree Management Plan, will be required prior to the detail design of infrastructure and release of land.

Figure 10: Environmental considerations



1.3 ENVIRONMENT AND HERITAGE (CONT.)

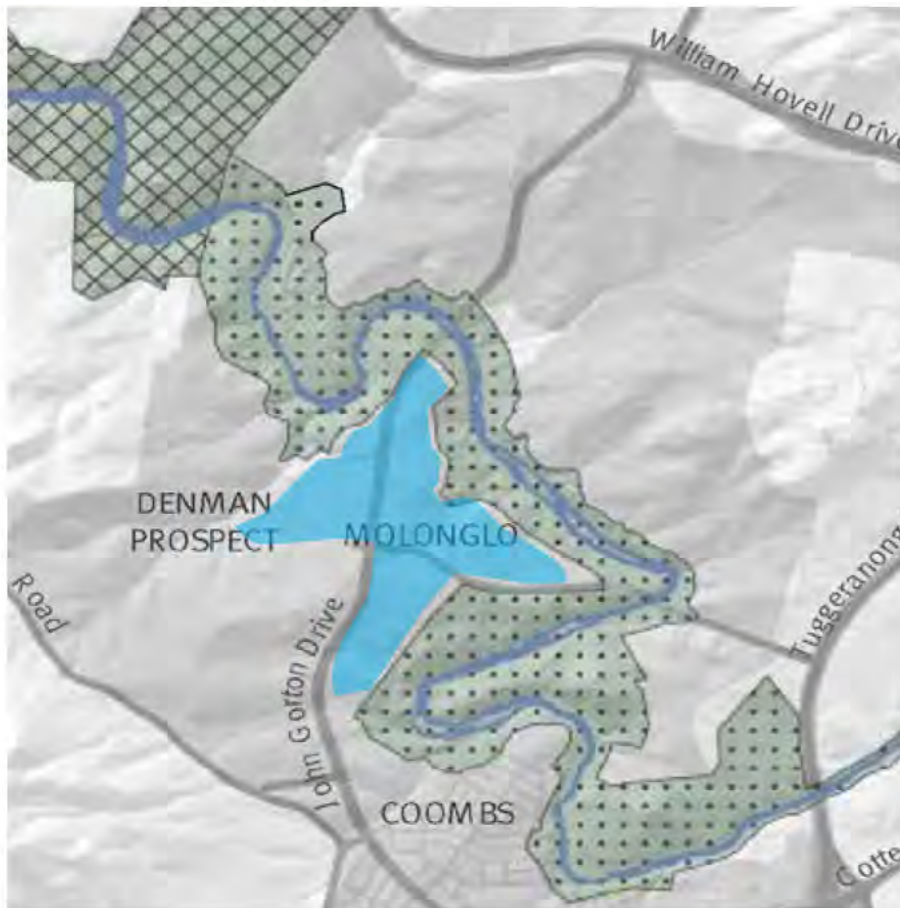
THE MOLONGLO RIVER RESERVE

As outlined in the Nature Conservation (Molonglo River Reserve) Reserve Management Plan (2019), the Molonglo River Reserve follows the Molonglo River from Scrivener Dam downstream to the confluence with the Murrumbidgee River Corridor Reserve. The total length of the river within the reserve is 23 kilometres and the area is 1280 hectares. The nationally threatened communities and species that live in the reserve must be protected.

A key characteristic of the reserve is that the upstream section will become the central landscape feature and open space in the suburbs of the Molonglo Valley. The upstream section was formerly pine forests and grazing country around a river with degraded riparian vegetation.

In 2021, a new park called Namarag was installed north of the Molonglo group centre and surrounds site, across Butters Bridge. The park has been given the name Namarag, the Ngunnawal word meaning wattle. The name ties into the strong focus on celebrating Ngunnawal people as the traditional custodians of the area and their continued connection to this site. There is an opportunity to connect the group centre to Namarag.

As shown in Figure 11, the Molonglo River Reserve adjoins the Molonglo group centre and surrounds development area.



HERITAGE

In 2019, the ACT Heritage Council provided advice about the proposed location of the group centre and surrounding residential areas. The ACT Heritage Council confirmed that there are no known places or objects within the site and requested that construction fencing be installed between the development and the adjacent Molonglo River corridor to any known recorded artifacts of the Ngunnawal people.

In February 2015, the ACT Heritage Council considered Provisional Registration to the Heritage Register for the Coppins Homestead site. The ACT Heritage Council determined the site does not warrant Heritage Registration. However, there is an opportunity to incorporate the historical aspects of the site within the design of Molonglo. The ACT Heritage Council's decision is available online: https://www.environment.act.gov.au/_data/assets/pdf_file/0011/821837/Background-Information-Coppin-Homestead-Site.pdf

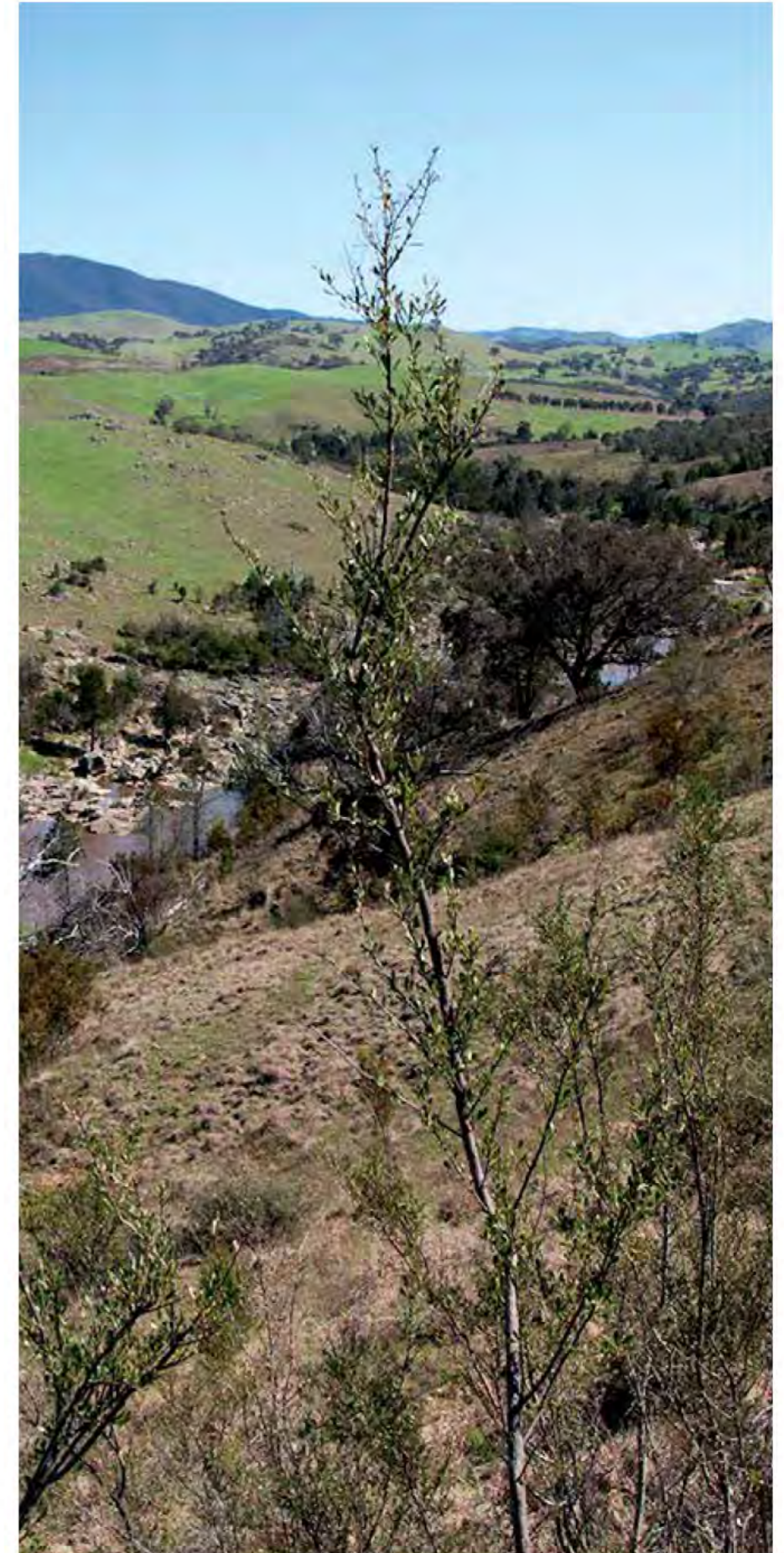


Figure 11: Molonglo River Reserve (source - Nature Conservation (Molonglo River Reserve) Reserve Management Plan 2019)

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GREATER INTEGRATION OF
THE PROPOSAL WITH THE
ADJACENT MOLONGLO
RIVER CORRIDOR,”

1.4 POPULATION

POPULATION AND DEMOGRAPHIC ASSUMPTIONS

The development of Molonglo Valley is planned as a three-staged approach with a total anticipated population of 55,000 people by 2040. Understanding the anticipated population, and its context in the broader Canberra environment, allows planning for housing, services and community facilities to be formed.

The Molonglo group centre and surrounds form part of the second stage of development in the Molonglo Valley. Background analysis has shown that the Molonglo group centre and surrounds could accommodate approximately 4,300 dwellings or 8,500 residents. The total number of dwellings and residents is dependent on a number of factors including land use zoning, housing types and areas required for community infrastructure, such as schools.

Based on current planning for Molonglo group centre and assumed density for each land use zone, it is anticipated that the suburb of Molonglo could accommodate nearly 2800 dwellings or approximately 5,400 residents.

The residential density assumptions are outlined in the infographics below.

Table 1 outlines the housing density/land use zone, and anticipated number of dwellings and population for the Molonglo Valley.



Figure 13: Adopted Occupancy Ratios for Estimates



Figure 14: Adopted Target Density for Estimates

Table 1: Anticipated residential density and population

SUBURB	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY	CZ5 & CZ1	TOTAL DWELLINGS	POPULATION
Coombs	559	158	2482	0	3199	6256
Wright	673	73	1409	0	2155	4519
Denman Prospect	1941	603	2380	350	5274	11536
Molonglo	272	612	480	1430	2794	5413
Whitlam	1514	586	0	0	2100	5516
Molonglo 3 Remainder	3772	3250	1730	670	9422	21760
Totals					24944 dwellings	55000 population

1.5 INFRASTRUCTURE

SERVICES

Services infrastructure studies have periodically been updated since 2011 for the Molonglo Valley. In 2019, an updated services assessment was undertaken to prepare growth servicing plans for water, sewer and stormwater in the Molonglo group centre and surrounds.

WATER SUPPLY GROWTH SERVICING PLAN

The purpose of the water supply growth servicing was to update the water supply planning to current Icon Water design standards with particular emphasis on network connectivity, pressure zone boundaries and pipe alignments. Works were identified to convert the existing connection from North Coombs to an extra low zone supply to facilitate servicing of the group centre for peak demand and firefighting flows.

SEWER SERVICING PLAN

The purpose of the sewer growth servicing plan was to update the sewer planning to the current Icon Water design standards with particular emphasis on depth, capacity and grading requirements. Due to recent planning changes for the Molonglo group centre and surrounds, the sewer servicing plan found that the design flows are lower than previous studies. Two main options were investigated for the vertical and horizontal alignments of critical trunk sewer infrastructure and found that these alignments had adequate capacity, a general reduction in pumped catchment from past studies and achievable, compliant grades. A sewer alignment entirely within the estate boundary and was found to be the preferred option as it would reduce impacts on existing significant ecological habitats.

STORMWATER GROWTH SERVICING PLAN

The purpose of the stormwater growth servicing plan was to review previous Water Sensitive Urban Design (WSUD) framework for the Molonglo group centre and surrounds and confirm that it achieves the best outcome, whilst meeting statutory requirements. Within the site there are two existing Water Quality Control Ponds which will be utilised in Molonglo 2 with sub-catchments draining to them. Additionally, there are 5 proposed water quality control ponds serving sub-catchments of sizes ranging from approximately 5 to 48 hectares. The water quality control ponds are proposed to be sized to ensure water quality and stormwater detention requirements are met for "Regional Targets". Additional WSUD measures required for the estate include grassed swales, rainwater tanks and gross pollutant traps.

WATER SENSITIVE URBAN DESIGN AND INNOVATION

Water sensitive urban design will be important to the sustainable management of stormwater in Molonglo, particularly considering water quality and runoff into the Molonglo River Corridor. The design of the Molonglo group centre and surrounds will need to consider hydrology, topography, environmental needs and other opportunities such as recycling to ensure a sustainable, integrated outcome.

Opportunities for the Molonglo group centre and surrounds include:

- maximising permeable surfaces and living infrastructure that utilises stormwater runoff
- using the natural topography to enhance stormwater management opportunities
- designing streets and parks and other public spaces that include integrate stormwater control methods
- designing and integrating stormwater detention ponds as part of the urban development to provide environmental and ecological benefits
- designing stormwater retention ponds to an appropriate scale that encourages human interaction and ecological diversity
- incorporating design solutions to minimise potential impacts to pink-tailed worm lizard and other environmentally sensitive species and their habitats within the Molonglo River Corridor
- utilising natural drainage for the outflows into Molonglo River Corridor with appropriate treatment of runoff to minimise erosion and consider public safety, amenity and functionality, and
- using of bio retention methods to increase water quality prior to dispersal into the Molonglo River Corridor.

SOCIAL INFRASTRUCTURE

As the primary commercial hub in the Molonglo Valley, the group centre will provide opportunities for a diverse range of community, sport and recreation facilities. Community facilities and activities will be necessary to promote community life and will be an important aspect for the success of the group centre.

Background studies have identified the challenges of offering large outdoor recreational facilities, such as district playing fields, close to the Molonglo group centre due to the sloping nature of the site. Alternatively, the Molonglo group centre and surrounds could provide indoor sporting facilities and community facilities better suited to more intensive development.

Where possible, community uses will be integrated with other uses across the group centre and be easy to access, including indoor community spaces and public spaces designed for community markets and events.

Areas in the group centre and surrounding area will need to be identified specifically for larger facilities, such as schools and emergency services.

TRANSPORT AND ACTIVE TRAVEL INFRASTRUCTURE

John Gorton Drive forms the primary north south arterial road and there is a planned east-west arterial road identified to run along the southern edge of the Molonglo group centre core. The arterial road network is being planned and designed to accommodate public transport, including the opportunity for light rail light rail in the future. The Arterial roads will also accommodate active travel modes and private vehicles. The arterial roads will allow for connections to be made to the broader Canberra road network to the north, south (existing) and east of the Molonglo Valley.

Design work is currently underway for the extension of John Gorton Drive and a bridge that will provide access to the north of the group centre site. The project will include active travel links to the wider active travel network and is anticipated to be open to the public by the end of 2025.

The east-west arterial road will connect the group centre and surrounds to the Tuggeranong Parkway, via a new bridge crossing of the Molonglo River and the south-east precinct of Molonglo 3 East development. The east-west arterial road will also be designed to provide for public transport and safe pedestrian access crossings into the group centre.

The location and design of the street network will need to consider locations for public transport stops, a bus interchange and a bus layover facility.

Active travel networks will also need to consider the existing and future planned infrastructure, including opportunities to connect the group centre to nearby recreational spaces such as the Molonglo River corridor. Due to the undulating topography, active travel networks will need to be designed to use the areas slope to achieve accessible networks that connect the group centre to the wider Molonglo Valley. Streets in the group centre will also need to be deigned to reduce slope and make it easy for pedestrians and other active travel modes to move around the centre.

1.6 EMPLOYMENT AND SERVICES

The Molonglo group centre will develop with commercial and retail space that will provide employment opportunities for residents in Molonglo Valley over time. It will be the primary retail and commercial centre for the Molonglo Valley.

As the group centre establishes, it is anticipated that more employment opportunities will become available. Until then, residents in Molonglo Valley can take advantage of the area's central city location with proximity to established employment hubs including the city centre, Belconnen and Woden town centres and employment bases, such as the Parliamentary Zone.. Figure 15 illustrates the major employment hubs in proximity to the Molonglo group centre site.

Planning to date has indicated that the centre should support a number of uses that will provide employment opportunities in the group centre, including retail, community facilities and office space. Specifically, the centre could support full line supermarkets, a discount department store, a discount supermarket, mini-major retail, specialist retail stores, non-retail (banks and offices), an urban open space that includes a town square and gathering spaces, residential and community uses (including educational facilities).

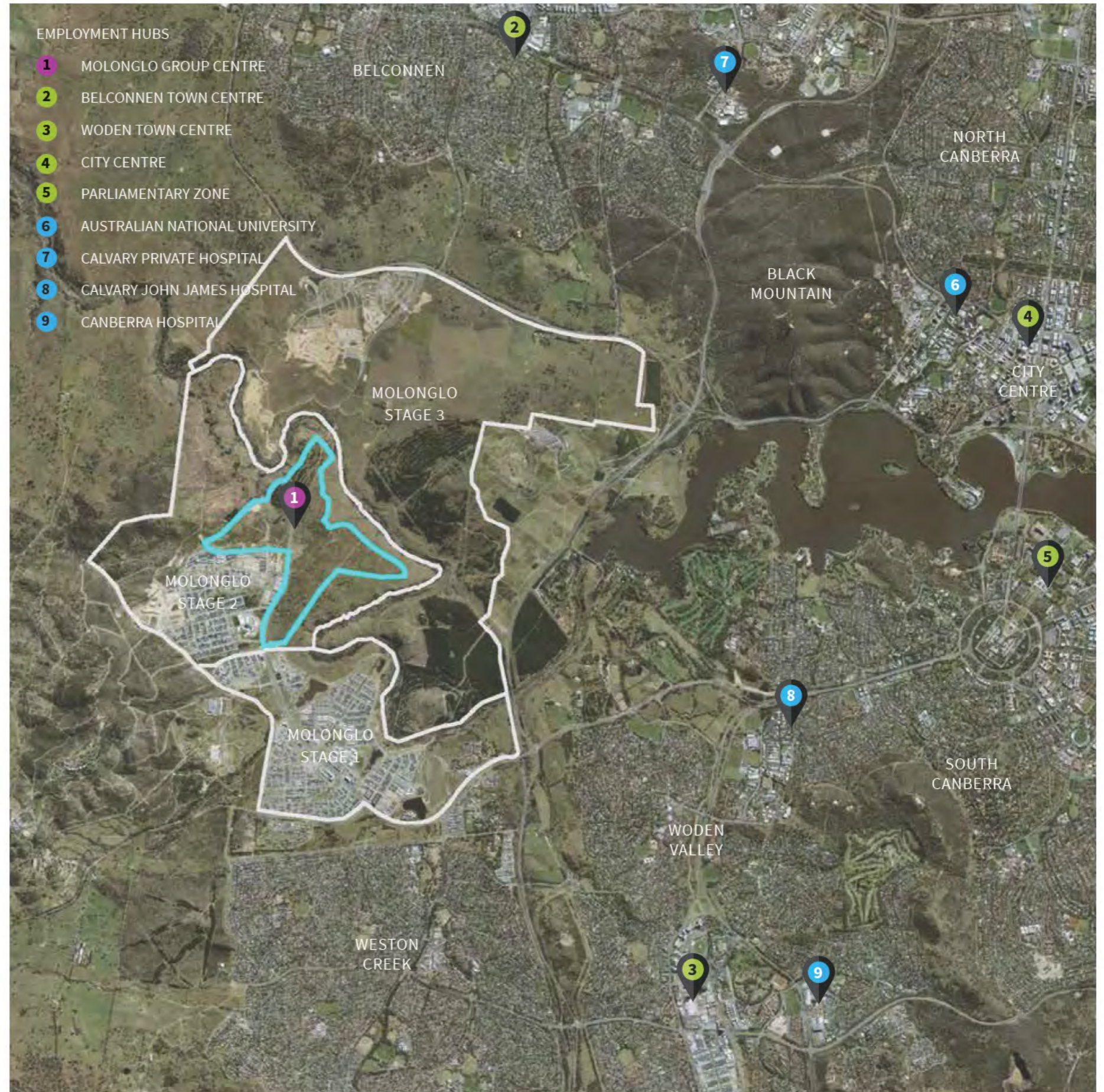


Figure 15: Proximity to established employment hubs

1.7 GOVERNMENT COMMITMENTS

PARLIAMENTARY AND GOVERNING AGREEMENT (PAGA)

The Parliamentary and Governing Agreement (PAGA) for the 10th Legislative Assembly is an agreement between all Members for the Legislative Assembly from ACT Labor and the ACT Greens in an agreement to work constructively and collaboratively to govern in the best interests of ACT residents.

Several items are identified in the agreement that relate to the Molonglo Valley and the Molonglo group centre and surrounds. These include:

APPENDIX 1: POLICY ISSUES OF PARTICULAR INTEREST - ITEM 1, VI:

- Phase out of fossil-fuel-gas in the ACT by 2045 at the latest, support energy grid stability and support vulnerable households, by doing the following: Develop the Molonglo Commercial Centre as an all-electric commercial centre (no new connections to gas mains network, but allow transition gas arrangements such as tanks), in partnership with expert stakeholders, and use lessons from this project to assist the phase out of fossil-fuel gas in the ACT, and demonstrate national best practice.

APPENDIX 3: ACT LABOR POLICY PLATFORM FOR THE 10TH ASSEMBLY – EMERGENCY SERVICES, ITEM 7.2:

- 7.2 Build new fire and ambulance stations in the City and Molonglo.

APPENDIX 3: ACT LABOR POLICY PLATFORM FOR THE 10TH ASSEMBLY - CITY SERVICES, ACTIVE TRAVEL AND ROADS - ITEM 9.3:

- Continue the essential roads construction and upgrade program, including major upgrades to the Monaro Highway, duplication of major arterial roads, and construction of the Molonglo River Bridge.

APPENDIX 3: ACT LABOR POLICY PLATFORM FOR THE 10TH ASSEMBLY - CITY SERVICES, ACTIVE TRAVEL AND ROADS - ITEM 9.7:

- Co-design a new library and community centre in the Molonglo Valley.

INDICATIVE LAND RELEASE PROGRAM (ILRP) 2021/22 TO 2025/26

Each year the ACT Government prepares an Indicative Land Release Program (ILRP) to accompany the Territory Budget. The Program sets out the Government’s intended land releases of residential, mixed use, commercial, industrial, and community and non-urban land for the next four financial years.

Approximately 142,000m² of land is identified for mixed-use, commercial and community land in addition to 4,000 dwellings are identified in the ILRP for the Molonglo Valley. Of the total amounts identified in the ILRP, 70,000m² is identified for mixed-use, commercial and community land, including 900 dwellings, identified for release in the Molonglo group centre over the next four years.

More information about the ACT Government’s ILRP can be found at: <https://www.planning.act.gov.au/planning-our-city/land-release>

INFRASTRUCTURE

JOHN GORTON DRIVE AND BRIDGE

\$176.2 million has been committed for the design and construction of 1.7 kilometres of arterial road, including the 227 metres of bridge spanning the Molonglo River. The project will include new arterial roadways and active travels links. The detailed design phase is expected to commence in mid-2022 and take one year to complete with construction commencing soon after. The project is expected to be completed and open to traffic by the end of 2025. The project is jointly funded ACT and Commonwealth Governments.

WILLIAM HOVELL DRIVE UPGRADES

\$63.25 million has been committed to deliver upgrades to William Hovell Drive, including a connection to John Gorton Drive. The upgrades will support the growing regions of Molonglo Valley and West Belconnen. The upgrade is jointly funded between the ACT and Australian Governments as part of the Commonwealth’s Investment Road and Rail Program. A draft Environmental Impact Statement and Development Application (DA 202138722) were submitted in July 2021.

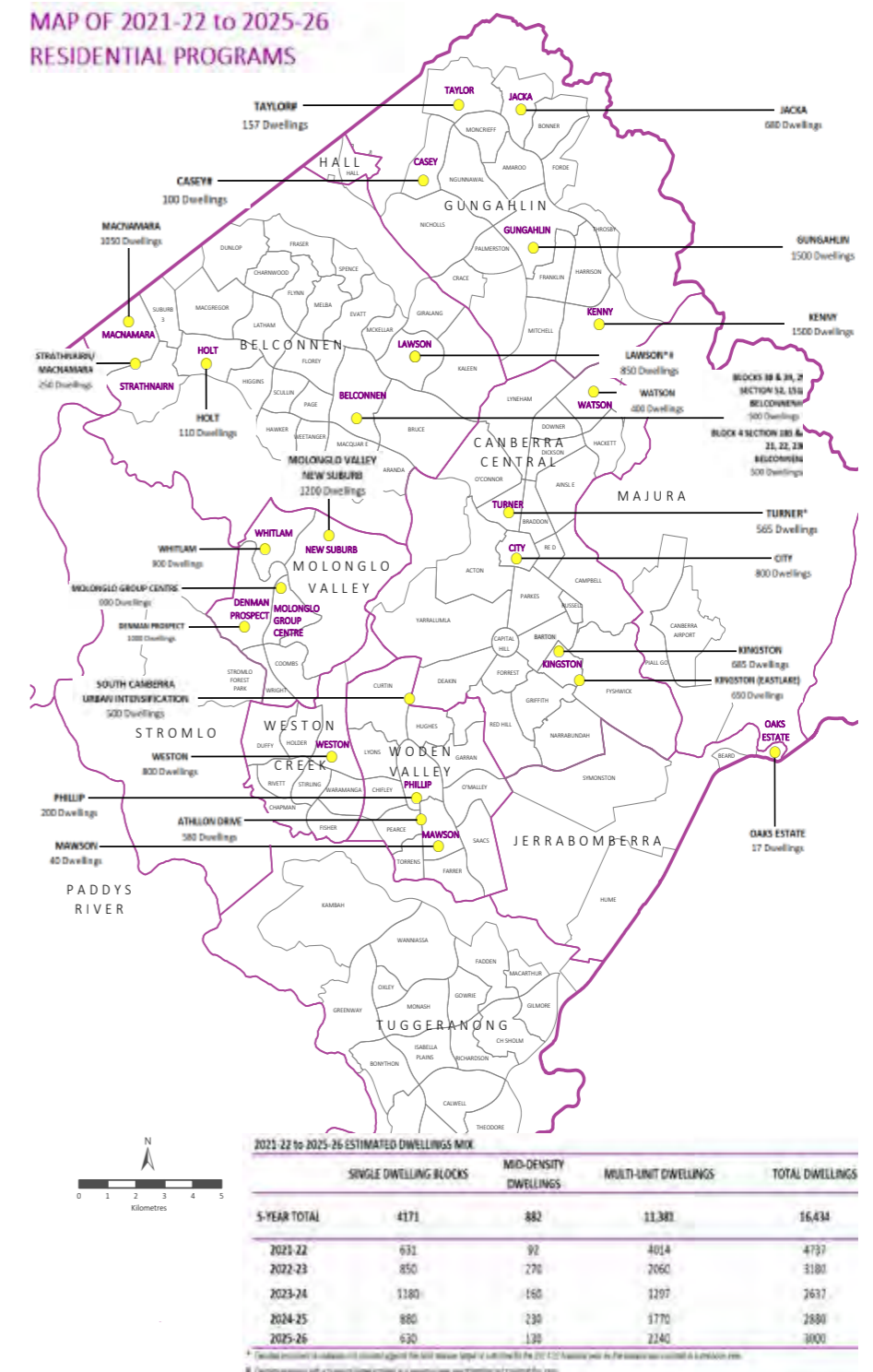


Figure 16: Indicative Land Release Program (ILRP) 2021/22 to 2025/26



1.8 BENCHMARK REFERENCES

Planning for the Molonglo group centre has considered positive aspects of other centres and precincts nationally and internationally to provide a guide as to the elements that are creating successful places. These include:

ROUSE HILL, NEW SOUTH WALES

Rouse Hill Town Centre is a mixed-use precinct with commercial, retail, transport and social land uses in Sydney's northwest. The planning and urban design elements of the town centre have previously been recognised in national awards including the Walter Burley Griffin Award for Urban Design, the Lloyd Rees Award for Urban Design (NSW) and the Urban Land Institute's Global Awards for Excellence.

Designed around the main street, the town centre includes more than 1,800 homes for around 4,500 residents. It is home to more than 12,000 permanent jobs, 251 commercial tenancies including two discount department stores, two supermarkets and a cinema/entertainment precinct.

Rouse Hill Town Centre has been developed with a diversity of buildings and uses that supports the growing region. The streets and public spaces are designed to achieve cool shaded environments supported by integrated transport, schools and parks, and medium and high density living.

Key elements of the design of the Rouse Hill Town Centre include:

- To provide a regional scale centre, which can service a main trade area of 140,000 people. By comparison, the Molonglo Commercial Centre is expected to service a local population of around 55,000 people.
- The Rouse Hill Town Square has an area of approximately 800 sqm.
- In general, there is a 4 – 4.5m high ground floor retail space, with 1 or 2 residential floors above, with the exception of a taller residential building with a ground floor retail and 7 floors of residential above.

ROUSE HILL EXEMPLARS INCLUDE MEDIUM RISE COMMERCIAL, RETAIL AND RESIDENTIAL DEVELOPMENT, MIXED-USE PRECINCT, ACTIVE MAIN STREET, MAIN SQUARE AND PEDESTRIAN FRIENDLY STREETS. ANCHOR TENANTS WERE ESTABLISHED EARLY.

Figure 17: Rouse Hill, New South Wales

Other benchmarked precincts include:

NEW ACTON PRECINCT, ACT

While not strictly a greenfield site, New Acton successfully integrates a diverse mix of uses set within a highly successful, inviting and creative public domain.

Public art and imaginative architecture create a sense of place for those who live, work and visit this precinct.

NEW ACTION EXEMPLARS INCLUDE MIXED-USE PRECINCT, ACTIVE/HIGH QUALITY PUBLIC DOMAIN, PUBLIC ART AND DISTINCTIVE ARCHITECTURE.

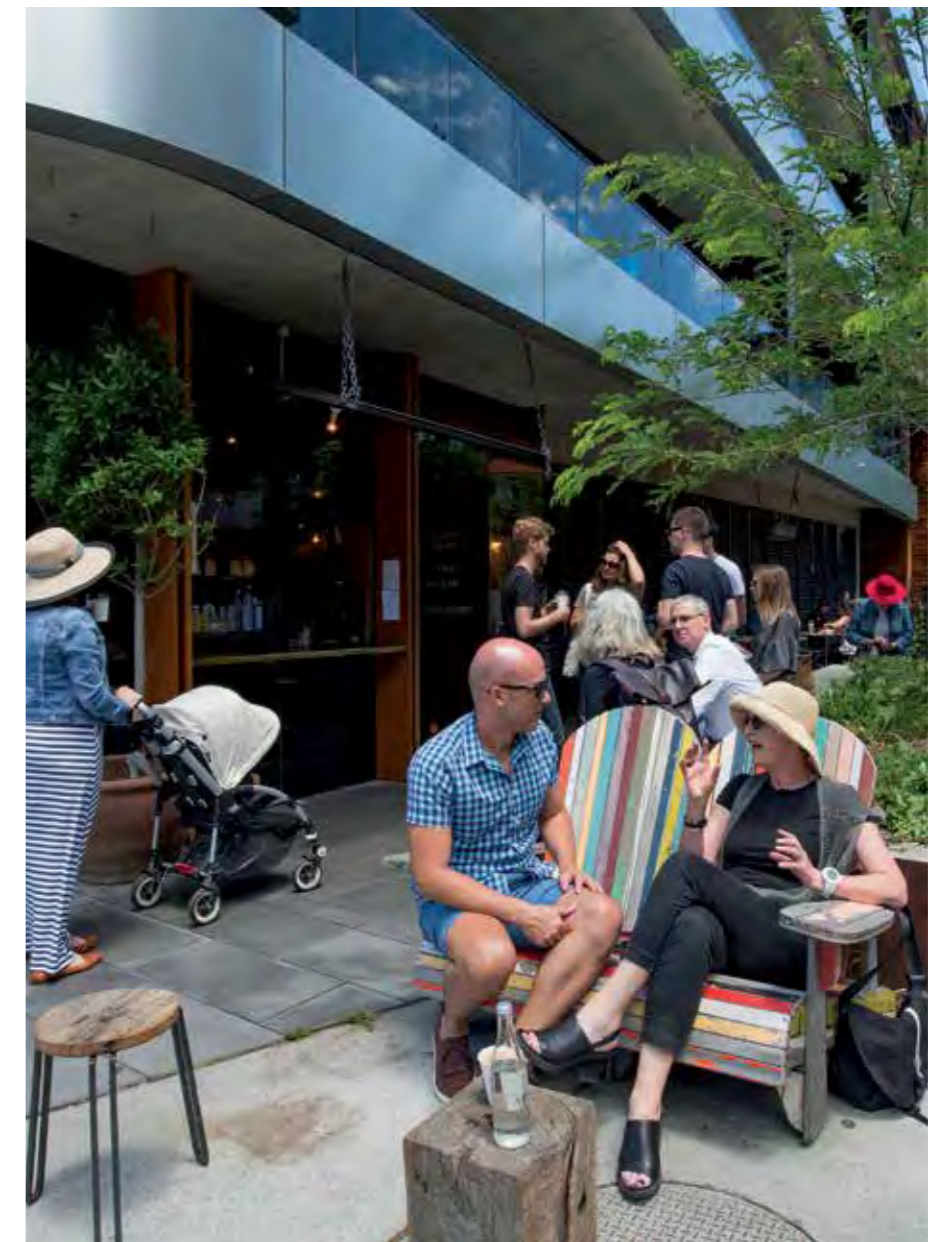


Figure 18: New Acton Precinct, ACT

1.8 BENCHMARK REFERENCES (CONT.)

RIPLEY TOWN CENTRE, QUEENSLAND

The Ripley Town Centre vision draws on the 20 minute neighbourhood philosophy in an attempt to create a low-carbon community with access to a diverse range of community and cultural facilities. The centre is proposed to include a public transport station and will eventually accommodate approximately 2000 dwellings and 2 hectares of public space in the town centre.

Stage One of the town centre has achieved a 5 Star Green Star Design and As Built certification through various sustainability initiatives.

RIPLEY TOWN CENTRE EXEMPLARS INCLUDE SUSTAINABILITY, 20 MINUTE NEIGHBOURHOOD (AIM FOR WALKABLE NEIGHBOURHOOD) AND MIXED-USE COMMERCIAL CENTRE.

Figure 19: Ripley Town Centre, Queensland



ONE CENTRAL PARK, CHIPPENDALE, NSW

Central Park combines a mix of uses including 2200 dwellings, 860 student dwellings, commercial uses, retail, childcare and hotels.

The vision for the site considered a high-density built form designed around a network of lanes, streets, parks and heritage buildings to create human-scaled spaces. While the height and scale of the tower buildings in Central Park is not considered to be appropriate for the Molonglo group centre, the implementation of a high-quality public domain, sustainable design initiatives, green infrastructure and development set around a central park are viewed as positive and benchmarks for Molonglo.

ONE CENTRAL PARK EXEMPLARS INCLUDE SUSTAINABILITY, GREEN INFRASTRUCTURE, ACTIVE/HIGH-QUALITY PUBLIC DOMAIN AND CENTRAL PARK/PLAZA.

Figure 20: One Central Park, Chippendale, NSW



1.9 FEEDBACK TO DATE

COMMUNITY ENGAGEMENT

Community engagement has been undertaken at various stages of the development of the Molonglo Valley including engagement on the broader Structure Plan (2008), the Planning and Design Framework for Stage 2 (2012) and the Territory Plan variation process for the Molonglo River Reserve.

This Draft Plan has been prepared to guide future development and to inform the community engagement process to seek views and ideas from community about the group centre and surrounds.

Other recent engagement in the Molonglo Valley has included:

- Development of the Coombs and Wright Village Design and Place Framework with the Suburban Land Agency
- District planning workshop as part of the ACT Planning System Review and Reform Project

DISTRICT PLANNING COMMUNITY ENGAGEMENT OUTCOMES

The ACT Government is reforming its planning system to deliver better planning outcomes across Canberra. As part of this work, District Strategies are being introduced as a new layer in the planning system to guide future development for each of Canberra's eight urban districts.

In June and July 2021, the Environment, Planning and Sustainable Development Directorate engaged with residents in Molonglo Valley through a face-to-face workshop and online activity to capture what should be considered for future planning of the area. Feedback provided included:

- Establishing a group centre which is connected to community facilities
- Creating employment for locals through commercial opportunities, and
- Building community facilities that reflect the diversity of the local community.

A listening report from the engagement can be viewed at www.yoursayconversations.act.gov.au. Input from the district planning engagement will inform the development of a District Strategy for Molonglo Valley. The community will have further opportunities to contribute to this work in 2022.

GOVERNMENT AGENCY CONSULTATION

On-going engagement with relevant ACT Government agencies and service providers has been undertaken at key stages of the planning process for Stage 2 Molonglo, including planning matters for the group centre.

While most directorates indicated a need for specific facilities to be located in or close to the group centre, some agencies were not yet in a position to provide specific planning requirements.

As public facilities typically have specific site and development requirements, further engagement is being undertaken with ACT Government agencies and service providers to inform the planning outcomes for Molonglo group centre and surrounds. Public facilities that have been identified to date include an emergency services facility, education facilities, health facilities, flexible community spaces, library, recreation facilities, a public park, bus interchange and a bus layover. Other facilities, such as active travel networks and outdoor recreational opportunities, are also being investigated.

INDEPENDENT REVIEW OF PLANNING, DEVELOPMENT AND BUILT FORM IN THE MOLONGLO VALLEY

On 23 October 2019, the ACT Legislative Assembly agreed to a motion for an independent review of the Molonglo Valley development planning and built form outcomes to determine whether 'excellence in sustainable design' was being delivered. In response to the motion, the ACT Government commissioned specialist consultants to prepare an independent review and provide recommendations.

The independent review established criteria for consideration of 'excellence in sustainable design' against the Assembly's comment areas and found that two matters raised by the Assembly were deemed as 'achieved', six matters being 'partially achieved', and two matters as 'not yet achieved'. The outcomes identified in the review as being achieved include provision of transport infrastructure and integrated water strategy. The two outcomes identified as 'not yet achieved' include community and infrastructure servicing and tree retention. This Draft Plan is responding to the findings in the independent review. The review can be found online at: https://www.planning.act.gov.au/_data/assets/pdf_file/0011/1561898/Molonglo-Valley-Independent-review-of-planning,-development-and-built-form.pdf

NATIONAL CAPITAL DESIGN REVIEW PANEL

A preliminary draft of the Molonglo Group Centre and Surrounds Planning Framework was presented to the National Capital Design Review Panel (NCDRP) on 26 May 2021 for comment. The draft planning framework was submitted to the NCDRP through a voluntary self-referral process as the planning framework is not considered a prescribed development under the Planning and Development Act 2007 and as such a formal response to the Panel's Advice following the design review session was not required. The proposal was however able to benefit from participation in the design review process reflecting the ACT Government's commitment to achieving design quality for the Molonglo Valley community. The NCDRP provides independent, expert design advice for significant development proposals in the ACT.

The Panel provided its comments to the design team for the information that outlined several areas for consideration and improvement in the next phase of planning. The advice noted the proposal as an exciting proposition that will serve an important role in the future development of the Molonglo Valley area.

Key themes raised by the NCDRP include:

- further consideration of contemporary best practice planning and urban design
- thorough analysis of precedents (case studies) to develop a robust vision that incorporates understanding of place and clearly articulated, specific principles and objectives that will be enduring as the proposal progresses through to subsequent development stages
- investigate a first principles approach to planning premised on a landscape-led design response. The Panel considered that there is an opportunity for the planning to engage positively with the existing landscape, ecology and adjacent suburbs and recreational facilities, 'weaving in' to the broader urban fabric of the Molonglo Valley through robust interpretive, cultural and physical links
- a placemaking strategy to provide a foundation for community identity and to inform subsequent design development
- the use of contemporary digital planning and design tools to test built form design options, including higher densities with minimal overall building footprints to allow for a greater green and recreation-supporting landscape setting for the development, and
- the exploration of a greater integration of the proposal with the adjacent Molonglo River corridor, considering there is opportunity for a beneficial 'knitting together' of the urban and ecological areas of the site.

“...AN OPPORTUNITY TO
PROVIDE VIEWS FROM AS
MANY VANTAGE POINTS AS
POSSIBLE,”



1.10 CHALLENGES

The main challenges identified for the Molonglo group centre and surrounds are outlined below. These are not exhaustive, however outline some of the key findings from the background investigations to also inform the directions in the Draft Plan. Some aspects of the challenges may also present opportunities and therefore may overlap.

SLOPE AND TOPOGRAPHY

the slope and topography create several challenges in meeting the planning and design principles for a walking and pedestrian friendly environment for all abilities. The design of roads and active travel paths will need to carefully consider appropriate grades to support the vision and planning and design principles.



URBAN EDGE

The Molonglo River Management Plan identifies the reserve boundaries. The boundaries define the urban edge and how the urban area interfaces with the reserve. This may also influence the type of land use zoning and recreational opportunities between the urban and natural areas.



EXISTING TREES

Two Registered trees and several exceptional and high-quality trees exist across the site. The Registered trees will need to be located in urban open space. Where possible, the exceptional and high-quality trees are to be retained in urban open space or as part of new development.



BUSHFIRE RISK

Bushfire protection zones and strategies to manage bushfire risk have been identified. These will need to be considered and incorporated as part of the broader planning and design considerations for the group centre and surrounds.



INTERFACE OF THE GROUP CENTRE WITH NEARBY RESIDENTIAL AREAS

The group centre will provide a high density mixed-use urban environment. The scale and height of buildings, and the design of streets and open spaces will need to be sympathetic to how it will interface with existing and future medium and lower density residential development.



SITES FOR FACILITIES

Sites need to be identified and retained for future community and public infrastructure, such as schools and emergency services. These uses have specific planning and design needs for the location and size of a site, which will need to be considered in context of broader land uses.



1.11 OPPORTUNITIES

The main opportunities identified for the Molonglo group centre and surrounds are outlined below. These are not exhaustive, however outline some of the key findings from the background investigations to also inform the directions in the concept plan.

CONNECT TO THE MOLONGLO RIVER RESERVE

The group centre and surrounds will develop into a medium to high-density mixed-use neighbourhood, including residential. To encourage visitors, workers and residents to be healthy and active, formal and informal recreation opportunities can be provided in the group centre and connect to the recreational opportunities for walking, cycling and exploring the Molonglo River Reserve.



STORMWATER MANAGEMENT

The location of development blocks can be located to work together with the natural drainage lines and constructed water quality control ponds to filter stormwater runoff. Other water sensitive urban design treatments can contribute to an attractive and sustainable built form.



A BUILDING FORM THAT RESPONDS TO THE LANDSCAPE

There is an opportunity for the building height and scale in the group centre and surrounds to be responsive to the topography and landscape setting. Taller building elements can be introduced at lower areas of the site, so not to dominate the skyline and landscape beyond, while also designing buildings that make it easy to recognise the group centre as the primary commercial centre in the Molonglo Valley.



CREATE A SERIES OF INTERCONNECTED OPEN SPACES

The existing landscape setting provides the opportunity for enhanced east-west 'green' connections that use the streets, parks, open spaces and tree canopy cover to create improved ecological connectivity through the Molonglo group centre and surrounds. A knoll, located within the group centre site, offers an opportunity for a centrally located 'green link' that connects the Molonglo River Reserve at the east, to Cravens Creek to the west. Connections to Butters Bridge and the new park, Namarag, can be made to connect community to Country. Namarag has a strong focus on celebrating Ngunnawal people as the traditional custodians of the area and their continued connection to this site.



APPRECIATING THE VIEWS

The diverse and undulating topography of the Molonglo group centre and surrounds offers wide views of the broader Canberra landscape to the east and west of the site. The site is also prominent from several national and international attractors, such as the Arboretum and Telstra Tower. There is an opportunity to provide views from as many vantage points from within the site as possible to key Canberra landscape features to provide a 'connection to place'. There is also an opportunity, through the design of the built form and landscape setting, to provide an attractive and distinct urban form that is visibly recognisable from outside of the site as the primary commercial centre in the Molonglo Valley.



1.11 OPPORTUNITIES (CONT.)

The main opportunities identified for the Molonglo group centre and surrounds are outlined below. These are not exhaustive, however outline some of the key findings from the background investigations to also inform the directions in the concept plan.

SPACES FOR COMMUNITY

A small hill or knoll exists in a central location of the group centre and is an opportunity for a central open space that will offer views to the east and a place for people working, visiting and living in the group centre. Locations for flexible indoor and outdoor community spaces and public facilities, such as a library and plaza spaces, can also be integrated with the commercial core to be convenient and easy for community to access.

CREATE A CENTRAL HUB

The group centre is to be centrally located as the primary commercial hub for the Molonglo Valley. The group centre will provide the opportunity for a diverse mix of uses, including retail, office, community facilities, residential and recreation. The group centre is to be connected through the open space, street and active travel networks.

CONNECT THE GROUP CENTRE WITH PUBLIC TRANSPORT AND ACTIVE TRAVEL NETWORKS

The design and location of the Molonglo group centre, parallel to John Gorton Drive, offers high levels of future public transport and active travel connections. Rapid public transport, including light rail in the longer term, can be catered for on John Gorton Drive with stops located close to a new bus interchange, centrally located in the group centre. Active travel routes will connect to the broader active travel, street and open space networks to make the group centre easy to access.

PROMOTE PEDESTRIAN FRIENDLY STREETS

Streets will provide wide verges and paths to access the group centre. The street network within the group centre will provide a slow vehicle speed environment with pedestrian crossing provided on primary travel routes. The streets, parks and other open spaces will provide large canopy trees to provide shade and amenity for pedestrians travelling through the Molonglo group centre and surrounds.

PROMOTE LIVING INFRASTRUCTURE

Living infrastructure to the built form can contribute to improved air quality, climate resilience, habitat connectivity and amenity of the group centre and surrounds. The introduction of plants and trees to the streets and public spaces can also provide more comfortable environment for people to walk and cycle, promoting a healthy community.



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2. MOLONGLO GROUP CENTRE AND SURROUNDS DRAFT CONCEPT PLAN

“...THE MOLONGLO RIVER CORRIDOR AND SURROUNDING HILLS WILL REMAIN AS KEY LANDSCAPE FEATURES TO GUIDE A RESPONSIVE BUILT FORM THAT CELEBRATES THE UNIQUE SETTING FOR THIS CENTRE.”

2. DRAFT CONCEPT PLAN FOR THE MOLONGLO GROUP CENTRE AND SURROUNDS

The Molonglo Group Centre and Surrounds Draft Concept Plan (the Draft Plan) provides a planning and design framework to guide development over the next 20 years. It has been prepared to consider the broader planning objectives for the Molonglo Valley and considers key ACT Government policies, including the ACT Planning Strategy (2018).

The Vision encompasses those elements that are special to the site and summarises the aspirations of what the group centre and surrounds will become in the future. The Planning and Design Principles support the Vision, outlining place specific strategies to deliver the Draft Plan.

2.1 VISION

THE MOLONGLO GROUP CENTRE IS THE PRIMARY COMMERCIAL CENTRE FOR THE COMMUNITY IN THE MOLONGLO VALLEY. THE GROUP CENTRE WILL BE A FOCUS FOR COMMUNITY LIFE WITH SAFE AND INVITING PUBLIC SPACES AND STREETS FOR PEOPLE TO LINGER AND EASILY MOVE AROUND THE CENTRE. BUILDINGS AND INFRASTRUCTURE WILL BE DESIGNED AND DELIVERED THROUGH BEST PRACTICE URBAN DESIGN, SUSTAINABILITY AND INNOVATION PRINCIPLES. PUBLIC TRANSPORT AND ACTIVE TRAVEL ROUTES WILL SEAMLESSLY CONNECT THE CENTRE TO THE SURROUNDING NEIGHBOURHOODS, RECREATIONAL SPACES AND TO THE WIDER AREAS OF CANBERRA.

THE MOLONGLO RIVER CORRIDOR, SURROUNDING LANDSCAPE AND HILLS ARE KEY LANDSCAPE FEATURES THAT WILL BE CELEBRATED THROUGH THE DESIGN OF THE BUILT FORM TO PROVIDE PLACES, PARKS AND RECREATIONAL OPPORTUNITIES FOR THE PEOPLE WHO VISIT, WORK AND LIVE IN THE MOLONGLO VALLEY.

Figure 21: Concept plan structure



2.2 PLANNING AND DESIGN PRINCIPLES



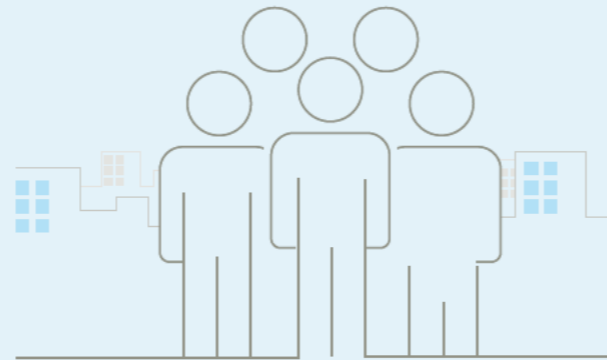
SUSTAINABILITY AND INNOVATION

As a new area in the Molonglo Valley, the group centre and surrounds will be sensitively designed to protect the existing heritage, cultural and environmental values of the site, including the pink-tailed Worm-lizard habitat and existing Box Gum Woodland.

Drawing on Canberra’s ‘Bush Capital’ and ‘Garden City’ legacy’s, the existing high quality remnant trees will be protected and the area designed to achieve a 30% tree canopy site coverage, over time. Large canopy trees will be provided along main pedestrian routes and streets to provide shade and shelter for community and to address the key directions in the ACT Climate Change and Adaptation Strategy. Living infrastructure, such as green walls, will be encouraged in the design of the built form to improve building performance and amenity for the community.

The Molonglo group centre and surrounds will contribute towards a net zero emissions in its transport, buildings and precincts. Standards will be applied to the built form to promote high energy efficiency of the buildings and public spaces. Buildings will be designed to limit overshadowing and wind impacts on the streets and public spaces.

Solar access to the public spaces will be important to provide useful public spaces for the community, particularly in the winter months, and to promote healthy growth of plants and trees.



A PLACE FOR COMMUNITY AND ECONOMIC LIFE

As the primary commercial hub in the Molonglo Valley, the group centre will support new businesses and enterprises to provide employment opportunities, shops, services and an economic life in the heart of the Molonglo Valley. The group centre and surrounds will provide housing for a significant residential population that will access the centre regularly to work, shop, meet, linger and relax. Community facilities and activities will be necessary to promote community life and a sense of ownership for the community. Where possible, community uses will be integrated with other uses across the group centre and be easy to access, including indoor community spaces and public spaces designed for community markets and events.

The structure of the group centre will provide a public domain that encourages people to be active and connect to the surrounding natural environment and country. Views will be offered to significant Canberra landscape features, such as Black Mountain, to strengthen the ‘sense of place’ for community as a distinct place in the broader Canberra landscape.

Uses that could be included in the group centre and surrounds include an emergency services facility, a police station, educational facilities, community facilities, retail stores, small scale offices, an indoor stadium/gym, club, service station and recreational uses.



CONNECTION TO PLACE AND THE MOLONGLO RIVER CORRIDOR

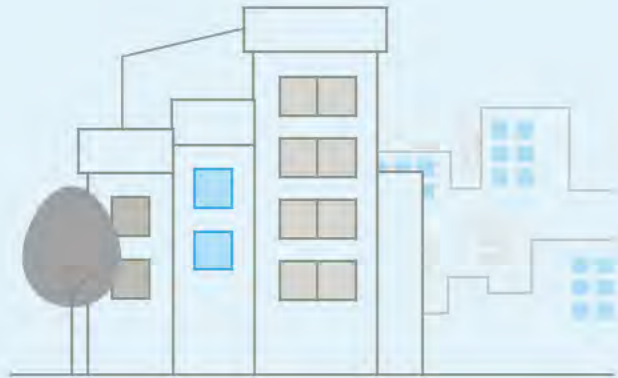
The exceptional landscape setting and high-quality remnant trees will become a feature of the group centre and surrounds, and guide the location of key public spaces. A knoll, located at the highest point of group centre site, will become a local urban park that offers views across the landscape to Black Mountain, Mount Painter and the Molonglo River Corridor. Engagement with Ngunnawal people through the Dhawura Ngunnawal Caring for Country Committee and the United Ngunnawal Elders Council, will inform how the areas Ngunnawal culture can be celebrated in the public places and spaces, to better value and respect their values, knowledge, lore, protocols, language and aspirations for Ngunnawal Country.

The streets, public spaces and the Molonglo River Corridor will become part of a series of interconnected open spaces that connect the Molonglo River Corridor to the east and Cravens Creek surrounds to the west. These connections will also offer expanded opportunities for walking and social activities that will improve the health and wellbeing for people and improved amenity and ‘greening’ of the group centre.

The urban edge of the group centre and surrounds will be sensitively designed in conjunction with the Molonglo River Reserve Management Plan to minimise potential impacts on the Nature Reserve and Matters of National Environmental Importance. The urban edge will also be designed to minimise bushfire risk associated with the Molonglo River Reserve.

Local tree and plant species will be appropriately planted to further strengthen the link between the natural and built environments.

2.2 PLANNING AND DESIGN PRINCIPLES (CONT.)



A BUILT FORM AND SCALE THAT RESPONDS TO MOLONGLO'S LANDSCAPE

The built environment will be designed to appropriately respond to the existing landscape and unique topography. Buildings will provide a gradual transition in height and scale, from a lower and 'finer grain' of development in the suburban areas, to a taller built form and larger block size in the group centre. The uses at the lower ground floor levels will face the streets and key public spaces to promote a safe and active pedestrian environment.

Building heights will respond to the undulating topography and allow for key views out to the broader landscape and surrounds. Height of buildings in the group centre will be a 'human scale' of approximately two to three storeys facing the street, with taller building elements setback away from the streets and public spaces. The relationship between the width of the street and height of buildings is important to encourage a comfortable pedestrian street environment.

The group centre will provide a diverse range of land uses and housing types, sizes and densities to meet the changing needs of the community. Housing will include provision for social and/or community housing.



AN ACCESSIBLE GROUP CENTRE THAT IS CONNECTED TO BROADER TRAVEL NETWORKS

The group centre will be highly accessible from the surrounding residential areas and connected to the broader city travel networks. A hierarchy of streets will provide for all modes of travel including pedestrians, active travel (cyclists and other modes of sustainable transport), public transport and vehicles. Within the group centre, a greater portion of space in the streets will be provided to pedestrians and active travel modes.

Two arterial roads will be provided through the area, including John Gorton Drive and an east-west arterial road. John Gorton Drive is the main north-south arterial road through Molonglo Valley designed to provide for public transport, including the opportunity for light rail.

The east-west arterial road will link the group centre and surrounding residential areas to the Tuggeranong Parkway, via a new bridge crossing of the Molonglo River and the south-east precinct of Molonglo 3 East development. The east-west arterial road will also be designed to provide for public transport and safe pedestrian access crossings into the group centre.

Pedestrian and cycle paths will be designed to use the areas topography to achieve accessible networks and to connect the group centre to the wider Molonglo Valley. Streets in the group centre will be designed for pedestrians and other active travel modes as the primary way of moving around the centre.

A bus interchange will be located in the group centre and become a focal space for community to access the centre. Innovative parking solutions will be encouraged to reduce the need for dedicated parking spaces in the group centre.



A LEGIBLE AND SAFE COMMERCIAL CENTRE

The Molonglo group centre and surrounds will be designed to provide seamless, direct and safe pedestrian and active travel paths. The street network and other pedestrian/active travel networks will be well lit and include wayfinding/information signage to increase the community's understanding of the group centre structure. Public art will be introduced to make places in the group centre memorable.

Buildings in the group centre are to be built up to the edge of the block boundary with the streets and public spaces to establish a solid building edge and encourage a continuous retail frontage. This will also create a clear and cohesive public and private spaces. Active uses, such as shops, are to be located at the ground floor along main pedestrian routes to provide surveillance and street activity.

Opening up views from main streets and pedestrian paths to significant landscape features, such as Black Mountain and the Molonglo River corridor, will assist people to navigate the area and further improve opportunities for surveillance onto these spaces. This will help to improve safety along the main travel routes.

The design and placement of streetscape elements are to be of a high-quality materials and coordinated to provide a safe, open and accessible pedestrian environment.

“...ANTICIPATED POPULATION
OF 55,000 PEOPLE BY 2040.”

2.3 STRUCTURE PLAN

The Structure Plan at Map 1 provides the planning framework for the Molonglo group centre and surrounds. It sets the streets and block patterns, land use zones, public transport and character areas. The Structure Plan brings together the key planning elements that will guide the development of the area to 2040 and beyond.

The following sections of this Draft Plan outlines how the framework will be delivered.

DELIVERING THE FRAMEWORK

The Molonglo Group Centre and Surrounds Draft Concept Plan (the Draft Plan) will be delivered through a range of planning and design themes outlined in this section. The planning themes are guided by the Vision and the Planning and Design Principles to support the delivery of the new group centre for Molonglo.

The following section outlines guidance for the following key themes:

1. **Land use**
 - > Land use
 - > Population and projections
 - > Community facilities
 - > Sport and recreation facilities
2. **Transport and movement**
 - > Street hierarchy
 - > Public transport
 - > Active travel
3. **Public domain**
 - > Open space network and parks
 - > Town Park
 - > Central green Link
 - > Urban edge and bushfire management
 - > Design of edge roads

DELIVERING THE FRAMEWORK (CONT.)

4. Urban design and built form

- > Urban design and building form
- > Building heights
- > Tower Elements
- > Streetscape character and building design
- > Main street
- > East west access streets
- > Group centre core plaza space
- > East west arterial road
- > John Gorton Drive

5. Sustainability and innovation

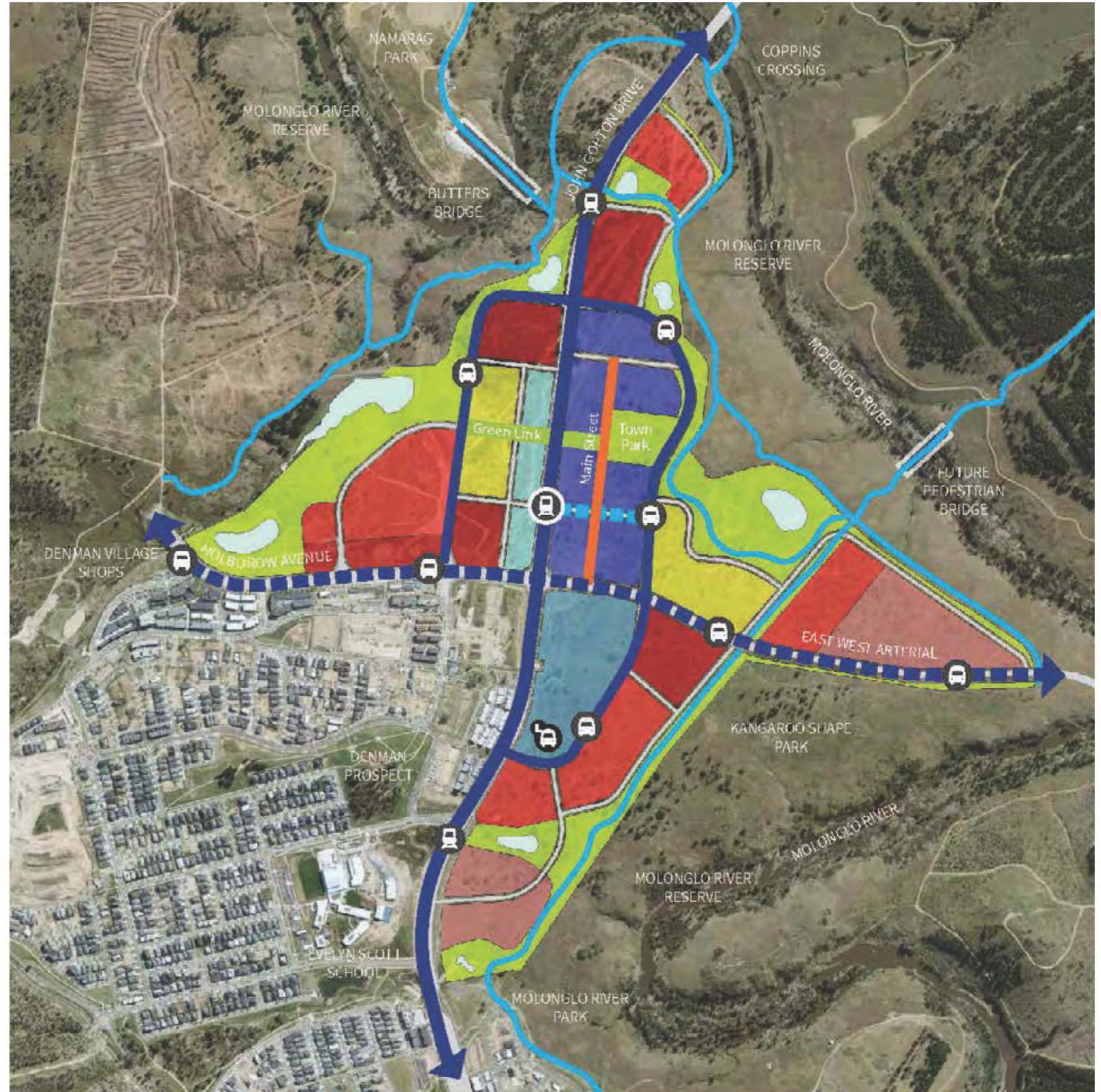
6. Draft concept plan - illustrative

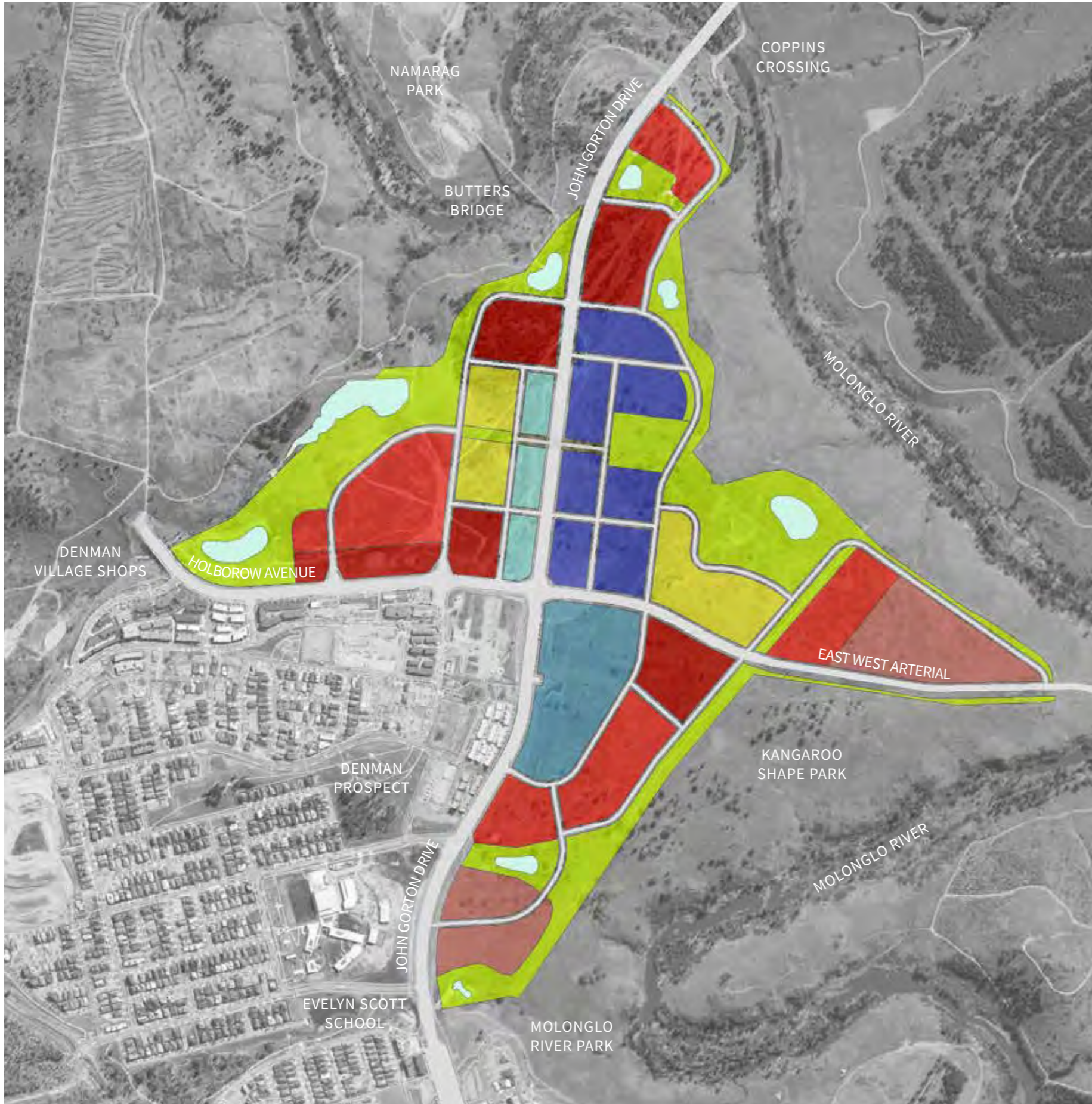
7. Character and places

LEGEND

- CZ1: COMMERCIAL ZONE - CORE
- CZ3: COMMERCIAL ZONE - SERVICES
- CZ5: COMMERCIAL ZONE - MIXED USE
- CFZ: COMMUNITY FACILITIES ZONE
- PRZ1: URBAN OPEN SPACE ZONE
- RZ3: RESIDENTIAL ZONE - URBAN RESIDENTIAL
- RZ4: RESIDENTIAL ZONE - MEDIUM DENSITY
- RZ5: RESIDENTIAL ZONE - HIGH DENSITY RESIDENTIAL
- ROAD
- MAIN STREET
- JOHN GORTON DRIVE ARTERIAL ROAD
- EAST WEST ARTERIAL ROAD
- BUS INTERCHANGE
-  BUS LAYOVER

Map 1: Structure Plan





2.3.1 LAND USE

LAND USE

The land use zones are shown in Map 2. The land use plan promotes the centre as the highest order commercial centre for the district, with a diverse mix of commercial, retail, business, community, education, entertainment and residential uses. The group centre will provide employment opportunities, in a compact, vibrant mixed-use urban environment.

The group centre is centrally located with nearby medium and high-density residential zoning to provide a diverse mix of housing types within walking distance of the shops, services, public transport stops and amenities. Community facility zones are provided for uses such as schools.

A minimum of 13.3 hectares is required in the group centre and surrounds to accommodate: full line supermarkets, discount department store/s, discount supermarket, mini majors, specialist retail stores, non-retail (for example banks and offices), urban open space, residential (approximately 4,300 dwellings), a bus interchange, community uses (including schools) and other minor uses. Provision of approximately 0.6 hectares has also been made for a police station.

A services zone is provided immediately south of the group centre to provide a range of conveniently located services and lower rent commercial opportunities. Uses can include service stations, smaller scale retail and offices and hardware stores. Provision has also been made for an emergency services site (approximately 1.2 hectares) and a bus layover. The exact location of these facilities will be determined in the detail planning stages.

LEGEND

- CZ1: COMMERCIAL ZONE - CORE
- CZ3: COMMERCIAL ZONE - SERVICES
- CZ5: COMMERCIAL ZONE - MIXED USE
- CFZ: COMMUNITY FACILITIES ZONE
- PRZ1: URBAN OPEN SPACE ZONE
- RZ3: RESIDENTIAL ZONE - URBAN RESIDENTIAL
- RZ4: RESIDENTIAL ZONE - MEDIUM DENSITY
- RZ5: RESIDENTIAL ZONE - HIGH DENSITY RESIDENTIAL

Map 2: Land Use

2.3.1 LAND USE (CONT.)

POPULATION AND YIELD PROJECTIONS

For the purposes of population and yield projections for the group centre and surrounds, the study area has been divided into several precincts. Refer Table 2. The precincts include group centre core, group centre south, Denman Prospect, group centre north and group centre east. Based on the yield assumptions outlined in the Background section of this report, the total number of dwellings for the Molonglo group centre and surrounds is estimated at 3,948 dwellings, of which approximately 2800 is anticipated within the suburb of Molonglo. The group centre core area is planned as a mixed-use precinct and could accommodate approximately 1430 dwellings.

PRECINCT - GROUP CENTRE CORE	AREA HA	"ESTIMATED DWELLINGS"	DW/HA	MAX STOREYS
Commercial Core CZ1	6.7	670	100	4 to 16
Community Facility CFZ	5.7	0	0	
Mixed CZ1 and CFZ	7.6	760	100	4 to 16
Urban Open Space PRZ1	16	0		
Totals	36	1430		
PRECINCT - GROUP CENTRE SOUTH	AREA HA	"ESTIMATED DWELLINGS"	DW/HA	MAX STOREYS
Services CZ3	9.4	0	0	
Urban Residential RZ3	5.7	114	20	2
Medium Density Residential RZ4	7.9	316	40	3
High Density Residential RZ5	3.7	222	60	4 to 6
Urban Open Space PRZ1	10.3	0		
Totals	37	652		
PRECINCT - DENMAN PROSPECT	AREA HA	"ESTIMATED DWELLINGS"	DW/HA	MAX STOREYS
Medium Density Residential RZ4	7.8	312	40	3
High Density Residential RZ5	8.2	492	60	4 to 6
Mixed Use CZ5	3.5	350	100	6
Community Facility CFZ	4.2	0	0	
Urban Open Space PRZ1	16.9	0		
Totals	40.6	1154		
PRECINCT - GROUP CENTRE NORTH	AREA HA	"ESTIMATED DWELLINGS"	DW/HA	MAX STOREYS
Medium Density Residential RZ4	2.8	112	40	3
High Density Residential RZ5	4.3	258	60	3 to 6
Urban Open Space PRZ1	2.8	0		
Totals	9.9	370		
PRECINCT - GROUP CENTRE EAST	AREA HA	"ESTIMATED DWELLINGS"	DW/HA	MAX STOREYS
Urban Residential RZ3	7.9	158	20	2
Medium Density Residential RZ4	4.6	184	40	3
Urban Open Space PRZ1	1.1	0		
Totals	13.6	342		
TOTAL COMBINED AREA IN HECTARES	137.1	* excluding John Gorton Drive and East West arterial		
TOTAL COMBINED DWELLINGS	3948			

Table 2: Population and Yield Projections



2.3.2 COMMUNITY FACILITES

COMMUNITY FACILITIES

Indicative community facility locations are shown in Map 3. Community facilities in the group centre are required to meet local and district community needs. The provision of community facilities will foster social networks and interaction, and enhance health, wellbeing and quality of life for residents.

Community facility zoning is provided in convenient locations close to public transport nodes, active travel routes, shops and services offered in the group centre. Medium to smaller scale community facilities, such as a library, will be incorporated into mixed-use development in the group centre commercial core and focussed around the town park as a primary community space. This is indicatively shown as yellow dots on Map 3. Approximately 16.7 hectares has been identified for sites dedicated for community facilities such as education, health, Library and flexible community spaces.

SPORT AND RECREATION FACILITIES

Sport and recreation facilities need to be considered in terms of future demand and the existing provision at the district and city-wide scales. The topographical conditions of the Molonglo group centre and surrounds present significant challenges for the provision of some outdoor recreation facilities, such as major sporting fields, as they need relatively expansive and flat land to be functional. For this reason, indoor sport facilities are preferred to outdoor sports facilities, as they are better suited to more intensive development. Where feasible, multi-purpose indoor courts are to be introduced at government school sites and made available for use by clubs and other sporting groups.

LEGEND

-  INDICATIVE COMMUNITY FACILITY LOCATIONS
-  COMMUNITY FACILITIES/ SCHOOLS

Map 3: Community facilities

2.3.3 TRANSPORT AND MOVEMENT

Moving Canberra 2019-2045, Integrated Transport Strategy sets the policy context and ACT's Government's vision for a future transport experience that is modern, sustainable, integrated and provides real alternatives to driving. The ACT Movement and Place Framework underpins the integrated transport strategy. Under a Movement and Place Framework, all road users will continue to have access to roads. However, the severance created by road traffic will be reduced, and the integration with adjoining developments for local residents, businesses and their customers will be significantly improved. This ensures there is a better match between traffic volumes and urban amenity along road corridors. This framework has informed the directions provided in this section of the Draft Plan.

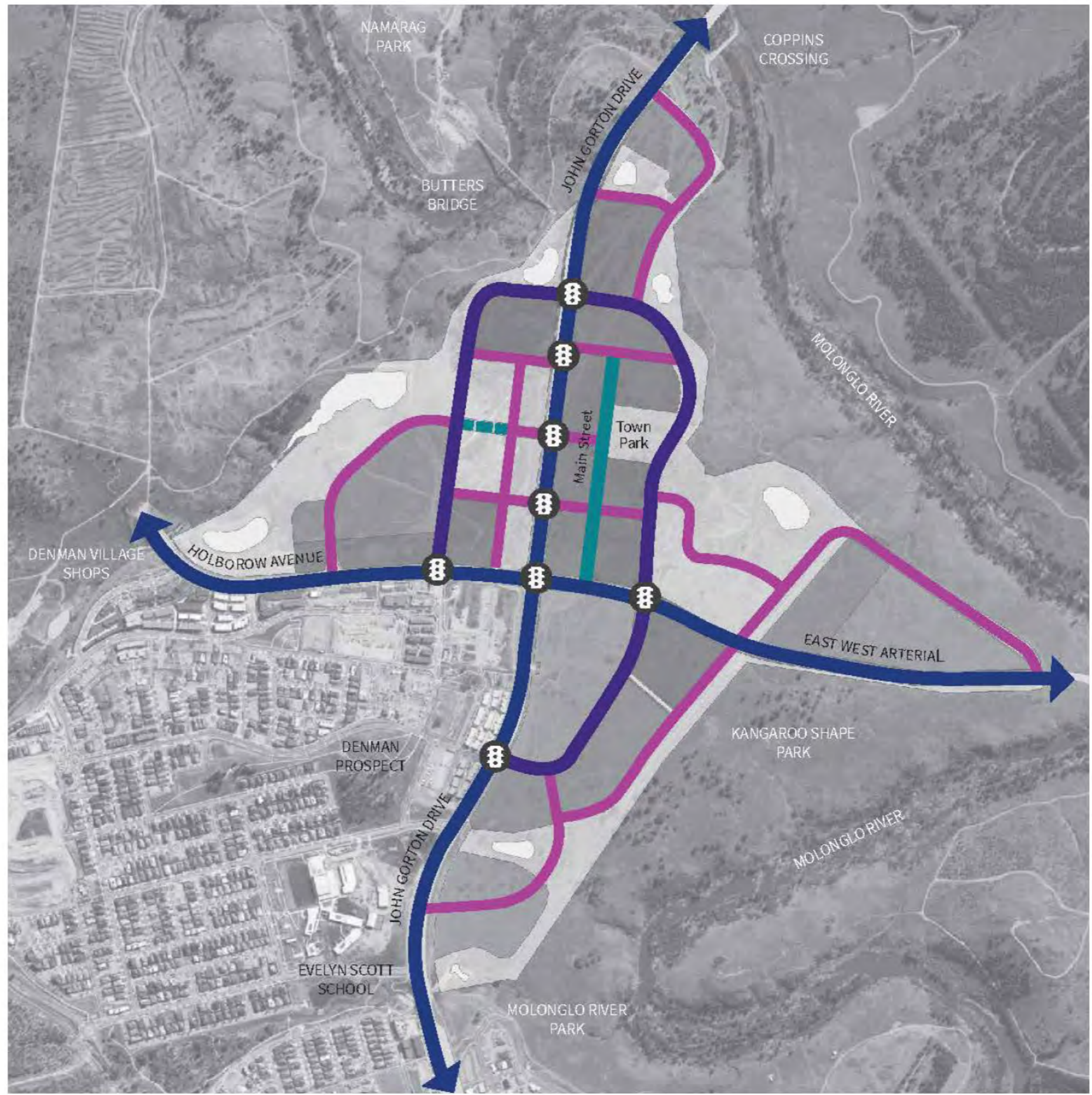
STREET HIERARCHY

The street network and hierarchy is shown in Map 4. The street network provides a walkable and 'easy to navigate' grid-like street pattern. Slower vehicle speeds will be promoted through the group centre to provide a safe pedestrian environment and to allow for several pedestrian crossings in convenient locations. The street network and hierarchy connect into the broader active travel routes to provide clear and direct access into and out of the group centre. Where possible, the street network corresponds to the existing site contours to make it as easy as possible for people to walk along the streets.

Two arterial roads are identified close to the group centre including John Gorton Drive and the east-west arterial road. John Gorton Drive is the main north-south arterial road through Molonglo Valley and is planned to ultimately incorporate light rail. The East-west arterial road is planned to link the group centre and surrounding residential areas to the Tuggeranong Parkway via a bridge crossing over the Molonglo River and the south-east precinct of Molonglo 3 East development.

- LEGEND
- ARTERIAL ROAD
 - MAJOR COLLECTOR ROAD
 - MINOR COLLECTOR ROAD
 - SHARED ZONE (MAIN STREET)
 - CENTRAL GREEN LINK
 - B SIGNALISED INTERSECTION

Map 4: Street network and hierarchy



2.3.4 TRANSPORT AND MOVEMENT (CONT.)

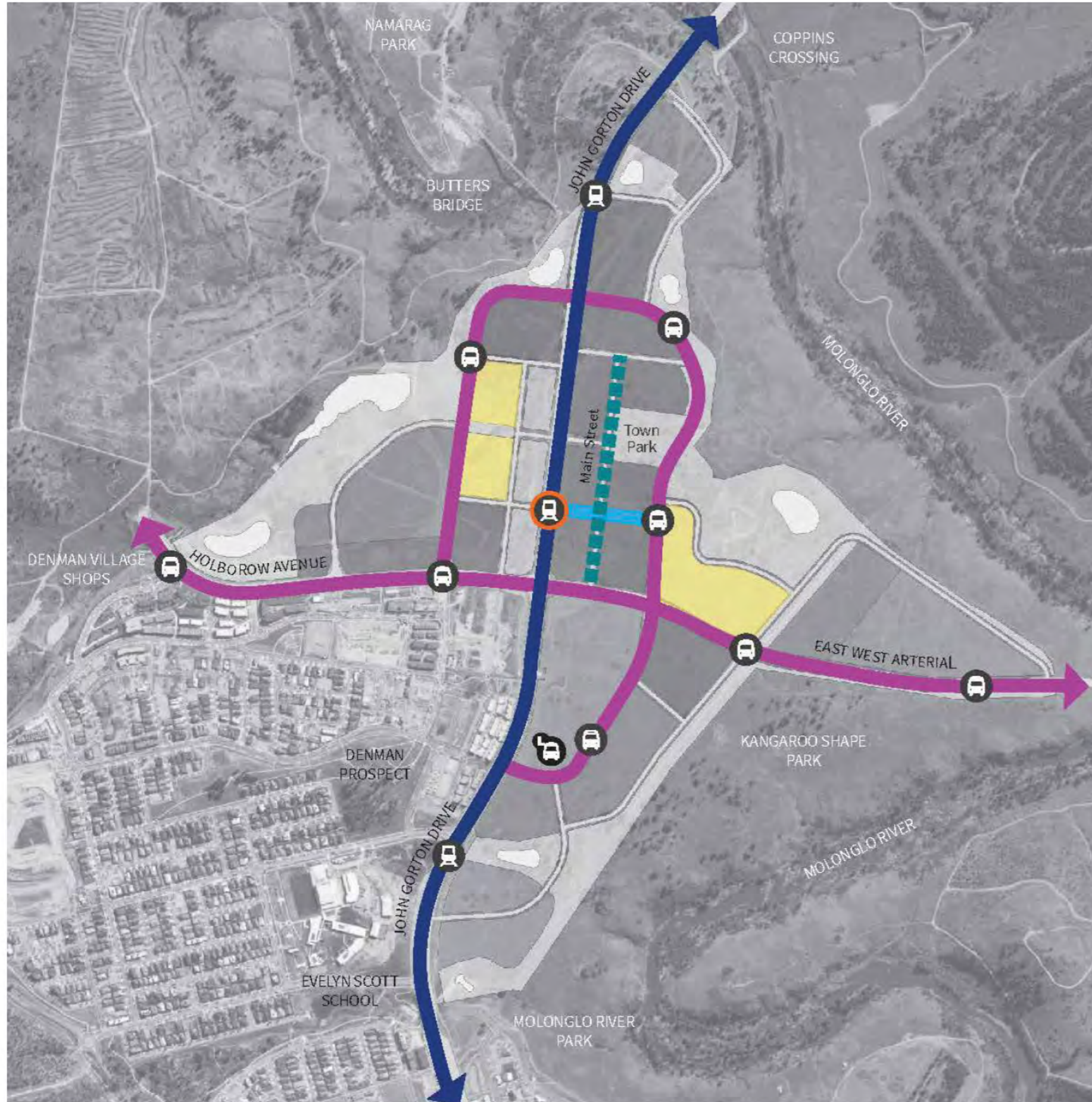
PUBLIC TRANSPORT

The preferred option for the public transport network is for a rapid bus service on John Gorton Drive with diversion into the group centre, which connects to a local service for the western residential area. A public transport interchange is proposed close to the main rapid transport station to make walkable connections between public transport services. The proposed location of the bus interchange, rapid transport station and other public transport stops are shown on Map 5.

In the future, the rapid bus route could become light rail. Establishing this bus interchange arrangement early will allow for the centre to easily adapt to light rail in the future and operate in a similar way to the existing interchange at the intersection of Northbourne Avenue and Cape Street in Dickson. Further detail design of the bus interchange and rapid transport station is needed, including further analysis of bus operational needs.

The bus interchange is to be designed and integrated with the town plaza and group centre shops, service and community facilities facing the interchange. A bus layover will be required to reduce the need for buses to sit within the group centre interchange and to provide opportunity for toilet and meal breaks for bus operators. A bus layover is proposed in the CZ3 service zone area as it is close driving distance to the bus interchange and will have less impact on the commercial core shops, cafes and restaurants and surrounding residential areas.

The public transport network will consider provision for end of trip facilities and provide seamless connection to active travel networks, on-demand transport, car share, bike and ride and park and ride facilities.



LEGEND

- █ RAPID BUS SERVICE (FUTURE LIGHT RAIL)
- 🚌 RAPID BUS STOPS (FUTURE LIGHT RAIL)
- █ LOCAL BUS SERVICE
- 🚌 LOCAL BUS STOPS (INDICATIVE ONLY)
- BUS INTERCHANGE
- 🚏 BUS LAYOVER
- MAIN STREET

Map 5: Public transport and indicative bus station location

2.3.4 TRANSPORT AND MOVEMENT (CONT.)

ACTIVE TRAVEL





Active travel routes will be planned and designed to promote active streets with direct linkages to the group centre core, recreational areas, play spaces and other key activity nodes. Key intersections will be designed with high pedestrian priority to make it simple and easy to cross the arterial roads and busy streets.

The landscape within the site for the Molonglo group centre and surrounds is dynamic, with over half of the whole of stage 2 of the Molonglo Valley having slopes above 10%. These topographical conditions are in contrast to the flatter valleys where commercial centres in Canberra have typically been built. While the sloping topography of the Molonglo Valley presents some challenges to creating a pedestrian friendly group centre core, it is possible to establish acceptable grades to accommodate people of all ages and abilities. Where possible, the verges, footpaths and cycle paths will be designed to work with the sites contours to achieve grades that support a walkable group centre and surrounds. Designing streets that are appropriate to the terrain is significant to the success of a walkable and highly accessible group centre. Generally, streets are to be designed to travel with the contours and minimising cut and fill.

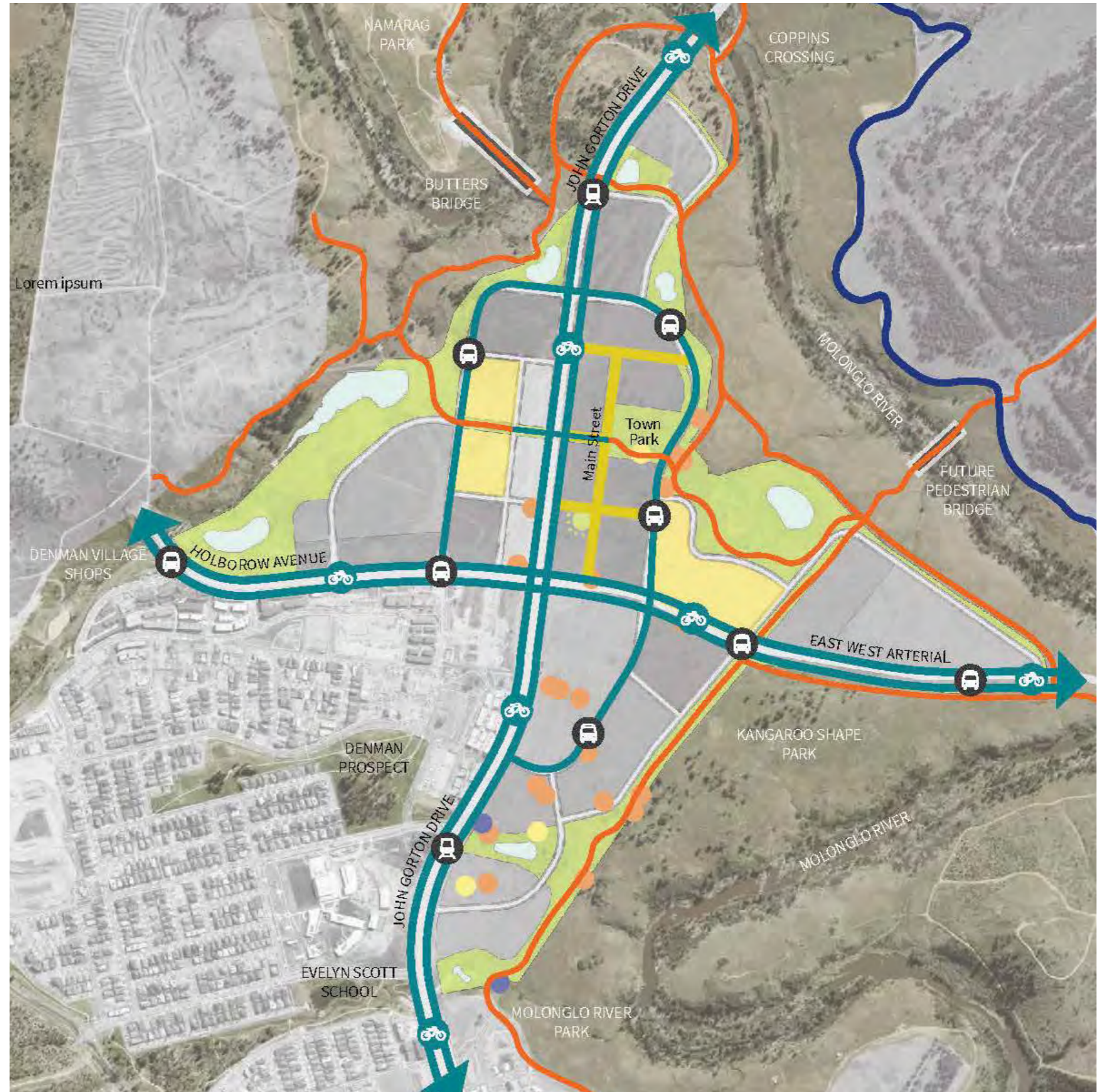
Street furniture, pavement types, trees and signage are to be coordinated to reduce obstructions along the verges. Buildings are to provide 'at grade' building entrances with the street verge to make it easy for people of all abilities to access the shops and services provided in the group centre.

Cycle networks are to connect to the existing and planned future cycle networks in the Molonglo Valley, and broader city area, to encourage people to ride or use other sustainable modes of transport. The active travels networks are to be located and designed to provide memorable views to key landscape features, such as Black Mountain, and provide direct routes to key attractions such as shops, public transport stops, community facilities, places of employment, parks and open spaces. Connections to the Molonglo River Corridor will provide greater recreational opportunities for the community.

As shown in the land use plan, the Molonglo group centre and surrounds will provide for residential precincts that generally located within 400 m (five minute walk) of a central neighbourhood focus such as shops, parks, schools and other community facilities. The active travel routes are illustrated in Map 6.

- LEGEND
-  MAIN ON ROAD ROUTES
 -  LOCAL ON ROAD ROUTES
 -  URBAN CORE SHARED ZONE
 -  SHARED OFF ROAD CYCLE PATH

Map 6: Active travel networks





2.3.5 PUBLIC DOMAIN

OPEN SPACE NETWORK AND PARKS

The distinct landscape setting and high-quality remnant trees will become a feature of the group centre and surrounds. Together with the natural drainage lines and sloping hills, the remnant trees will guide the location of key public spaces. The open space network for the Molonglo group centre and surrounds is an integrated series of formal and informal open spaces, as well as natural areas. The public open space network is shown in Map 7 and includes areas of natural habitat, ponds for stormwater management and improved urban amenity, local parks, urban open space connections and a town park. Local tree and plant species will be appropriately planted to further strengthen the link between the natural and built environments.

The streets, public spaces and the Molonglo River Corridor will become part of a series of interconnected open spaces that connect the Molonglo River Corridor to the east and Cravens Creek surrounds to the west. These connections will also offer expanded opportunities for walking and social activities that will improve the health and wellbeing for people and improved amenity and 'greening' of the group centre. The community will also be able to use multi-use public open spaces, such as school grounds, out of school hours to encourage active and healthy lifestyles.

CELEBRATE NGUNNAWAL CULTURE

Namarag Park opened in 2021 and connects to the Molonglo group centre and surrounds across Butters Bridge. The park provides opportunities for connections to Ngunnawal culture through the design of the park and activities. Building on the success of Namarag Park, on-going engagement with the Ngunnawal people, through the Dhawura Ngunnawal Caring for Country Committee and the United Ngunnawal Elders Council, will inform how Ngunnawal culture can be celebrated in the open spaces and urban places of the Molonglo group centre and surrounds. Early engagement will inform how the area can be designed to better value and respect Ngunnawal values, knowledge, lore, protocols, language and aspirations for Ngunnawal Country.

TOWN PARK

A small hill or knoll exists at the highest point of group centre site and includes several remnant trees. This landscape feature offers the opportunity for a high-quality open space (town park), centrally located in the group centre and that offers exceptional views to the east across Canberra. The town park will provide opportunity for visitors, workers and local residents to visit and spend time in the group centre. The town park location is shown in Map 7.



2.3.5 PUBLIC DOMAIN (CONT.)

'CENTRAL GREEN LINK'

The location of the town park and proposed open space and street networks offers a centrally located east-west 'green link' through the group centre. The 'central green link' will be established through areas of open space and large canopy street trees to promote the movement of birdlife, and other wildlife, through the group centre. It will also provide spaces and streets of high amenity for people who visit, work or live in the group centre. The 'central green link' will form part of a series of east-west and north-south 'green links' through and around the group centre and surrounds. Refer Map 7.

URBAN EDGE AND BUSHFIRE MANAGEMENT

The urban edge of the Molonglo group centre and surrounds will be designed to create an attractive recreation space that establishes a clear perimeter for the urban development area, while protecting and enhancing the ecological and social value of Molonglo River Park. The urban edge will accommodate essential trunk infrastructure and manage urban stormwater in accordance with water sensitive urban design principles.

The urban edge of the group centre and surrounds will be sensitively designed in conjunction with the Molonglo River Reserve Management Plan to minimise potential impacts on the Nature Reserve and Matters of National Environmental Importance. The urban edge will also be designed to minimise bushfire risk associated with the Molonglo River Reserve.

A preliminary bushfire protection zone plan is provided at Map 8. The detail design of the urban edge (interface between urban development and Molonglo River Reserve) will need to be resolved and agreed by the relevant government agencies and address:

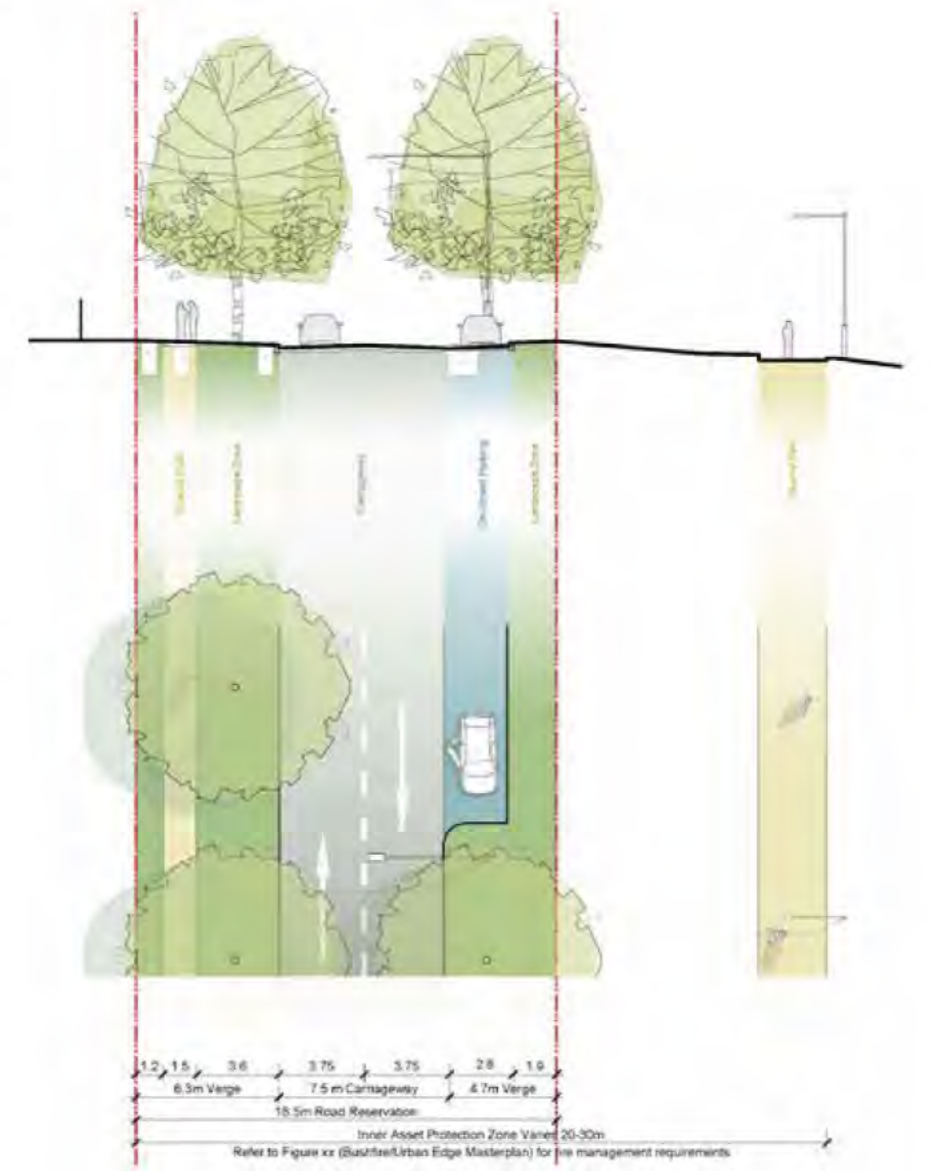
- measures taken to minimise the impact on the Molonglo River Reserve
- trunk infrastructure services are integrated with paths and circulation networks where possible
- topography, walls, paths, trees and other landscape infrastructure to define the urban edge and interface with the Molonglo River Corridor
- integrate edge roads and shared path networks and inner asset protection zones to form part of the urban edge, and
- undertake a bushfire risk assessment report, that includes BAL ratings and mitigations.

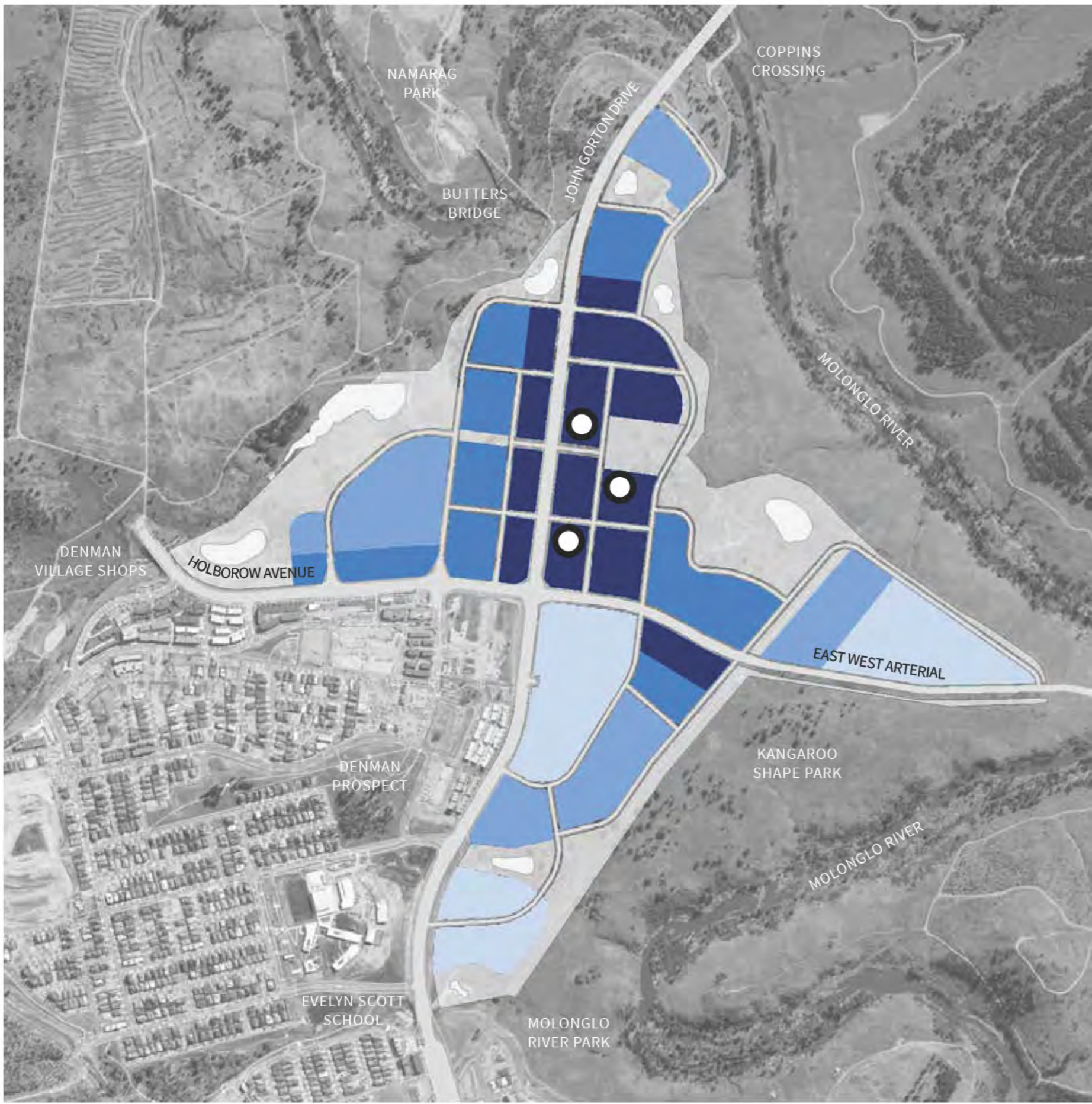
Map 8: Bushfire protection zones

DESIGN OF EDGE ROADS

Edge roads are to be designed to include opportunities for recreation/ active travel, on-street parking, street lighting and large canopy street trees. Development will face onto the edge roads to provide passive surveillance. The edge street reserve, including verges and cycle paths, are to form part of Inner Asset Protection Zones (IAPZ). Edge roads are not to encroach into the Molonglo River Corridor reserve or protected habitat. Detail design is subject to further engagement with relevant ACT Government authorities.

Figure 22: Typical cross-section of edge roads





2.3.6 URBAN DESIGN AND BUILT FORM (CONT.)

APPROACH TO URBAN DESIGN AND BUILDING FORM

The group centre and surrounds are designed to provide a walkable and enjoyable pedestrian environment, with a built form that appropriately responds to the existing landscape. Buildings will provide a gradual transition in height and scale, from a lower density and building height of development in the suburban areas, to a taller built form and larger block size in the group centre. This will provide more of a physical prominence to the group centre and easily identified as the main commercial centre in the Molonglo Valley.

The pedestrian environment in the group centre and surrounds will provide views to the broader Canberra landscape, including from key locations in the group centre, such as the town park. Shops, services and other 'active' uses will face the streets, town park, town plaza, bus interchange and other public spaces to promote a safe and dynamic pedestrian environment. Open spaces will provide east-west 'green links' through a combination of the natural landscape, parks and the streets. Large canopy trees will be planted through the group centre and surrounds to promote shade, amenity and a changing character in the open spaces.

The group centre and surrounds will provide a diverse range of medium and high-density housing types, sizes and densities to meet the changing needs of the community. A provision for social and/or community housing will be delivered in line with the ACT Government's Housing Strategy.

BUILDING HEIGHTS

Building heights will respond to the landscape setting and undulating topography of the site. Key views out to the broader landscape and surrounds will be offered from most sites.

Building heights in the residential areas (the surrounds) are generally consistent with the current Territory Plan provisions with a mix of 2 storeys (RZ3 zone), 3 storeys (RZ4 zone) and 4-6 storeys (RZ5 zone) to provide a transition in building height and scale. This approach will also promote a diversity of housing types at the surrounds of the group centre.



Map 9: Building height diagram

2.3.6 URBAN DESIGN AND BUILT FORM (CONT.)

Building heights in the group centre are generally medium rise of 3 to 6 storeys. The height of buildings along the streets and public spaces will be a 'human scale' with three to four storeys facing the street and the taller building elements setback away from the streets and public spaces. The proposed upper floor building setback will promote a comfortable sense of enclosure along the streets, without the buildings dominating the streetscape and public spaces. Lower building heights are proposed to the north of the town park to promote year round use through access to natural sunlight to this space.

TOWER ELEMENTS

Taller buildings, in key locations, will provide a visual statement that the group centre is the primary commercial hub in the Molonglo Valley. The tower elements also contribute to a distinct and recognisable urban silhouette positively as viewed from significant sites outside of the Molonglo group centre, such as the National Arboretum and Black Mountain. The location and design of the taller buildings will retain solar access nearby residential sites and important public spaces, while also making a statement of arrival when traveling along the main approach roads. The tower elements are to be designed as a group of buildings with consideration of appropriate scale, form, mass and architectural proportions. To achieve this, several strategies are to be applied to the tower elements: the tower element is setback from the lower floor levels; floorplates are generally limited to a maximum of 850m² to create a narrow tower to allow sunlight into apartments and reduce building scale and overshadowing; building facades are to be designed to be aesthetically interesting and incorporate green infrastructure; the tower elements are to provide an interesting and distinct 'top' of the building to make a positive contribution to the group centre skyline. Building heights are shown in Map 9.

STREETSCAPE CHARACTER AND BUILDING DESIGN

In the group centre, the approach to the streetscape is to provide a lower building form facing the street, with taller buildings elements setback above the third or fourth floor. The relationship between the width of the streets, uses at the lower floor levels and height of buildings is important to encourage a comfortable, safe and enjoyable pedestrian street environment.

MAIN STREET

The main street will provide a 'human scale of development with 18 metre building heights at the street edges. Where taller buildings are permitted, buildings will be setback away from the street to allow solar access to the street verges. The main street will be a slow speed vehicle environment or shared zone. Pedestrians will be prioritised as the main use group with wide street verges provided and large canopy street trees. Refer Figures 24a and 24b.



Figure 22: Artist impression of the east west cross street elevation looking north



Figure 23: Artist impression of the street elevation along the east west arterial looking north

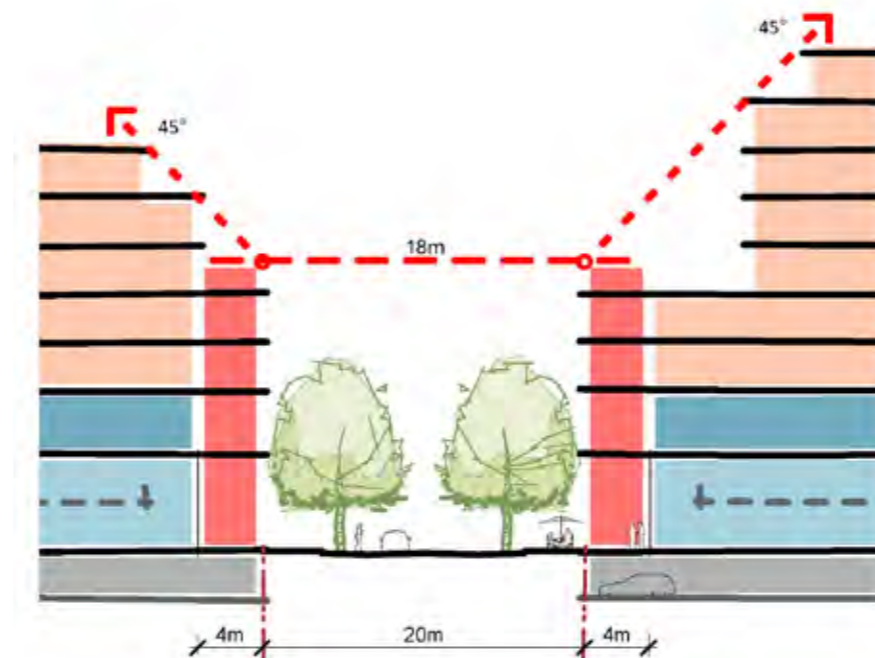


Figure 24a: Typical cross section of main street and town park

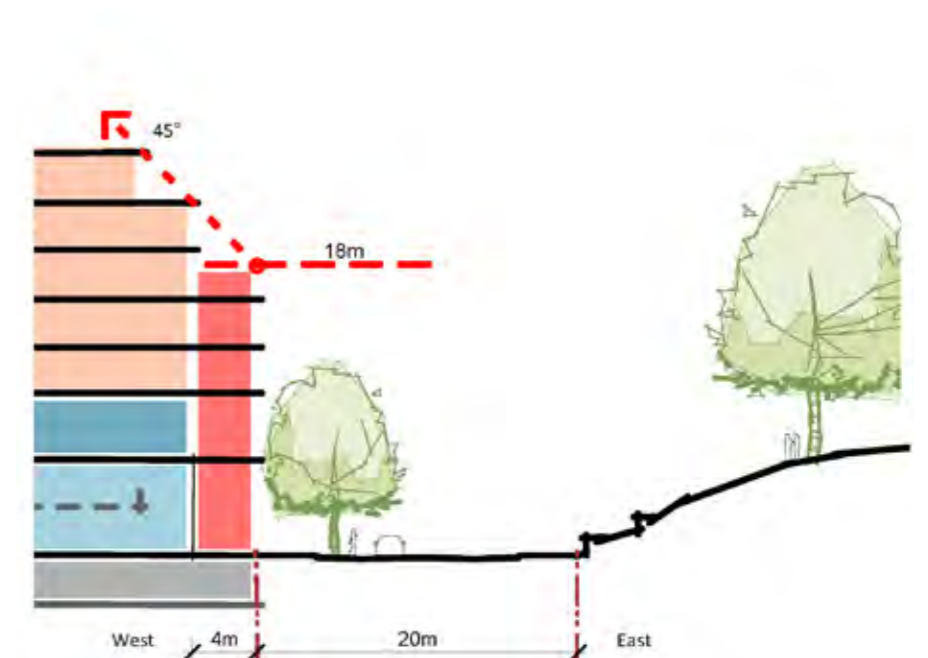


Figure 24b: Typical cross section of edge roads

22.3.6 URBAN DESIGN AND BUILT FORM (CONT.)

EAST WEST ACCESS STREETS

The east-west access streets through the group centre core will provide 15 metre buildings heights to the street. Where taller buildings are permitted, buildings will be setback away from the street to allow solar access to the street verges. Wide street verges and large canopy street trees provided to create a comfortable pedestrian environment. On-street parking to be provided where possible. Refer Figure 25.

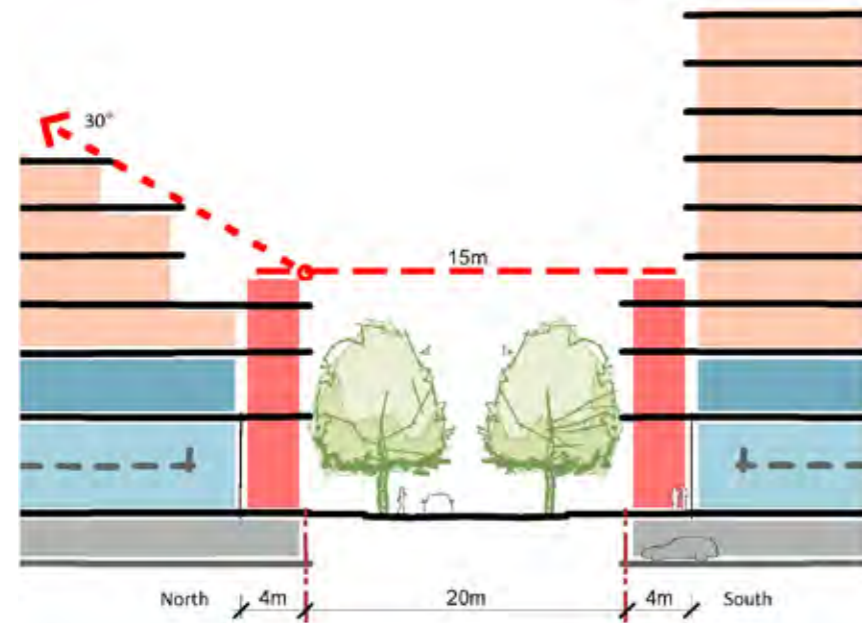


Figure 25: Typical cross section of the east-west access streets

GROUP CENTRE CORE PLAZA SPACE (TOWN PLAZA)

Plaza space is proposed adjoining the main street and integrated with the bus interchange. The plaza space will allow for people to meet, relax and spend time in the group centre core. This space will also allow for temporary uses, such as markets, stalls and other community activities. Refer Figure 26.

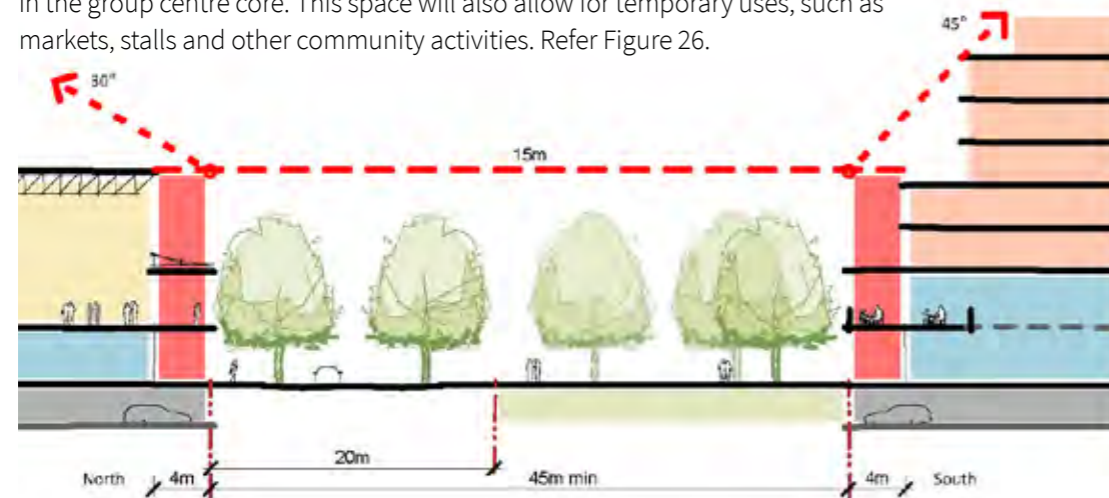


Figure 26: Cross section of group centre core plaza space

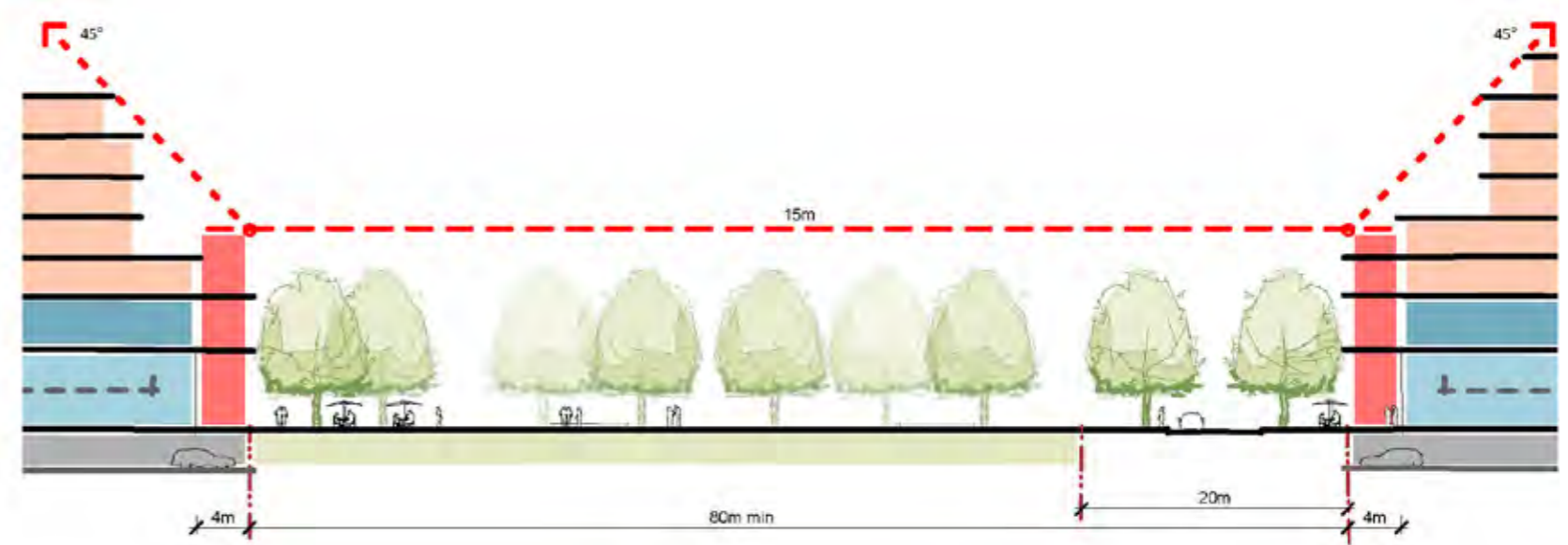


Figure 27: Typical Cross Section of east-west arterial road

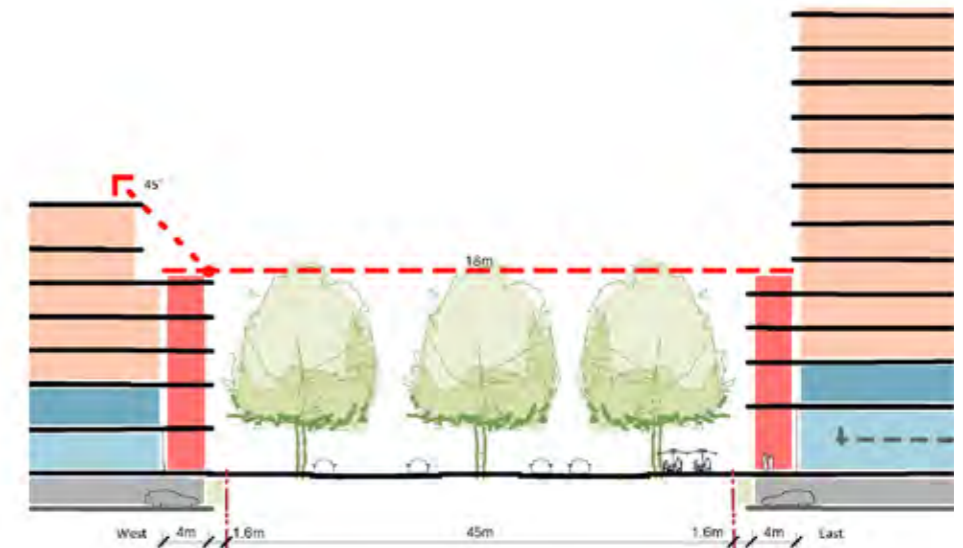


Figure 28: Typical cross section of John Gorton Drive (town centre core)

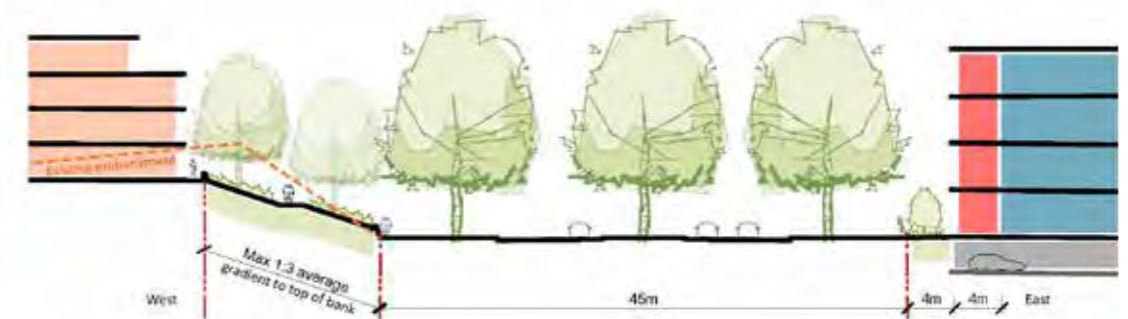


Figure 29: Typical cross section of John Gorton Drive (service trades area)

2.3.6 URBAN DESIGN AND BUILT FORM (CONT.)

EAST WEST ARTERIAL ROAD

The east-west arterial plays an important role in providing a direct eastern connection from the suburbs of Molonglo and Denman Prospect, across Molonglo River to Tuggeranong Parkway, and to the city centre and central area. As the east-west arterial approaches the commercial centre core from the east and west, it changes to a more urban character and function. It provides efficient, unrestricted traffic flow and access to residential estates, with limited signalised intersections or roundabouts. Shops and services at the group floor level in the group centre and service trades area will be designed to face the east-west arterial road. Refer Figure 27.

The east-west arterial has medium density development that increases to high density and commercial uses as it approaches the group centre. Safe and engaging public spaces are created along the street with active and diverse building frontages. Views and vistas over parkland and open spaces are maximised. Buildings are designed to allow passive surveillance of the street below, while preserving the privacy of residents. Gardens and green frontages are incorporated in residential development zones to enhance the parkland address.

JOHN GORTON DRIVE

John Gorton Drive is the highest order street in the district of the Molonglo Valley, providing inter-town connections and trunk public transport access. John Gorton Drive changes to a more urban character as it passes through the commercial centre core to contribute to a sense of arrival at the centre. Connections from rapid public transport, including light rail in the longer term, and a new bus interchange in the group centre will be closely located for ease of public transport users. Buildings will be designed to provide surveillance over the street and active uses facing main public transport stops.

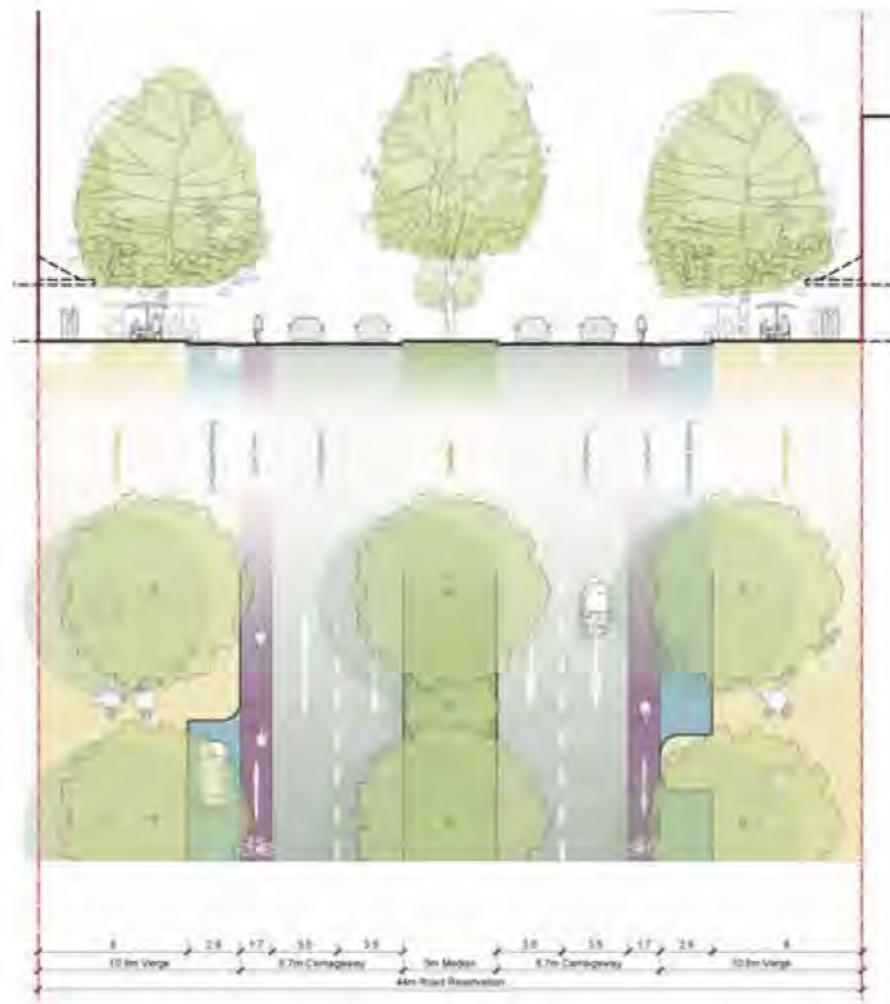


Figure 30: Typical Cross Section of John Gorton Drive (town centre core)

2.3.7 SUSTAINABILITY AND INNOVATION

As a new area in the Molonglo Valley, the group centre and surrounds will be sensitively designed to protect the existing heritage and environmental values of the site, including the pink-tailed Worm-lizard habitat and existing Box Gum Woodland.

Verge widths will be designed to allow for large canopy street trees to contribute towards a 30% tree canopy coverage across the group centre and surrounds. The structure of the group centre and surrounds has been designed to retain existing high quality remnant trees within the public open space or as part of future development. Living infrastructure, such as green walls, will be encouraged in the design of the built form to improve building performance and amenity for the community.

Solar access to the public spaces will be important to provide useful spaces for the community and encourage use in the colder months of the year. Planning and design controls will be introduced to limit overshadowing and wind impacts on the streets and public spaces.

The Molonglo group centre and surrounds will contribute towards a net zero emissions in its transport, buildings and precincts. Standards will be applied to the built form to promote high energy efficiency of the buildings and public spaces.

Design will encourage the efficient use of energy through block energy ratings, the integration of public transport, and a neighbourhood layout that promotes walking and cycling.

The use of non-renewable energy sources, such as natural gas, will be discouraged across the Molonglo group centre and surrounds. This will be achieved by removing the mandatory requirement for gas to be provided as part of the infrastructure requirements.

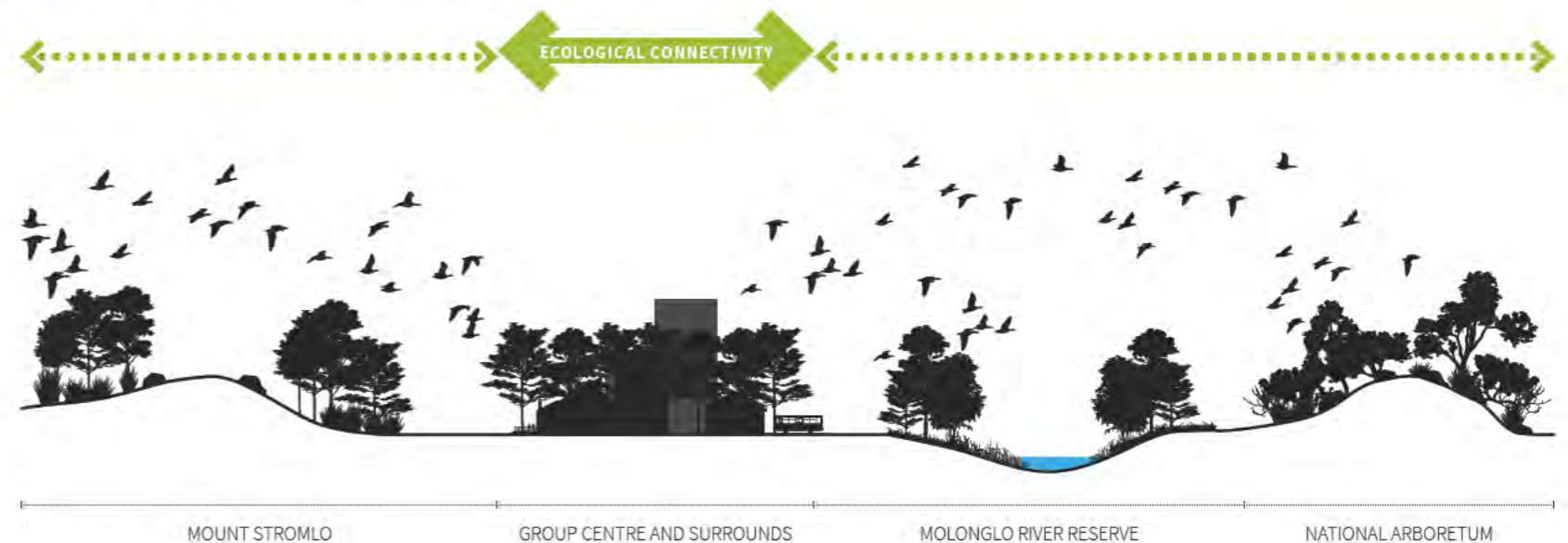


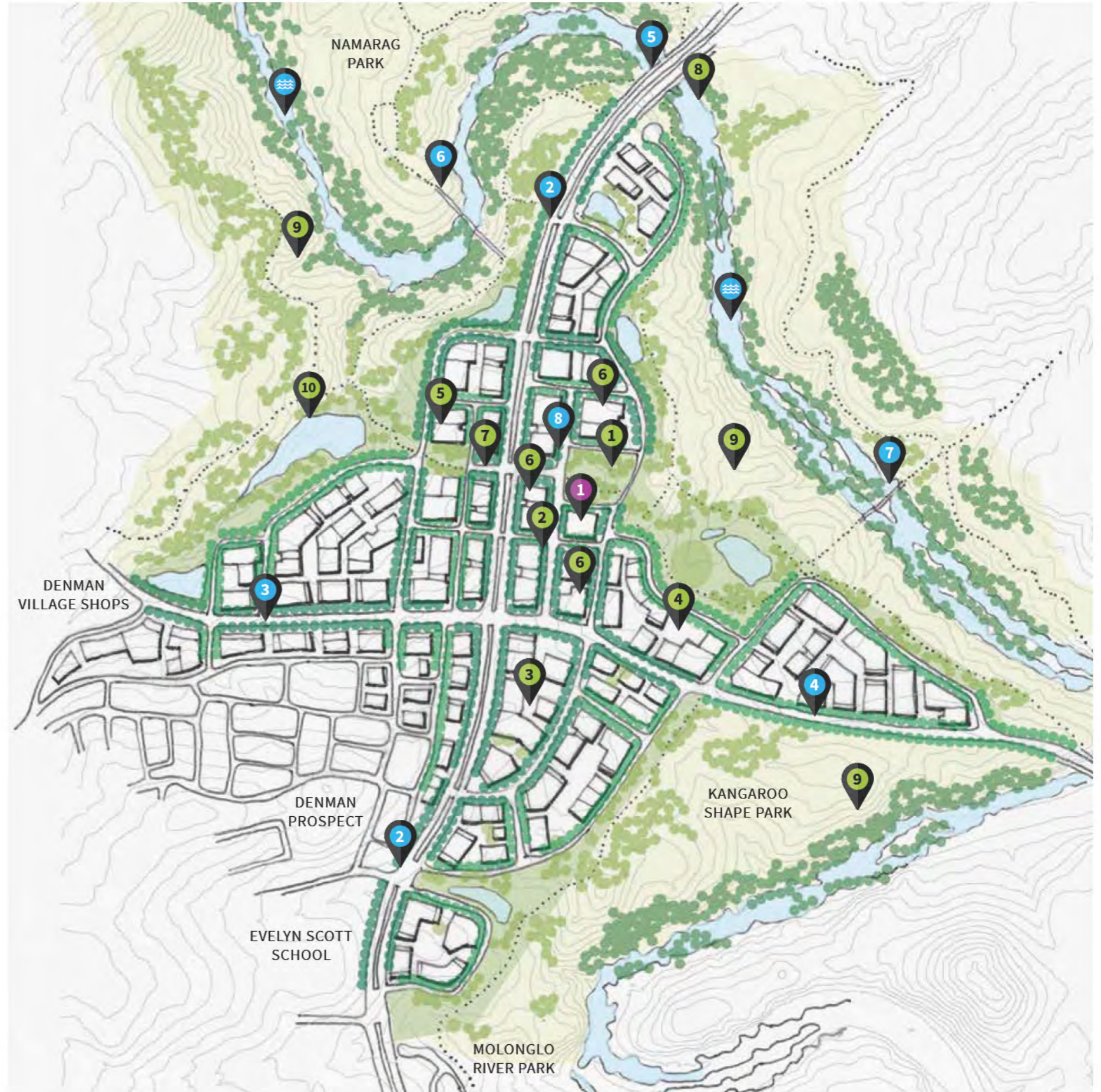
Figure 31: Indicative representation of ecological connectivity through the natural and built environment

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2.4 DRAFT CONCEPT PLAN- ILLUSTRATIVE

The diagram on this page illustrates an indicative development outcome for discussion purposes for the Molonglo group centre and surrounds.

- 1 MOLONGLO GROUP CENTRE
- 2 JOHN GORTON DRIVE
- 3 HOLBOROW AVENUE
- 4 EAST WEST ARTERIAL
- 5 MOLONGLO RIVER BRIDGE
- 6 BUTTERS BRIDGE
- 7 PEDESTRIAN BRIDGE
- 8 MAIN STREET
- 1 TOWN PARK
- 2 TOWN PLAZA
- 3 HOMEMAKERS AND SERVICE TRADES
- 4 COLLEGE
- 5 NON-GOVERNMENT SCHOOL
- 6 COMMUNITY FACILITIES
- 7 CENTRAL GREEN LINK
- 8 COPPINS CROSSING
- 9 MOLONGLO RIVER RESERVE
- 10 CRAVENS CREEK POND
- 🌊 MOLONGLO RIVER



Map 10: Artist impression of an indicative development outcome

2.5 CHARACTER AND PLACES

The Draft Plan provides provision for several character places and precincts that will contribute significant value to community life and character of the Molonglo group centre and surrounds, including:



TOWN PARK

A small hill or knoll exists at the highest point of group centre site and includes several remnant trees. This landscape feature is centrally located in the group centre and within the area proposed for the town park. The town park will provide a high-quality open space in the group centre for visitors, workers, shoppers and residents. The town park will offer exceptional views to the east across the Canberra landscape.



MAIN STREET

The main street will provide an active retail street with cafes, shops and restaurants. The main street will be a slow speed vehicle environment, where pedestrians will be prioritised as the main user group. Wide street verges will be provided to accommodate pedestrian traffic, street furniture and large canopy street trees. Development facing the main street will provide a 'human scale' of development, with taller buildings setback away from the street to allow for sunlight to access the street verges.



GROUP CENTRE CORE PLAZA SPACE

A plaza space is proposed adjoining the main street and integrated with the bus interchange. The plaza space will allow for people to meet, relax and spend time in the group centre core. This space will also allow for temporary uses, such as markets, stalls and other community activities.

2.5 CHARACTER AND PLACES (CONT.)

The Draft Plan provides provision for several character places and precincts that will contribute significant value to community life and character of the Molonglo group centre and surrounds, including:



BUS INTERCHANGE

The bus interchange is proposed on an east-west access street, close to the proposed rapid public transport station. The bus interchange is anticipated to be a focus of community activity for those arriving and leaving the group centre. Establishing a bus interchange arrangement early will allow for the centre to easily adapt to light rail in the future. The proposed layout is similar to the existing light rail and bus interchange in Dickson. The bus interchange is proposed to be designed and integrated with the group centre with ground floor uses such as shops, cafes, services and community facilities.



COMMUNITY FACILITIES

The provision of community facilities will foster social networks and interaction, and enhance health, wellbeing and quality of life for residents.

Community facility zoning is provided in convenient locations close to public transport nodes and shops and services offered in the group centre. Where possible, community facilities will also be encouraged to be integrated as part of mixed-use development in the group centre core. Sites within the Molonglo group centre and surrounds have been identified for education, health, Library and flexible community spaces. Locations for indoor sports centres are also proposed.



PONDS

Water quality control ponds are proposed in key locations to appropriately manage stormwater runoff from the urban areas. These ponds will also be focal points for community and wildlife. As demonstrated in other parts of Canberra, water quality controls ponds can become a focus for community life, such as family picnics and outdoor exercise.

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3. IMPLEMENTATION

3.1 IMPLEMENTATION

INDICATIVE STAGING FOR MOLONGLO GROUP CENTRE AND SURROUNDS

Staging for the group centre and surrounds is influenced by a number of factors with a focus on creating place. Placemaking is about creating places for people and communities through the physical environment amenity and accessibility and also by providing a diversity of functions, services, community gathering places and shops that attract people and meet community needs.

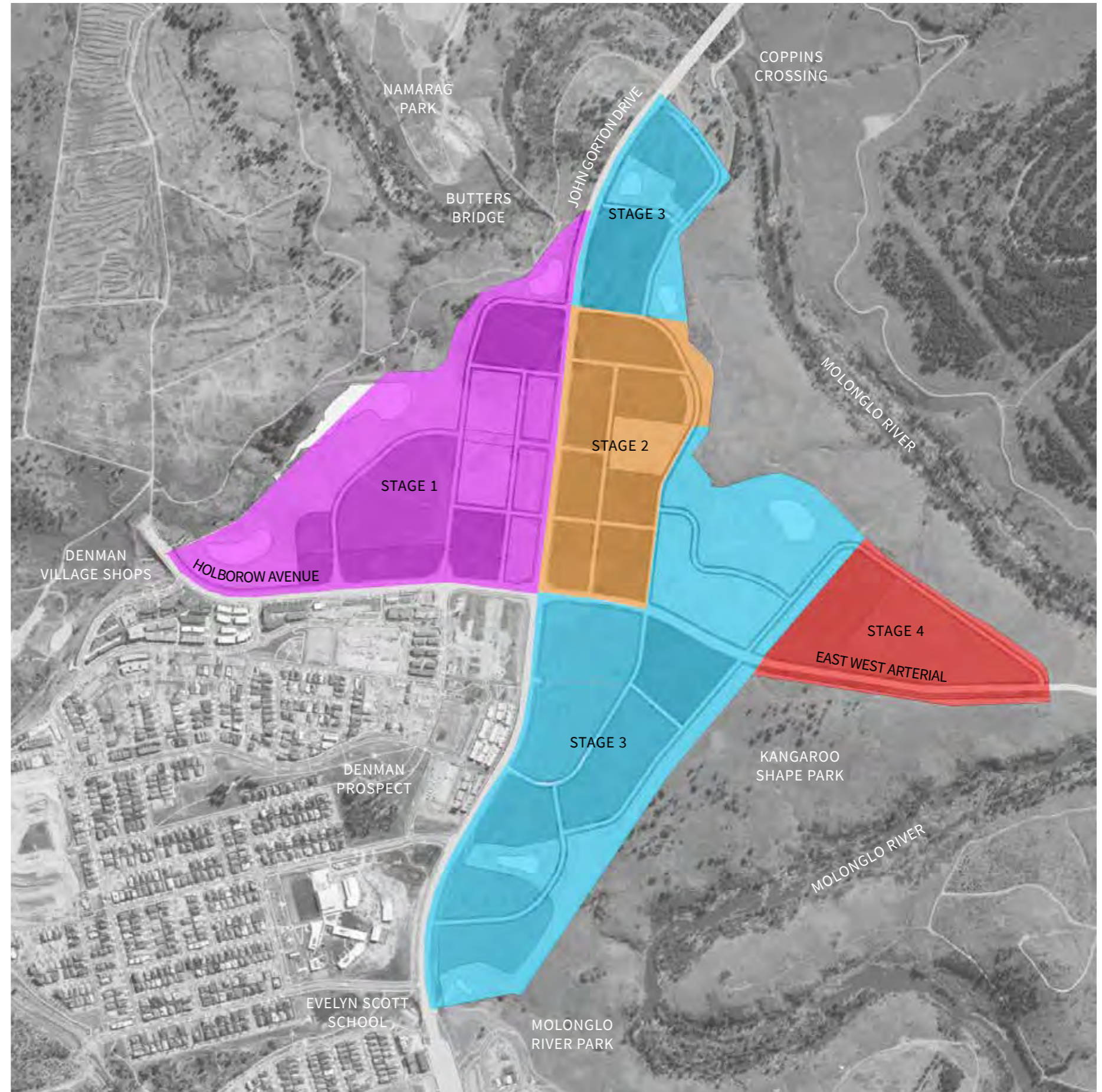
Staging is also influenced by the sustainable and efficient use of existing infrastructure such as roads, public transport and utility services connections nearby. The ability to deliver appropriate amounts of development to support and require services is also considered. Staging and timing is also influenced by, and informs the Indicative Land Release Program.

The indicative staging and implementation plan is shown at Map 11. Indicative staging includes consideration of land release, delivery of precincts, community facilities and infrastructure. This staging indicates residential development to the west of John Gorton Drive (Denman Prospect 3) and the group centre core area as the proposed first stages. This will enable continuing housing provision and also see the core of the group centre progress. The proposed staging doesn't mean one stage has to be completed prior to another. There could be key sites within stages that may need to be developed in advance of the broader stage, for example to provide a community facility.

The indicative staging diagram is provided to coordinate the broader planning and design objectives of this Draft Plan with the delivery of community spaces and development. Within the staging areas, further staging of works will occur and will be further refined through the Estate Development Plan process.

- LEGEND
- STAGE 1
 - STAGE 2
 - STAGE 3
 - STAGE 4

Map 11: Indicative staging to deliver the concept plan



3.2 NEXT STEPS

This Draft Plan provides the proposed direction and planning framework for the Molonglo Group Centre and Surrounds. The Draft Plan also provides the basis for discussion with community. Input from the community will be used to inform the preparation of a final concept plan and planning controls to achieve the vision, planning and design principles for the Molonglo Group Centre and Surrounds.

The Final Concept Plan will provide the basis for planning and design provisions for inclusion in the Territory Plan. The process to incorporate provisions into the Territory Plan will also involve consultation with community. The provisions in the Territory Plan will inform estate development planning and design for areas within and the assessment of those proposals.

ON-GOING WORK TO INFORM PLANNING FOR THE GROUP CENTRE AND SURROUNDS

In order to continue the planning and delivery of the Group Centre and Surrounds there is further work to continue. Some of this work includes:

- Refinement of proposed planning and design provisions (with a focus on sustainability and innovation)
- Refinement of community facility planning to identify focused community facility needs
- John Gorton Drive interface – further design review
- Updated tree survey (as part of an Estate Development Plan)
- Statutory changes to give effect to Government commitments related to all-electric centre

The statutory changes referred to above are underway through Technical Amendment 2021-14. This Amendment proposes changes to the planning requirement 93 in the Molonglo and North Weston Structure Plan to remove the reference to the provision of gas reticulation, consistent with Territory Plan Variation 373. Territory Plan Variation 373 removes the mandatory requirement for gas connection to blocks in new suburbs from the Estate Development Code in the Territory Plan.

The ACT Climate Change Strategy 2019-2025 outlines the next stage of the ACT Government's climate change response and identifies actions to meet its emissions reduction target of net zero emissions by 2045 and prepare for climate change. This strategy places a strong focus on reducing emissions from transport and gas - the two largest sources of emissions from 2020 once emissions from electricity are zero.

STATUTORY PROCESS

The Draft Concept Plan will be the basis for provisions incorporated into the Territory Plan. This may occur through a Technical Amendment to the Territory Plan. This will also include further community engagement.

ESTATE DEVELOPMENT PLAN

The Draft Concept Plan (and related provisions in the Territory Plan) will be used to inform the preparation and approval of future Estate Development Plans for the Molonglo Group Centre and surrounds.



Conners, Rohen

From: EDU, School Planning
Sent: Tuesday, 15 February 2022 4:34 PM
To: Terrplan
Cc: Attridge, Vanessa; Howell, Elizabeth; Conners, Rohen
Subject: RE: Agency consultation - proposed TA2022-01 to introduce the Molonglo Group Centre and Surrounds Concept Plan and rezoning of land within the future urban area of Molonglo
Attachments: School Siting Guidelines_Greenfield Areas_FINAL JAN 2022.docx
Importance: High

OFFICIAL

Dear Territory Plan Section,

The Education Directorate welcomes the opportunity to review Technical Amendment TA2022-01 as it relates to the provision of education sites within Molonglo Valley's district centre and its immediate surrounds. EDU comments reflect our understanding of outcomes of ongoing school planning discussions with officers from the Development and Implementation division of EPSDD from 2020, as well as similar comments provided in relation to the draft ILRP 22/23 – 25/26 recently circulated for comment.

EDU's comments reference in particular the 'Molonglo Group Centre and Surrounds' Draft Concept Plan (Attachment A), specifically:

- *Figure 2: Land use zones (p24)*
- *Figure 3: Community facilities (p25)*
- *Figure 4: Street network and hierarchy (p26)*
- *Figure 5: Public transport and indicative bus station location (p27)*
- *Figure 6: Active travel networks (p28)*
- *Table 1 Dwelling yield and zone area (p38)*

EDU Comments:

EDU supports the number of school sites, general location and Community Facility CFZ zoning of the education sites provided, however the size and configuration of both sites indicated within Draft Concept Plan raise concern given they do not currently meet EDU's minimum requirements. Please see comments below outlining these concerns.

1. Denman Prospect Precinct education site

- The Draft Concept Plan indicates a Community Facility CFZ school site of approx 4.2ha in area in the Denman Prospect precinct split in two by a 'Green Link'. While the general location of this site reflects work undertaken with EPSDD in planning for a public primary school site adjacent to the District's centre, the site's configuration and size do not. School facilities constitute sensitive use given the vulnerability of young people and it is planned this school would also include the youngest students at the preschool and early childhood education and care level. While we appreciate the broader land planning constraints of the area, security and safety concerns mean a public thoroughfare cannot be designed into a school site and EDU would need to see the public thoroughfare relocated elsewhere in order to accept this site.
- The Directorate's *Draft Greenfields Siting Guidelines* have been shared and discussed with EPSDD and are provided again with this email for your info. Our requirement is for a minimum site area of 4.5ha for a primary school. This enables the school site to sufficiently cater to both existing demand within the catchment as well as to allow for expansion with temporary infrastructure to meet peak demand when required. In addition, the minimum site area assumes a clear, flat site free from any development constraints. The proposed site area of approx. 4.2ha, particularly when bisected by a public thoroughfare, does not adequately respond to the siting requirements for a primary school in this district and we look

forward to working closely with EPSDD for an alternative arrangement which will support efficient land planning and school siting requirements.

2. Group Centre Core Precinct education site

- The Draft Concept Plan indicates a Community Facility CFZ school site of 5.7ha within the precinct adjoining the 'East West' arterial road. Discussions to date between Education and EPSDD have reflected the requirement for a co-located high school and college campus within this precinct location. The size of this campus would need to be closer to 10ha, rather than 5.7ha. As an example, the current Evelyn Scott primary and high school campus is 9.1ha in area. Without a larger area both a college and high school would not be able to be co-located and an additional site would be required nearby.

Given the high level of enrolment demand anticipated for public schools located within Molonglo Valley's district centre, the Education Directorate would welcome the opportunity to further discuss requirements for public schools in this region and to have further input into the planning for school sites.

Please do not hesitate to contact Rohen Connors or Liz Klein if clarification of Education's comments is required.

Kind regards,

Aarhi Ayyar-Biddle | Assistant Director, Schools Planning
02 6207 4673 | aarhi.ayyar-biddle@act.gov.au
System Policy and Reform Division | Education | ACT Government
GPO Box 158 Canberra ACT 2601
www.education.act.gov.au

From: Terrplan <Terrplan@act.gov.au>

Sent: Wednesday, 9 February 2022 6:59 PM

To: EPD Strategic Planning Referrals <EPDStrategicPlanningReferrals@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; Baxter, Rod <Rod.Baxter@act.gov.au>; Thorman, Rob <Rob.Thorman@act.gov.au>; Clapham, David <David.Clapham@act.gov.au>; CMTEDD, Economic Development <ecodev@act.gov.au>; Webster, Eddy <Eddy.Webster@act.gov.au>; EPAPLanningLiaison <EPAPLanningLiaison@act.gov.au>; EDU, School Planning <EDUSchoolPlanning@act.gov.au>; TCCS_DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>; 'network.connectionadvice@evoenergy.com.au' <network.connectionadvice@evoenergy.com.au>; Gell, Chris <Chris.Gell@act.gov.au>; Deedman <Deedman@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; McDonald, Helen <Helen.McDonald@act.gov.au>; Cilliers, George <George.Cilliers@act.gov.au>; Oshyer, Aaron <Aaron.Oshyer@act.gov.au>; Paynter, Patrick <Patrick.Paynter@act.gov.au>; Heritage <Heritage@act.gov.au>; EPSDD_Sustainability Policy <EPSDD.SustainabilityPolicy@act.gov.au>; Yates, Brooke <Brooke.Yates@act.gov.au>; Women <Women@act.gov.au>; ACT Health StrategicInfrastructure <ACTHealthStrategicInfrastructure@act.gov.au>; EmergencyManagement <EmergencyManagement@act.gov.au>; [REDACTED]@afp.gov.au; [REDACTED]@jemena.com.au

Cc: Gianakis, Steven <Steven.Gianakis@act.gov.au>; Neilsen, Andrew <Andrew.Neilsen@act.gov.au>; Mitchell, Joanne <Joanne.Mitchell@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Dolejsi, Simon <Simon.Dolejsi@act.gov.au>; Jeffrey, David <David.Jeffrey@act.gov.au>; Sargent, Narelle <Narelle.Sargent@act.gov.au>; Brown, Robin <Robin.Brown@act.gov.au>; Wyatt, Tim <Tim.Wyatt@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>; TCCS_DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Moser, Sonya <Sonya.Moser@act.gov.au>; Riches, Ben <Ben.Riches@act.gov.au>; Santosuosso, Daniel <Daniel.Santosuosso@act.gov.au>; Richardson, Dave <Dave.Richardson@act.gov.au>; Terrplan <Terrplan@act.gov.au>; Placenames <Placenames@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>; Pham, Minh <Minh.Pham@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>; Walker, IanS <IanS.Walker@act.gov.au>; Lhuede, Nick <Nick.Lhuede@act.gov.au>

Subject: Agency consultation - proposed TA2022-01 to introduce the Molonglo Group Centre and Surrounds Concept Plan and rezoning of land within the future urban area of Molonglo

OFFICIAL

Agencies,

Your comments are requested on proposed **Technical Amendment TA2022-01 to introduce the Molonglo Group Centre and Surrounds Concept Plan and rezoning of land within the future urban area of Molonglo** (see documents attached).

Please note that the introduction of the concept plan is a high priority government project to enable land release and to facilitate development of the Molonglo Group Centre and surrounds.

The closing date for comments is **COB Tuesday 15 February 2022**.

Your comments (including nil comments) can be sent to the Territory Plan Section by email: terrplan@act.gov.au.

Thank you

Territory Plan Section | General enquiries inbox | terrplan@act.gov.au
Planning and Urban Policy | Environment, Planning and Sustainable Development | **ACT Government**
480 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au



site

SCHOOL SITING GUIDELINES GREENFIELD DEVELOPMENT

EDUCATION DIRECTORATE
ACT GOVERNMENT

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SCHOOL SITING GUIDELINES

GREENFIELD DEVELOPMENT

Education Directorate (ACT Government)

Prepared with the assistance of

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CONTENTS

INTRODUCTION	1
SECTION 1 - ABOUT THE GUIDELINES	2
1.1 WHO SHOULD USE THE GUIDELINES?	4
1.2 WHEN TO USE THE GUIDELINES	4
1.3 HOW TO USE THE GUIDELINES	6
SECTION 2 - SITING SCHOOLS	7
2.1 SITING TO MEET DEMAND	7
2.2 HEALTH AND SAFETY	8
2.3 ACCESS AND CONNECTIVITY	10
2.4 INTEGRATED COMMUNITY FACILITIES	14
2.5 SITE CHARACTERISTICS	15
2.6 SITE READINESS	19

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INTRODUCTION

The need for new schools in the ACT

- Enrolment demand for ACT public schools is growing steadily. Public school enrolments increased by around 30 per cent between 2010 and 2020. This increase is forecast to continue over the coming decade and planning to accommodate this future growth is a key focus for the Education Directorate.
- Enrolment demand is predicted through the Directorate's enrolment forecasting and modelling capability, developed in collaboration with the Australian National University School of Demography.
- The ACT Infrastructure Plan (2019) foreshadows a significant pipeline of investment priorities. This includes expanded and new ACT public school infrastructure and educational facilities over the next decade to meet growth-related demand. It will ensure infrastructure supports the implementation of the Future of Education Strategy.
- To follow the ACT Planning Strategy 2018 and the review into the Planning Act and Regulation,

which commenced in 2019, the Environment, Planning and Sustainable Development Directorate has foreshadowed development of a new Planning and Development Act which includes a number of elements intended to streamline existing processes and timeframes, with potential to support timely schools planning and delivery outcomes.

- Identifying appropriate sites for new schools is a key challenge for the ACT government. Ensuring schools are delivered in the best available location enables the most efficient use of government resources and the best educational outcome for students.
- These guidelines will contribute to ensuring new schools are delivered to meet the growing demand for early childhood, primary, high school and Colleges.
- Guidelines to support the delivery of new schools on compact sites in infill areas are being separately developed.

SECTION 1 - ABOUT THE GUIDELINES

These School Siting Guidelines have been developed by the Education Directorate as an initiative to ensure that appropriate sites are identified and secured for public schools in Canberra's greenfield suburbs. The Guidelines are intended to provide clear requirements for the siting of new schools against which strategic master planning and new estate development plans can be evaluated.

Schools are at the heart of a happy and thriving city. They play a central positive role in the community. For greenfield developments, schools are an essential contributor to the urban structure and liveability of new communities. Schools signify opportunity, resilience, inclusion and fun. They are critical to social, cultural, and economic well-being and demonstrate a tangible commitment to the future of the Canberrans.

To assist students to achieve their full potential, the location of school facilities, the buildings and associated grounds should be integrated into the urban community network. Careful consideration of site location including interaction with transport and social infrastructure,

active travel networks and proximity to (or provision of) other community facilities (such as libraries, playgrounds, gymnasiums and outdoor sports fields) are all required as part of the strategic and ongoing master planning for new suburbs.

The siting of schools based on these considerations cannot be determined in isolation – either by land developers or by the Education Directorate. Government agencies and the development industry need to work collaboratively to ensure that our community facilities are located to best serve the community, achieve high accessibility and meet the needs of future generations.

The Education Directorate has worked with other government agencies and urban design experts responsible for planning and infrastructure delivery in Canberra's new suburbs to develop these Guidelines. The provisions reflect the collective experience over many years of planning for, designing and operating schools in greenfields areas across Canberra. We have reflected on the issues which have caused delays, increased costs, raised community concerns and led to ongoing management challenges with previously delivered schools. These Guidelines aim to ensure we have learnt from those experiences to respond better to future challenges.

The Guidelines have been formed to reflect and reinforce the following Core Principles:

- Safety of the school community
- Inclusion - A place for every student
- Equity of Access
- Schools as part of the community
- Sustainable infrastructure investment
- Supporting an active travel network
- Minimised development cost

These core principles are consistent with the key principles guiding the Education Directorate including those contained in the Education Act 2004 and the foundations of the Future of Education Strategy (2018). The Guidelines also reflect the ACT Government's broader vision for planning for the growth of our city reflected in a number of strategic planning policies including the:

- *ACT Planning Strategy 2018*
- *2015 Statement of Planning Intent*
- *ACT Infrastructure Plan (2019)*
- *Active Travel Framework (2015)*

Throughout this document, references to government agencies are abbreviated as follows:

- Chief Minister, Treasury and Economic Development Directorate - Sport and Recreation – CMTEDD S&R
- Education Directorate – EDU
- Environment Planning and Sustainable Development Directorate – EPSDD
- Suburban Land Agency – SLA
- Transport Canberra and City Services Directorate – TCCS

References to planning documents are abbreviated as follows:

Estate Development Plan – EDP

Use of the term *student* in this document will generally mean all members of the school community and visitors.

1.1 WHO SHOULD USE THE GUIDELINES?

The Guidelines have been prepared to provide support for and guide decision making by:

- Territory government agencies responsible for strategic urban policy, structure plans, master plans and Estate Development Plans in greenfield areas in Canberra;
- Territory government agencies responsible for transport, active travel and community infrastructure;
- Professionals, including urban designers, engineers and urban planners, involved in master planning and estate development planning for new suburbs; and
- The ACT Education Directorate in identifying and assessing suitability of potential school sites.

1.2 WHEN TO USE THE GUIDELINES

These guidelines should be referred to at all stages of greenfield development for confirmation that any precedent design or planning work has suitably sited any proposed school site and for reconsideration if assessed as not suitable.

Planning for a new suburb is a lengthy process that occurs over a number of years – sometimes decades. What we know at the start of the process can change, with shifting demographics and demands, new environmental considerations, changing economic influences and the introduction of new technologies. Master Planning is an iterative and collaborative process. The siting of schools and other community facilities is precedent within the design of new greenfield development as these facilities form the heart of a new suburb.

These guidelines are intended to be referenced by relevant Government Directorates and agencies at multiple points along the suburb planning continuum – from strategic planning through to preparation of Master Plans and Estate Development Plans. They are intended to supplement and provide further explanation and detail beyond the broad considerations identified in statutory documents such as the Territory Plan. At each key planning

stage these guidelines will provide the clear requirements against which to evaluate and confirm the best location and site characteristics for new schools in our community.

Figure 1 below identifies the key stages in the process of confirming the location for a new school in a greenfields development area. It identifies, for the specific purposes of selecting a school site, the stages at which the Education Directorate should be involved and where these guidelines will provide a key framework for decision making. The flow chart reflects the iterative and non-linear planning and development process. It incorporates the statutory processes under the Planning and Development Act, such as the circulation of draft Estate Development Plans for agency consideration. It also includes additional points at which inclusion of the Education Directorate, along with other relevant government agencies, will streamline and improve the decision-making process, reducing the likelihood of delays later in the process.

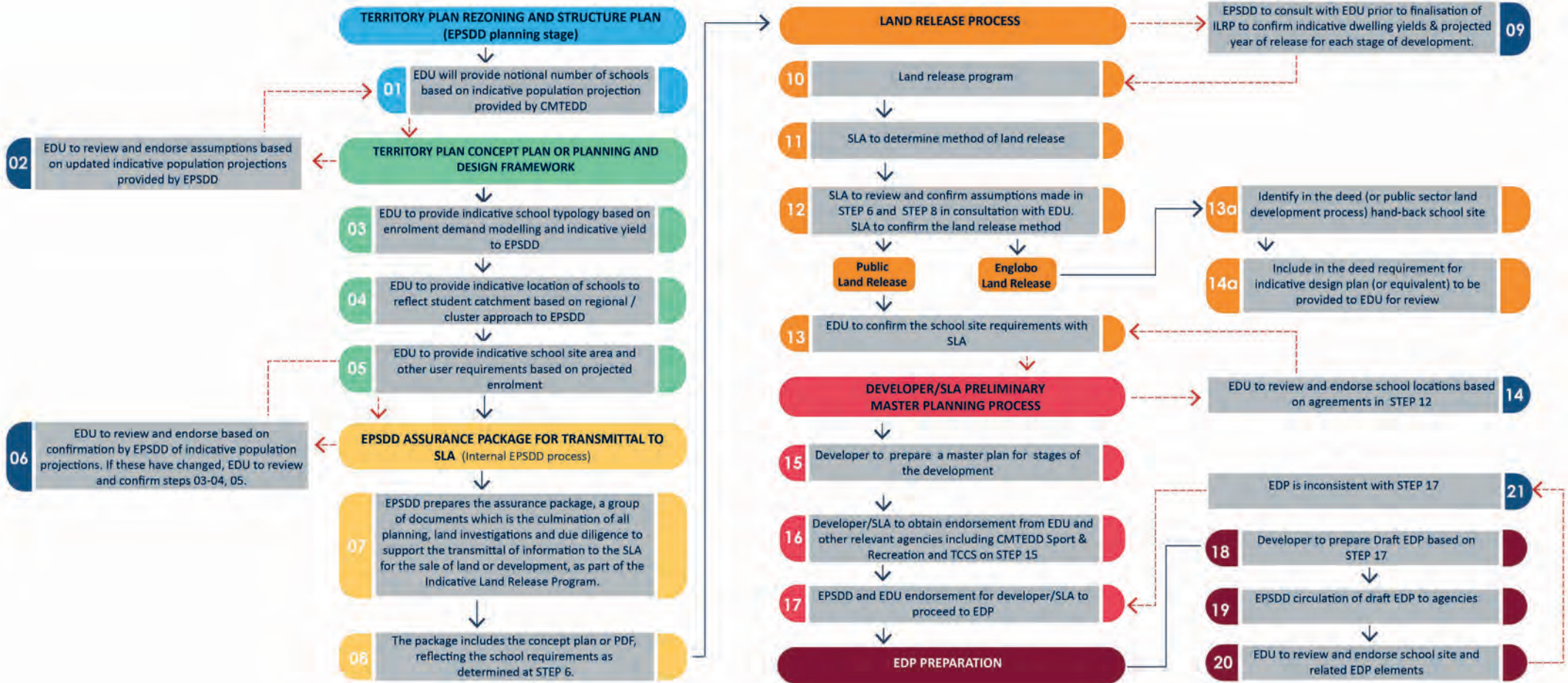


Figure 1. School site selection steps in the planning process

1.3 HOW TO USE THE GUIDELINES

These Guidelines set out the objectives and design requirements applicable when planning for new school sites in greenfield developments.

This document has been prepared to:

- Provide a framework to evaluate school site allocation from Strategic Planning through to Estate Development Plan preparation
- Provide guidance in regard to the selection of school sites for government agencies and planning and design professionals responsible for the planning and delivery of new suburbs
- Provide clarity to all stakeholders to ensure proposed school sites are suitable and will meet the requirements of Government, including the Education Directorate.

The Guidelines are set out in six sections, each reflecting a core element to be complied with when siting new schools:

1. SITING TO MEET DEMAND
2. HEALTH AND SAFETY
3. ACCESS AND CONNECTIVITY
4. INTEGRATED COMMUNITY FACILITIES
5. SITE CHARACTERISTICS
6. SITE READINESS

Each topic area is structured to provide the user with:

- a description of the issue and an explanation of its role and importance
- *Objectives* that describe the desired outcomes
- *Design requirements* that provide the measurable requirements for how an objective can be achieved.

A proposal for a site for a new school must demonstrate how it complies with the specified *design requirements*. If it cannot meet the design requirements, then the proposal must demonstrate that it meets the relevant *objective* for each core element.

The guidelines take this non-prescriptive approach in recognition that it is rare that a site can completely meet all of the Design Requirements. In some instances, despite non-compliance with for example a site constraints design requirement, the objective may be able to be met by providing a larger site area. However, where a proposal for a school site relies on the *objective* to comply with these guidelines, additional expert advice to justify departure from the design requirement may be required. This is to ensure that Government has the technical or other supporting information necessary to ensure that the objectives can be met, as these decisions can have significant implications for the educational outcomes and safety of our city's students.

SECTION 2 – SITING SCHOOLS

2.1 SITING TO MEET DEMAND

The siting of new schools within a greenfield estate needs to respond not only to the projected level of enrolment demand in the medium term, but to anticipated future demand. ACT Public Schools must provide a place for any child in the public school in their neighbourhood. A school's location should allow the education facility to service more than one suburb, or even district, if required.

It must also be well-located to transport connections while being sufficiently separated from high traffic major roads.

2.1.1 REFLECTS ENROLMENT CATCHMENT

OBJECTIVES

- School siting reflects the projected need for school placements based on the regional/cluster approach to modelling demand
- New schools are sited to allow the school to serve a broad and sustainable student enrolment catchment
- School sites must be located to maximise inclusion and accessibility for all members of the local community
- School sites are where possible located to reflect the dominant direction of travel to and from employment centres, to minimise the traffic impacts on residents

DESIGN REQUIREMENT

- a. Schools sites are strategically located based on the projected demand for primary, high school and college places in the surrounding area.
- b. Schools are located in proximity to but not directly adjoining high volume roads.

2.2 HEALTH AND SAFETY

New schools are sited to ensure the safety and wellbeing of students. Consideration of a potential school siting must take into account whether a site is within a bushfire prone area, the proximity to any bodies of water, the risk of flooding to buildings or grounds, whether there will be nearby hazardous materials, contamination or pollution (such as toxins, odour, dust or noise), and how any risks can be appropriately mitigated.

2.2.1 BUSHFIRE

OBJECTIVES

- Schools are located to ensure student safety and minimise likely bushfire risk; and
- Schools are located to ensure their operation is not adversely affected by forecast fire danger

DESIGN REQUIREMENT

- a. Schools are not located on a permanent urban edge that is subject to bushfire risk confirmed by joint EDU-ESA assessment; and
- b. Habitable school buildings are not located in a permanent bush fire zone or Asset Protection Zone.
- c. Where Asset Protection Zones are required on site, sufficient site area and configuration is retained to locate habitable buildings.

2.2.2 FLOODING AND WATER BODIES

OBJECTIVES

- Schools are located to safeguard students; and
- School operations are not affected by flood events; and
- School assets are protected during a flood event

DESIGN REQUIREMENT

- a. Schools are not located within flood prone areas; and
- b. Where ponds, water bodies or stormwater infrastructure is located in proximity to schools, adequate safety provisions such as fencing is in place to minimise risk to students

2.2.3 ENVIRONMENTAL HAZARDS

OBJECTIVES

- Schools are located to ensure student safety and to eliminate potential health risks from contamination or nearby sources of pollution (odour, dust, noise)

DESIGN REQUIREMENT

- a. School sites are not located on or adjacent to land zoned or used for hazardous or potentially hazardous industrial activities, or land that is otherwise contaminated.
- b. School sites satisfy the requirements of the EPA - refer to the ACT Government's "*Separation Distance Guidelines for Air Emissions*" and relevant environment protection policies.

2.2.4 POWER LINES, UTILITY TOWERS AND ELECTRICAL SUB-STATIONS

OBJECTIVES

- Schools are located to ensure no safety risk or visual impact for students.

DESIGN REQUIREMENT

- a. School sites near high-voltage power lines or utility towers are located outside of the fall zone of any structures or cables.
- b. Schools are not directly located adjacent to high-voltage power lines or utility towers. Note this does not apply to telecommunications towers.
- c. Schools are not located within close physical or visual proximity to electrical sub-stations (this may not apply to community batteries).

2.3 ACCESS AND CONNECTIVITY

Schools are an important destination within new suburbs. They must be easily and safely accessible for students within the school's catchment – whether travel is by car, bus, bicycle or foot.

The ACT Government is committed to reducing greenhouse gas emissions and promoting active travel. The siting of a new school will enable convenient travel to and from schools, maximizing the potential for a range of modes of transport, and minimising traffic congestion around the school location. The location must also allow for traffic arrangements that create safe pick up and drop off zones, convenient pedestrian crossing points, and accessible entry into and exit from the school for people of all abilities.

2.3.1 ACTIVE TRAVEL

OBJECTIVES

- Schools are located to encourage walking and cycling as the preferred mode of travel for students in a safe off-road environment; and
- Provide for a convenient access to non-car-based travel including walking, cycling and public transport.
- Provides for easy and safe access to public transport within walkable distance.

DESIGN REQUIREMENT (Refer to **Figure 2** and **3**)

- a. Schools and other co-located community facilities have direct connectivity to the cycling and walking path network within main or local community routes (dedicated off-road network); and
- b. Safe and convenient active travel routes are provided where necessary across arterial and major collector roads and connect the school to public transport stops;
- c. Primary schools are located on minor collector roads carrying a local bus service, with a bus stop at the school boundary;
- d. Secondary schools and colleges are located on minor collector roads within 400-800 m walking distance of a road capable of accommodating a high frequency public transport service;
- e. Colleges are located near group or town centres.

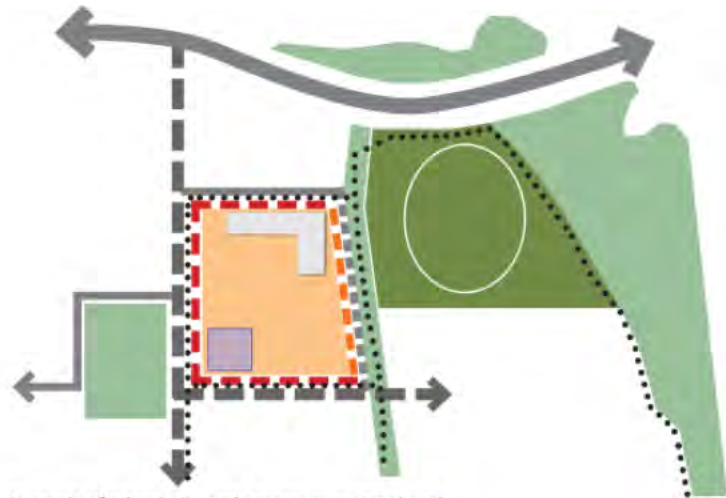
2.3.2 STREET NETWORK AND TRAFFIC

OBJECTIVES

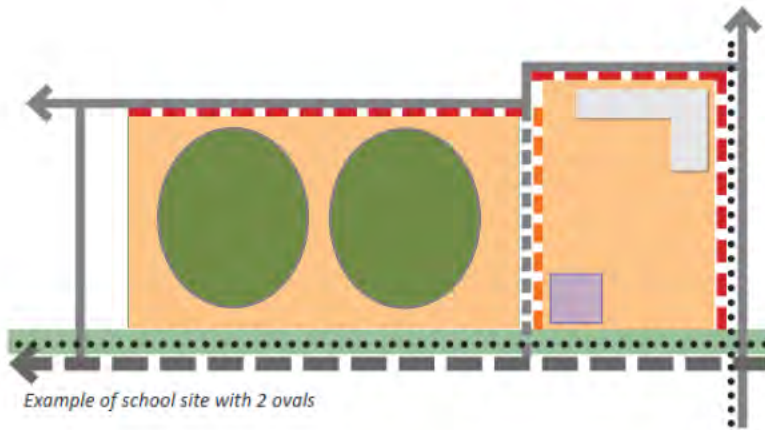
- School siting avoids traffic conflict between the school site and other traffic generating uses; and
- Is located on a low traffic, low speed road network to cater for student safety and to encourage active travel;
- School siting allows for sufficient separation from arterial roads so that students can safely arrive at and depart from the school site
- School siting does not create high levels of school related traffic to the detriment of residents adjoining the school.

DESIGN REQUIREMENT (Refer to **Figure 3**)

- a. Schools are located outside or towards the edge of the walkable catchment (400 m) of Commercial Centres;
- b. Schools have a direct interface with streets on three frontages of which two are access streets, and
- c. School boundaries are located between 200 m to 400 m from an arterial road or major freight route. (Refer to **Figure 3**).



Example of school site with access to external oval



Example of school site with 2 ovals

- LEGEND
- SCHOOL SITE
 - CAMPUS BUILDINGS
 - COMMUNITY FACILITIES
 - ACTIVE OPEN SPACE/PLAYING FIELDS
 - PASSIVE OPEN SPACE
 - MAJOR COLLECTOR ROAD
 - MINOR COLLECTOR ROAD
 - ACCESS ROAD
 - DESIRED ACCESS ROAD
 - INDENTED PARKING
 - OPPORTUNITIES FOR ADDITIONAL PARKING
 - BICYCLE PATHS

Figure 2. School siting examples

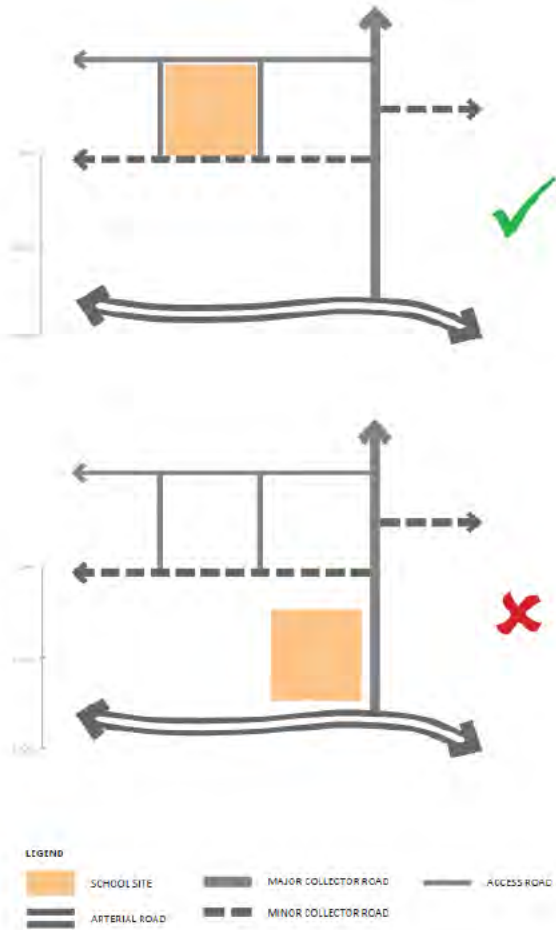


Figure 3. School siting and road hierarchy

2.3.3 ACCESS

OBJECTIVES

School access by car, bus, walking and cycling:

- Provides a safe and convenient environment for students; and
- Encourages walking and cycling; and
- Provides multiple pick up and drop off points to spread out traffic during peak hours; and
- Avoids concentration of traffic during peak hours and around the bus stops; and
- Provides for sufficient on-site carparking to meet required standards; and
- Meets the requirements for the Movement and Place framework as outlined in “MOVING CANBERRA 2019-2045 INTEGRATED TRANSPORT STRATEGY”; and
- Allows and encourages use of co-located facilities after school hours

DESIGN REQUIREMENT

- a. Streets surrounding school sites are to be designed for low vehicle speeds

- b. School perimeter road network includes access streets sufficient in length to accommodate projected student drop off and pick up queueing
- c. Access to parking areas are to be of sufficient distance from intersections and entrances of adjoining development (particularly other schools) to avoid queueing into surrounding streets and peak-time congestion
- d. Provide indented on street drop off and pick up areas adjacent to pedestrian entry and exit points, not located at bus stops
- e. Where neighbourhood playing fields are integrated with schools, provide an access street between the school and the playing field to provide for extra on street parking and minimise the need for off street parking
- f. Ensure easy and safe access for students with disability from the school site to offsite facilities required for school use
- g. School Site entry points and drop off pick zones avoid conflict with entry points to other traffic generating uses

- h. Wider verges to be provided around the school and at the major pedestrian road crossing points to allow for egress and gathering of students at peak hours
- i. Provide multiple points of entry and exit to the site for walking and cycling.
- j. Safe pedestrian access and crossing to take precedence over car movement
- k. Development adjacent to the school site is provided with mid-section breaks connecting to active travel routes to facilitate safe and direct walking and cycling routes to and from school.

2.4 INTEGRATED COMMUNITY FACILITIES

Schools are not just education facilities but are a community hub, providing accessible and inclusive environments to encourage a positive contribution to community wellbeing. The location of a school must demonstrate the capacity to offer a range of community and social infrastructure as required to meet demand in new suburbs. This may include multi-purpose indoor sports facilities, outdoor sports ovals, or community halls and theatres, with associated access to carparking out of school hours. The school should also be located close to other compatible community uses, to maximise accessibility for students.

2.4.1 COMMUNITY HUB AND RECREATION FACILITIES

OBJECTIVES

- School siting enables sharing and integration between schools and other community uses

DESIGN REQUIREMENT

- Schools are co-located with District Playing Fields and/or neighbourhood ovals in order to enable sharing and integration between schools and active recreation space.
- Schools and other community facilities are linked to the cycling and walking network
- Schools are co-located with the community facility uses identified in *Table 1*.

Table 1. Community Facilities Integration Matrix

TO BE CO-LOCATED WITH, OR NEARBY TO	SCHOOL TYPE				
	EARLY CHILDHOOD SCHOOL	PRESCHOOL	PRIMARY SCHOOL	HIGH SCHOOL	COLLEGE
Early childhood education and care centres	x	x	x		
Baby health clinic / maternal child health centre / community health services	x	x			
Indoor and outdoor sporting facilities				x	x
Space for community organisations (hall, meeting rooms, theatre/performance/media facilities)			x	x	x
Library					x

2.5 SITE CHARACTERISTICS

A school site needs to be both well located and suitable for development, free of encumbrances which might risk the timely and cost effective delivery of well-designed school facilities.

2.5.1 Site Area

Fundamentally, a school site needs to be large enough to enable the provision of sufficient facilities to deliver the curriculum. Schools also provide shared facilities to meet the needs of the broader community.

The site area provided for a new school must be sufficient to enable school buildings, associated structures and open recreation space which will meet the standards in the Education Directorate's Infrastructure Specifications (EDIS, or Functional Brief) for each school type. These detail the functional requirements for schools and reflect the ACT Government Infrastructure Plan 2011-2021 Strategic Infrastructure Priorities (updated 2019) which aims to deliver contemporary learning and teaching environments.

A school site area needs to be sufficient to allow expansion with temporary infrastructure to meet peak demand when required, and to cater for the long-term projected student population.

In considering the suitability of a site area, analysis must consider the topography and any required siteworks (such as 'benching', and the area and orientation of any associated batters) and the associated costs of site preparation. Development constraints such as the need for bushfire protection inner asset protection zones, protected trees or items of heritage significance, the need for onsite stormwater management and access to the site from the surrounding road network may also influence the total site area required.

The site areas provided below provide a benchmark against which sites can be considered for their suitability. The individual characteristics of each site will determine the area which is suitable in each circumstance.

The site should be separated from uses which may have the potential for adverse impacts such as noise or air pollution, and allow for an appropriate interface with adjacent residential or commercial development. This needs to be balanced with opportunities for integration and collaboration with nearby uses.

2.5.1 SITE AREA

OBJECTIVES

- School site provides for sufficient and practical indoor and outdoor learning, recreation and supporting spaces for projected number of enrolments; and
- Site area reflects and is proportionate to:
 - i. school typology
 - ii. projected student enrolment number
 - iii. Requirement to co locate other community uses and integrated community hub model
 - iv. Requirement for provision of playing fields, allowing for any battered banks and associated clearances on sites that requires cut and fill
 - v. Site constraints which limit developable area

DESIGN REQUIREMENT

- a. Refer to *Table 2*

Table 2. School site area requirements

SCHOOL TYPE	COMMUNITY – ACCESSIBLE FACILITIES	REQUIRED AREA (ha)	
		With access to external fields	Without access to external fields
PRIMARY SCHOOL (includes P-6; EC-6)	<ul style="list-style-type: none"> - Community meeting rooms - Outdoor multi-use courts (one competition-sized basketball court of 650m²) - Indoor multi-use courts (gymnasium/hall) (Minimum of one competition-sized basketball court of 650m²+ stage area, changeroom and amenities.) - ECEC where this is identified to be co-located with the primary school - Provision of one sporting field (80 m X 134m) incorporating 6m run off area if there is no unrestricted access to this sized facility on adjoining land - Kickabout area = 10 m² per student with minimum dimension of 50 m 	4.0	4.5
HIGH SCHOOL (includes 7-10; P-10)	<ul style="list-style-type: none"> - Community meeting rooms - Technical rooms (woodwork, metalwork, art etc) - Outdoor multi-courts (one competition-sized basketball court of 650m²) - Indoor multi-use courts (gymnasium/hall) (Minimum of one competition-sized basketball court of 650m²+ stage area, changeroom and amenities) - Provision of two sporting fields (80 m X 134m) incorporating 6m run off area if there is no unrestricted access to this sized facility on adjoining land - ECEC where this is identified to be co-located with the primary school - Kickabout area = 10 m² per student 	6.5 (7-10) 8.5 (P-10)	7 (7-10) 9.5 (P-10)
COLLEGE	<ul style="list-style-type: none"> - Community meeting rooms - Technical rooms (woodwork, metalwork, art etc) - Outdoor multi-courts (one competition-sized basketball court of 650m²) - Indoor multi-use courts (gymnasium/hall) (Minimum of 2 x full basketball court of 650m²+ stage area, changeroom and amenities.) - Where a talented sports program is required, provision of one public school sporting field oval (80 m X 134m) incorporating 6m run off area if there is no unrestricted access to this sized facility on adjoining land - Kickabout area = 10 m² per student - Designated community evacuation centre 	4.0	5.0 Note: this includes an additional 0.5ha for additional parking to support community use of the fields

2.5.2 SITE CONFIGURATION AND TOPOGRAPHY

OBJECTIVES

- School site allows building design to provide equitable access for all; and
- Site topography and shape allows for visual surveillance of outdoor areas (see Figure 4); and
- Minimise development cost and requirement for ramps between school buildings associated with large changes in site levels or excessive slope.

DESIGN REQUIREMENT (Ref Fig. 4)

- The site area is a regular shaped for development and is generally flat land with crossfall or slope less than 5% or 1/20.
- School site can achieve all the following:
 - Playing field with batters no steeper than 1:4 that allow passive and active surveillance across the site
 - Playing field achieves sun exposure at all times of the year during school hours
 - Accessible building and facilities that reflect the projected student enrolments and any other proposed community facilities

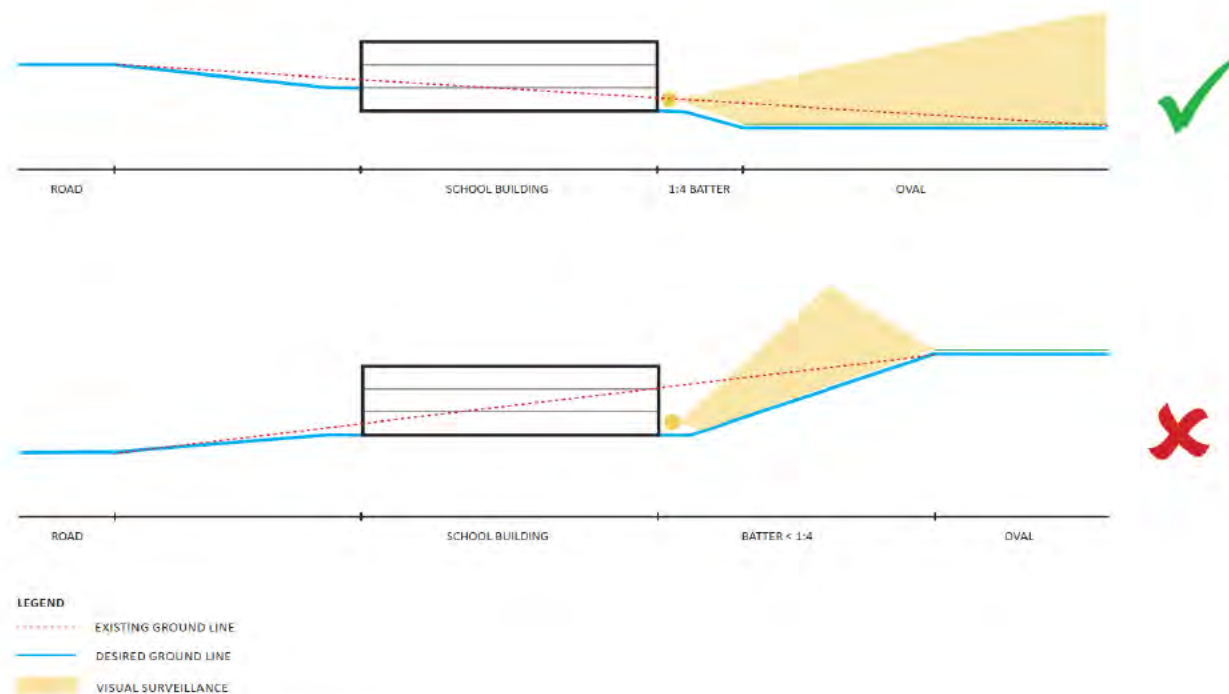


Figure 4. School siting and topography

2.5.3 SEPARATION/INTERFACE WITH OTHER SURROUNDING USES

OBJECTIVES

- Schools are located to achieve appropriate separation from sensitive uses and licensed premises

DESIGN REQUIREMENT

- a. School sites enable the layout of school buildings to minimise impacts such as noise on sensitive surrounding uses like hospices and special care hostels or retirement villages
- b. School sites are separated by more than 400m from blocks where licensed venues and clubs are likely to be permissible
- c. School sites avoid conflict with entry points and access to and from emergency services

2.6 SITE READINESS

Site selection for new schools must consider the extent of site preparation required prior to handover for design and construction. Site selection should be made with a view to minimising the potential for project delays or costs associated with levelling of a site, achieving site access, addressing environmental or heritage impact, or remediation for contamination.

2.6.1 SITE READINESS

OBJECTIVES

- School sites are development ready before being transferred to the Education Directorate
- Site selection for new schools must consider the extent of site preparation required prior to handover for design and construction
- Site selection should be made with a view to minimizing the potential for project delays, costs or constraints that prevent delivery of site requirements associated with levelling of a site, achieving site access, addressing environmental or heritage impact, or remediation for contamination.

DESIGN REQUIREMENT

- a. The presence of heritage items, remnant trees or protected ecological or landscape values that may limit the development potential or increase construction costs or time is minimised. Where this is not possible the site area is increased to enable development to avoid disturbance of these areas.
- b. School sites achieve all of the following prior to transfer to the Education Directorate:
 - i. Zoned appropriately and Future Urban Area status been uplifted
 - ii. All relevant approvals including those of Conservator of Flora and Fauna, Commonwealth EPBC, ESA Commissioner and Heritage Office have been obtained;
 - iii. Any heritage or ecological protection requirements are understood and able to be incorporated into the design of the school
 - iv. Sloping sites are prepared and benched to accommodate required open spaces
 - v. In case of potential contamination, remediation has been finalised and site audit has been approved by EPA
 - vi. All services are connected

From: Thorman, Rob <Rob.Thorman@act.gov.au>

Sent: Tuesday, 15 February 2022 6:13 PM

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<Rodney.Thompson@act.gov.au>

Subject: RE: Agency consultation - proposed TA2022-01 to introduce the Molonglo Group Centre and Surrounds Concept Plan and rezoning of land within the future urban area of Molonglo

To the Territory Plan team,

Thankyou for the opportunity to comment on the Technical Amendment (TA) in relation to the Molonglo Commercial Centre and surrounds concept plan.

There are a number of comments we would like to make for incorporation into the TA.

The SLA has been working with other Agencies, including in collaboration with the Due Diligence and Land Investigations Unit of EPSDD, to apply additional substance and best practice and site specific deliverables to earlier versions of the Concept Plan in relation to (but not limited to) demanding site topography, complying road layouts and intersections, urban interfaces with the Major roads (including within the well advanced JGD3C Bridge Project), major transport routes including light rail and realistic bulk earth works to allow the suburb to be efficiently and effectively developed, while complying with the Territory specific engineering requirements.

This work has identified the need to relocate the Denman Prospect 3 School to work best with the challenging topography, minimise fill, allow more traditional school design, allow the inclusion of much needed playing fields for the district that integrate with other recreation areas, including the Molonglo River Park and also allow the increase of yield within Denman Prospect 3. The outcomes of this work which has previously been shared with EPSDD, TCCS and MPC is provided below.



Earlier EPSDD concept plan constraints/opportunities (higher resolution version attached - Prelim UD landuse plan)

Detailed planning based on site conditions,

In addition, the cross sections of John Gorton Drive and major roads shown in the documentation provided, do not reflect the recent work that has been undertaken in collaboration with TCCS and MPC and EPSDD in relation to the required width of the John Gorton Drive corridor, the key connections with John Gorton Drive and the design of the new Bridge across the Molonglo River. This recent work and redesign will allow for the future provision of light rail and best practice urban planning, including workable interfaces with JDG the proposed neighbouring suburbs.

Please find attached indicative plans (JGD3 draft reference design...) and cross sections (TA response JGD Cross Sections ..) that reflect this work. This work addresses and ensures real world deliverables in relation to the topography and connections between the Commercial Centre, John Gordon Drive and Denman Prospect, which is

particularly important with the imminent release of Denman Prospect 3 and the successful urban design of the Molonglo Group Centre and surrounds. This worked is based of detailed 12D modelling to ensure optimal outcomes.

We would be happy to discuss and present any element of the attached planning and outcomes as required.

Look forward to feedback on inclusion or any other discussion points.

Regards Rob Thorman
Suburban Land Agency

From: Terrplan <Terrplan@act.gov.au>

Sent: Wednesday, 9 February 2022 6:59 PM

To: EPD Strategic Planning Referrals <EPDStrategicPlanningReferrals@act.gov.au>; Finlay, Jennifer <Jennifer.Finlay@act.gov.au>; Baxter, Rod <Rod.Baxter@act.gov.au>; Thorman, Rob <Rob.Thorman@act.gov.au>; Clapham, David <David.Clapham@act.gov.au>; CMTEDD, Economic Development <ecodev@act.gov.au>; Webster, Eddy <Eddy.Webster@act.gov.au>; EPAPanningLiaison <EPAPanningLiaison@act.gov.au>; EDU, School Planning <EDUSchoolPlanning@act.gov.au>; TCCS_DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>; 'network.connectionadvice@evoenergy.com.au' <network.connectionadvice@evoenergy.com.au>; Gell, Chris <Chris.Gell@act.gov.au>; Deedman <Deedman@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; McDonald, Helen <Helen.McDonald@act.gov.au>; Cilliers, George <George.Cilliers@act.gov.au>; Oshyer, Aaron <Aaron.Oshyer@act.gov.au>; Paynter, Patrick <Patrick.Paynter@act.gov.au>; Heritage <Heritage@act.gov.au>; EPSDD_Sustainability Policy <EPSDD.SustainabilityPolicy@act.gov.au>; Yates, Brooke <Brooke.Yates@act.gov.au>; Women <Women@act.gov.au>; ACT Health StrategicInfrastructure <ACTHealthStrategicInfrastructure@act.gov.au>; EmergencyManagement <EmergencyManagement@act.gov.au>; [REDACTED] <[\[REDACTED\]@afp.gov.au](mailto:[REDACTED]@afp.gov.au)>; [REDACTED] <[\[REDACTED\]@jemen.com.au](mailto:[REDACTED]@jemen.com.au)>

Cc: Gianakis, Steven <Steven.Gianakis@act.gov.au>; Neilsen, Andrew <Andrew.Neilsen@act.gov.au>; Mitchell, Joanne <Joanne.Mitchell@act.gov.au>; ConservatorFloraFauna <ConservatorFloraFauna@act.gov.au>; Dolejsi, Simon <Simon.Dolejsi@act.gov.au>; Jeffrey, David <David.Jeffrey@act.gov.au>; Sargent, Narelle <Narelle.Sargent@act.gov.au>; Brown, Robin <Robin.Brown@act.gov.au>; Wyatt, Tim <Tim.Wyatt@act.gov.au>; Uddin, Kamal <Kamal.Uddin@act.gov.au>; TCCS_DC DevelopmentCoordination <TCCS.DCDevelopmentCoordination@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Moser, Sonya <Sonya.Moser@act.gov.au>; Riches, Ben <Ben.Riches@act.gov.au>; Santosuosso, Daniel <Daniel.Santosuosso@act.gov.au>; Richardson, Dave <Dave.Richardson@act.gov.au>; Terrplan <Terrplan@act.gov.au>; Placenames <Placenames@act.gov.au>; Davies, Richard <Richard.Davies@act.gov.au>; Pham, Minh <Minh.Pham@act.gov.au>; Russell, Meaghan <Meaghan.Russell@act.gov.au>; Walker, IanS <IanS.Walker@act.gov.au>; Lhuede, Nick <Nick.Lhuede@act.gov.au>

Subject: Agency consultation - proposed TA2022-01 to introduce the Molonglo Group Centre and Surrounds Concept Plan and rezoning of land within the future urban area of Molonglo

OFFICIAL

Agencies,

Your comments are requested on proposed **Technical Amendment TA2022-01 to introduce the Molonglo Group Centre and Surrounds Concept Plan and rezoning of land within the future urban area of Molonglo** (see documents attached).

Please note that the introduction of the concept plan is a high priority government project to enable land release and to facilitate development of the Molonglo Group Centre and surrounds.

The closing date for comments is **COB Tuesday 15 February 2022**.

Your comments (including nil comments) can be sent to the Territory Plan Section by email: terrplan@act.gov.au.

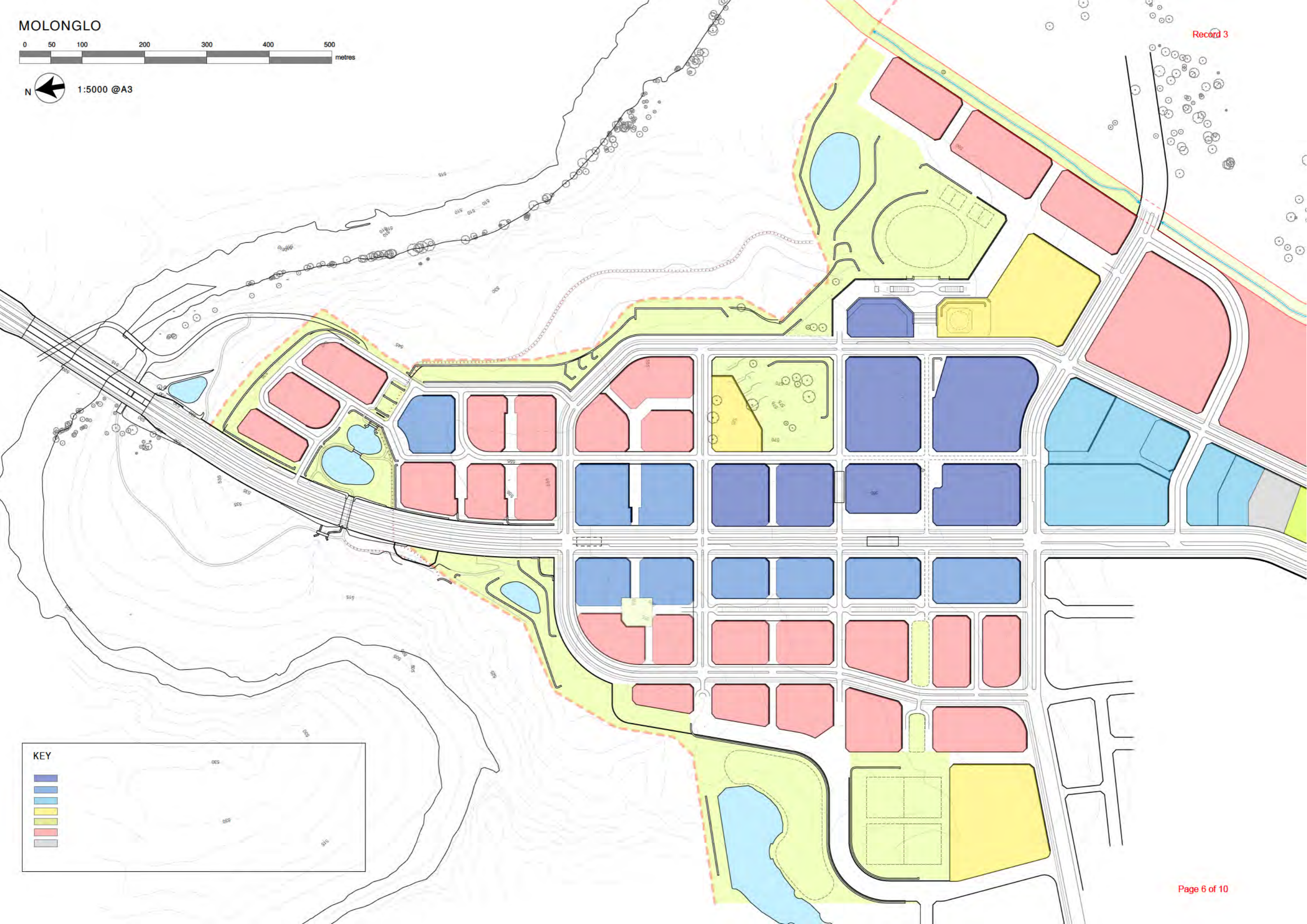
Thank you

Territory Plan Section | General enquiries inbox | terrplan@act.gov.au
Planning and Urban Policy | Environment, Planning and Sustainable Development | **ACT Government**
480 Northbourne Avenue Dickson | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au



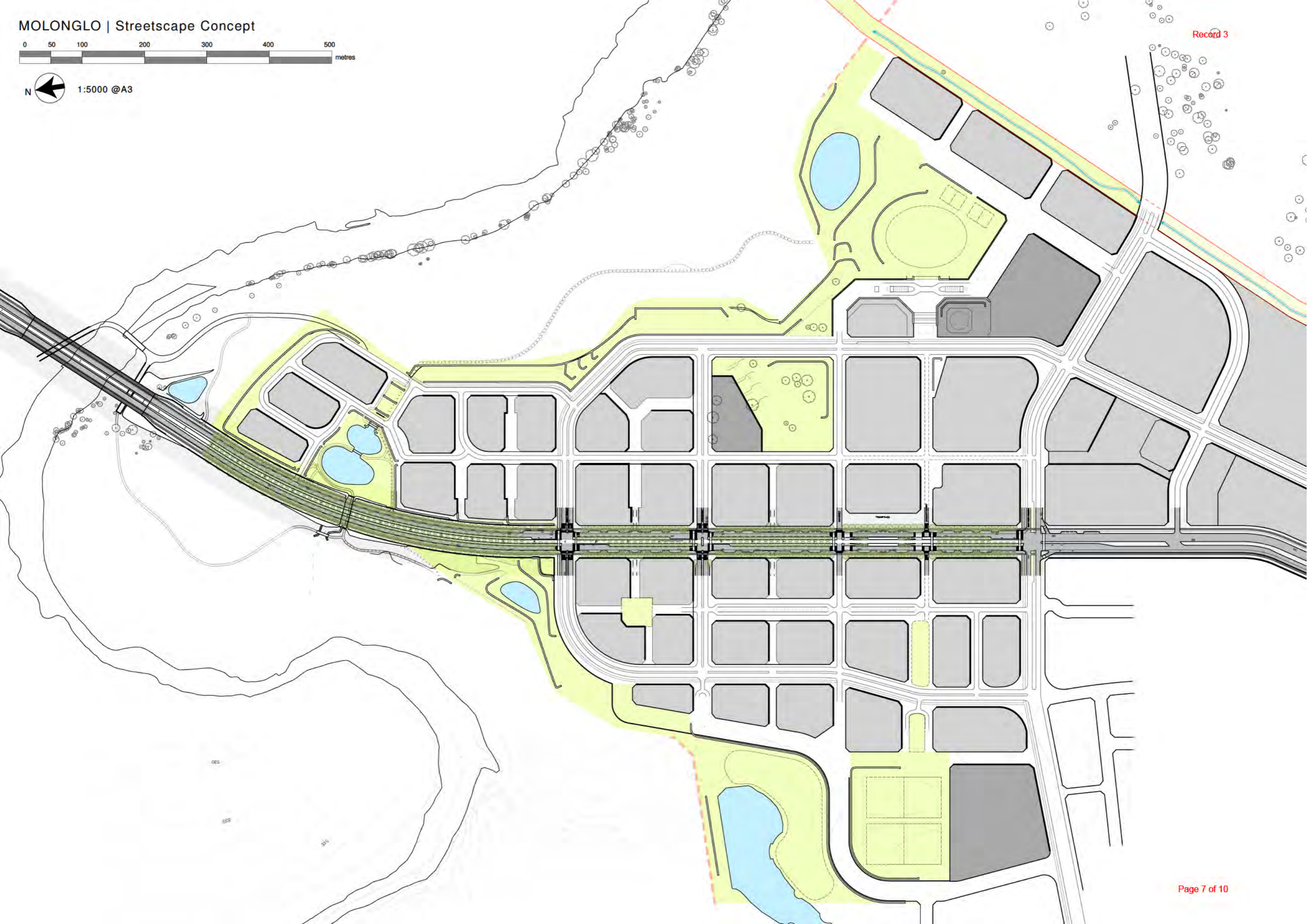
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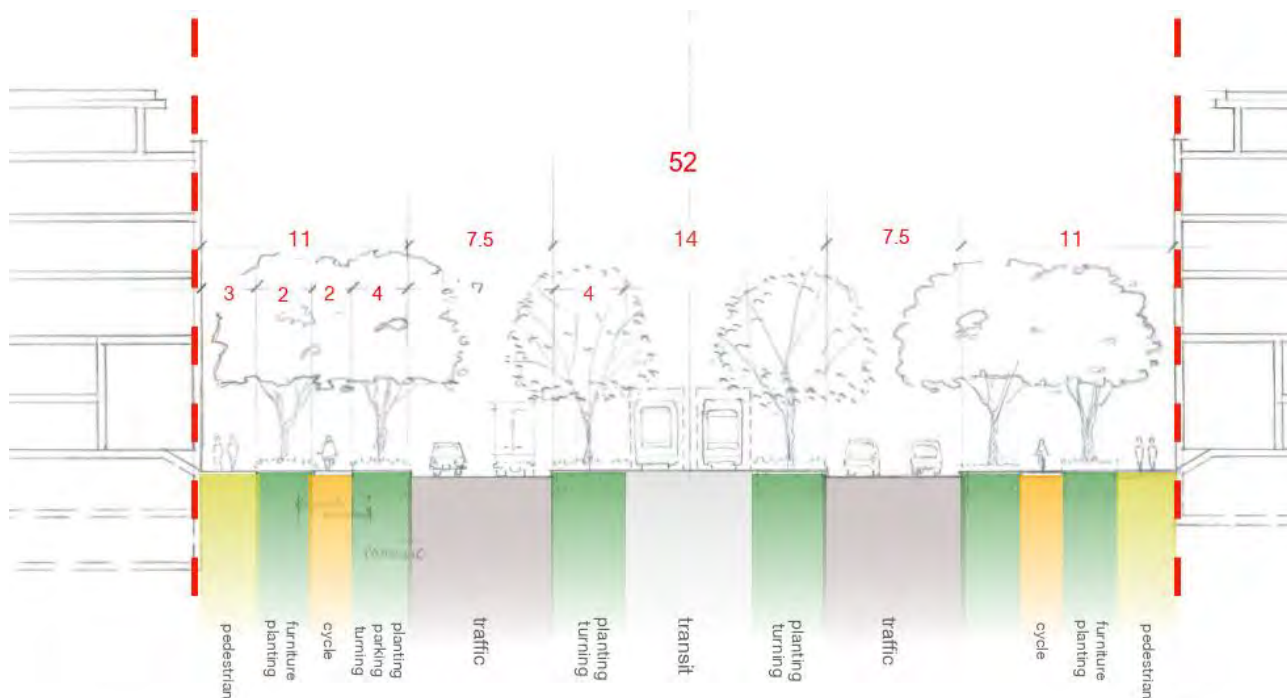
- Dark Blue
- Light Blue
- Yellow
- Red
- Grey





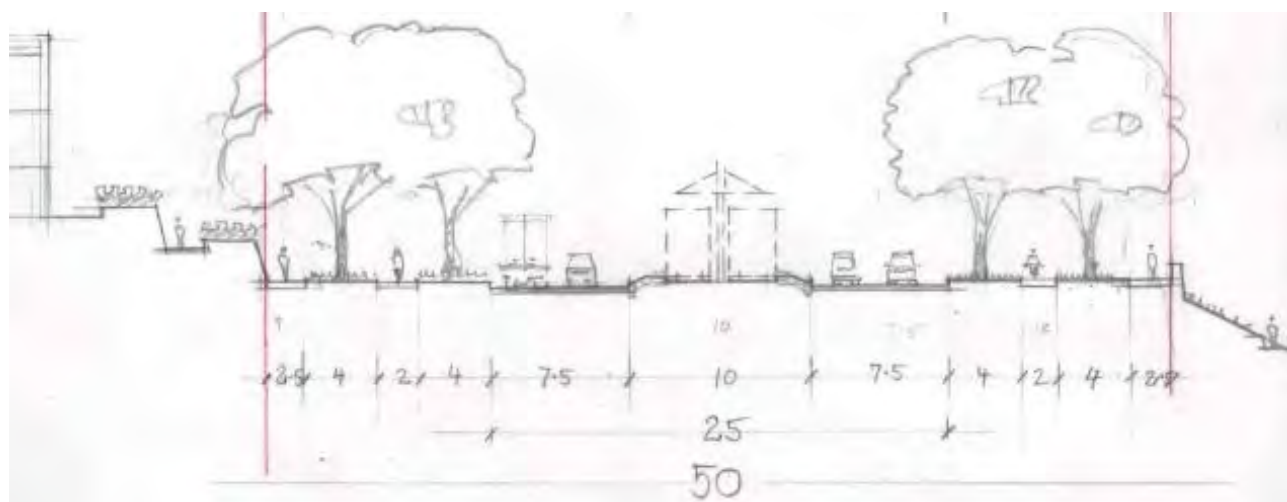
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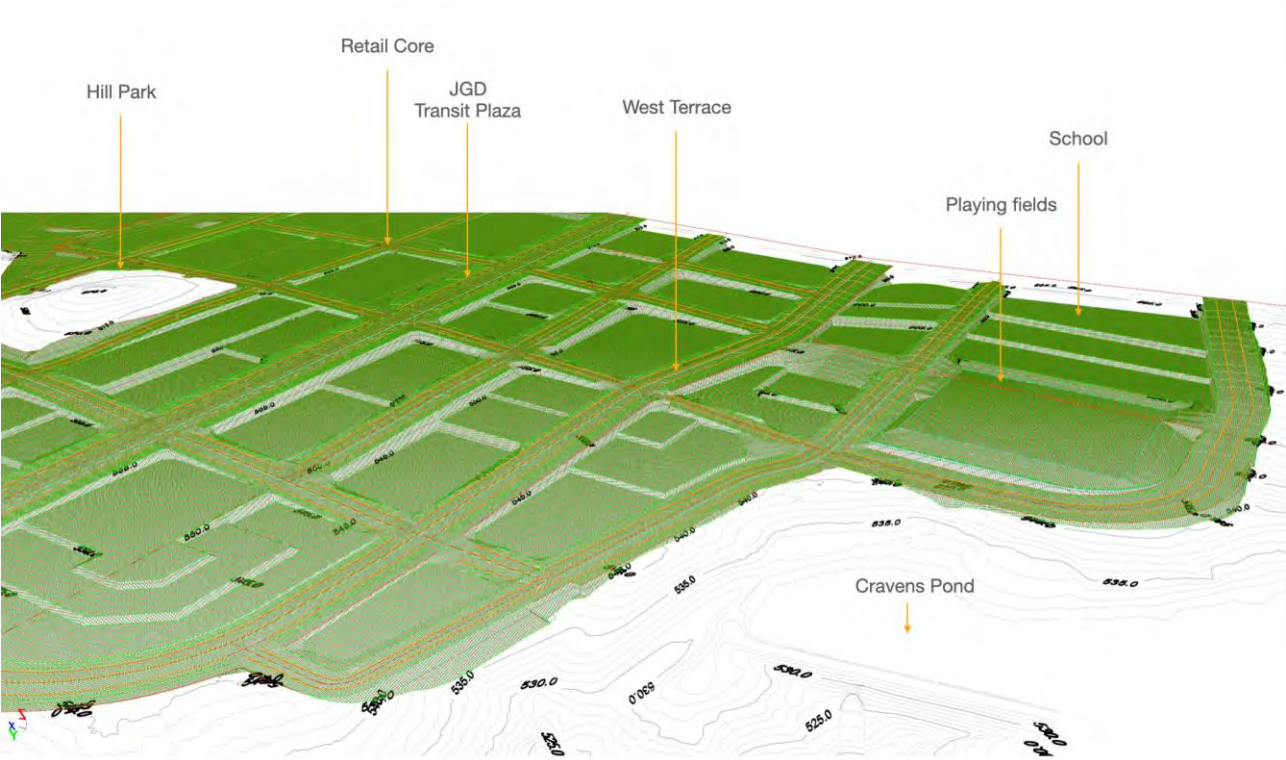
Indicative cross section - commercial boulevard with light rail, active travel and streetscape concept, Molonglo Group Centre

(JGD3 draft reference design WIP)

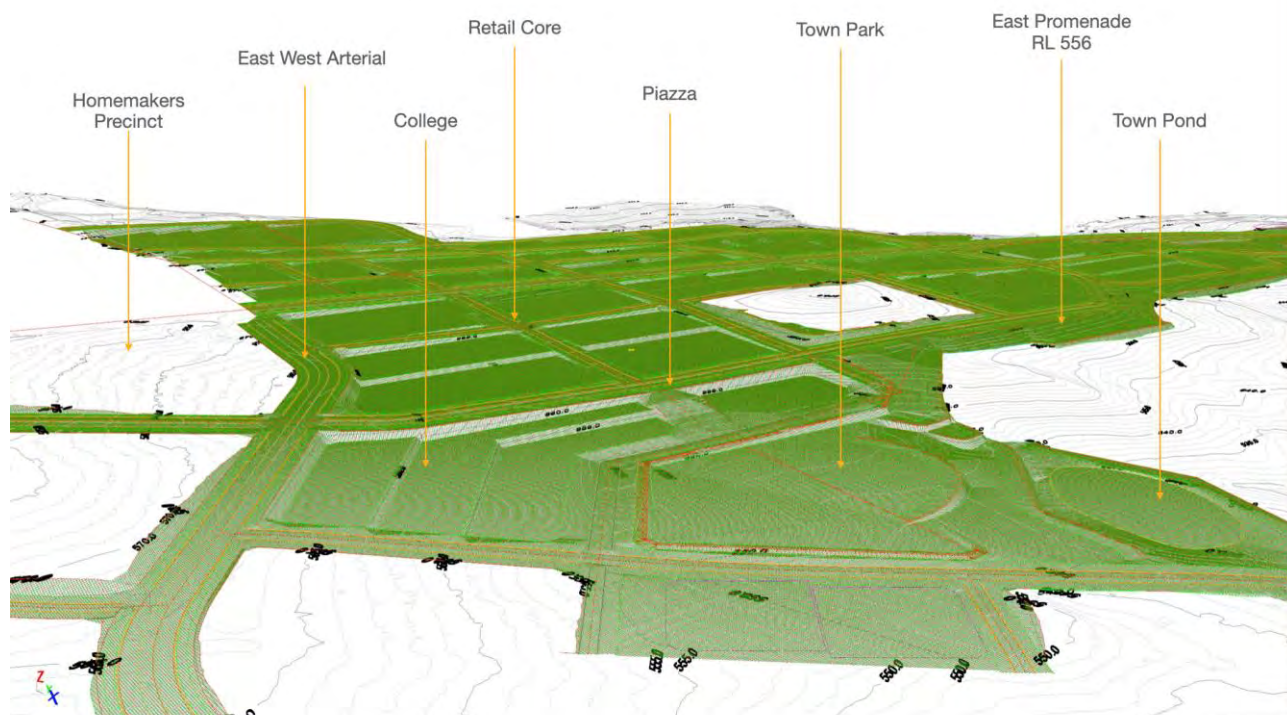


Indicative cross section northern precinct (Option A), Molonglo Group Centre & surrounds - showing treatment of high embankments and River Park Edge

(JGD3 draft reference design WIP)



View from west



View from southeast

MGC Indicative Grading Plan concept images

Conners, Rohen

From: Conners, Rohen
Sent: Friday, 25 February 2022 4:19 PM
To: Santosuosso, Daniel; Riches, Ben
Cc: Attridge, Vanessa; Howell, Elizabeth
Subject: Molonglo district centre and surrounds (TA2022-01) - Confirmation of education site requirements
Attachments: + Molonglo Primary - Denman 3 sites & terrain.pdf; School Siting Guidelines_Greenfield Areas_FINAL JAN 2022.docx

OFFICIAL

Dear Dan and Ben,

Thank you for the opportunity last Tuesday 22nd to further discuss the Education Directorate's requirements for school sites within Molonglo Valley's district centre and its immediate surrounds (Technical Amendment TA2022-01).

The Education Directorate wishes to confirm the previous advice it has given with regards to the location, size and function of both the primary school site, as well as the combined high school/College (school years 7-12) campus:

1. Primary school site

- The Education Directorate can confirm its provisional acceptance of the Denman Prospect site indicated currently within the 'Molonglo Group Centre and Surrounds' Draft Concept Plan as Community Facility CFZ, for the purposes of a public primary school ('Site A' marked and bounded in **yellow** within the attachment '*Molonglo Primary – Denman 3 sites & terrain*'). However, the current indication of a 'Green link', public thoroughfare or other land reservation over this site remains unacceptable for its purpose use as a school.
- If EPSDD wishes to retain the thoroughfare/link currently indicated, the Education Directorate would consider acceptance of a similar sized (i.e. approximately 4.5ha) reconfiguration of the site whereby the alignment of its eastern and western boundaries remain the same, but the school site's northern and southern boundaries are relocated south to adjoin the 'Green Link' and Holborrow Avenue respectively ('Site B' marked and bounded in **blue** within the attachment '*Molonglo Primary – Denman 3 sites & terrain*').
- An alternative primary school site suggested by another agency ('Site X' marked and bounded in **black** within the attachment '*Molonglo Primary – Denman 3 sites & terrain*') has been the subject of further analysis and site inspection by the Education Directorate. It is advised this site, and its immediate surrounds, are unacceptable for the purposes of a school. The site presents significant challenges from the existing topography: a wide gully through the block captures existing overland flow from developed parts of Denman Prospect and the surrounding undeveloped land area north of Holborrow Avenue. Further, the site has a steep fall away from Holborrow Avenue as well as steeper sections around the north and west of the proposed block either side of a knoll.
- The Education Directorate can confirm the primary school site ('A' or 'B') will need to be approximately 4.5ha in area within a north-south orientation. It should be noted that the primary school will also provide both community facility and active recreation opportunities for the surrounding residential community, for where none are currently indicated within the 'Molonglo Group Centre and Surrounds' Draft Concept Plan.

2. Combined high school/College campus site

- The Education Directorate can confirm that the current campus site adjoining the Group Centre core is currently inadequate in terms of size. Whilst the general *location* of the campus site within the Draft Concept Plan is accepted, the land size and configuration of the campus is not. A minimum 10ha of land is required for the campus and should be indicated accordingly with a Community Facility CFZ land-use zoning rather than open space (please refer to the attachment '*School Siting Guidelines_Greenfield Areas*').

- It should be noted that a school campus site of 10ha will include various built and active recreation facilities that would likely be co-shared with the local and district resident population for community facility and sporting purposes where appropriate.
- Reconsideration of the road currently indicated as bounding the eastern edge of the campus site is urged. School-hours use of the open space between the campus and Molonglo River corridor may likely be compromised by this road which may provide an unintended 'cut-through' route of convenience for motorists seeking quicker access and egress to the group centre.

The Education Directorate welcomes the opportunity for ongoing discussion regarding the requirements for these two school sites. Please do not hesitate to contact Liz Howell or myself if clarification of Education's comments is required.

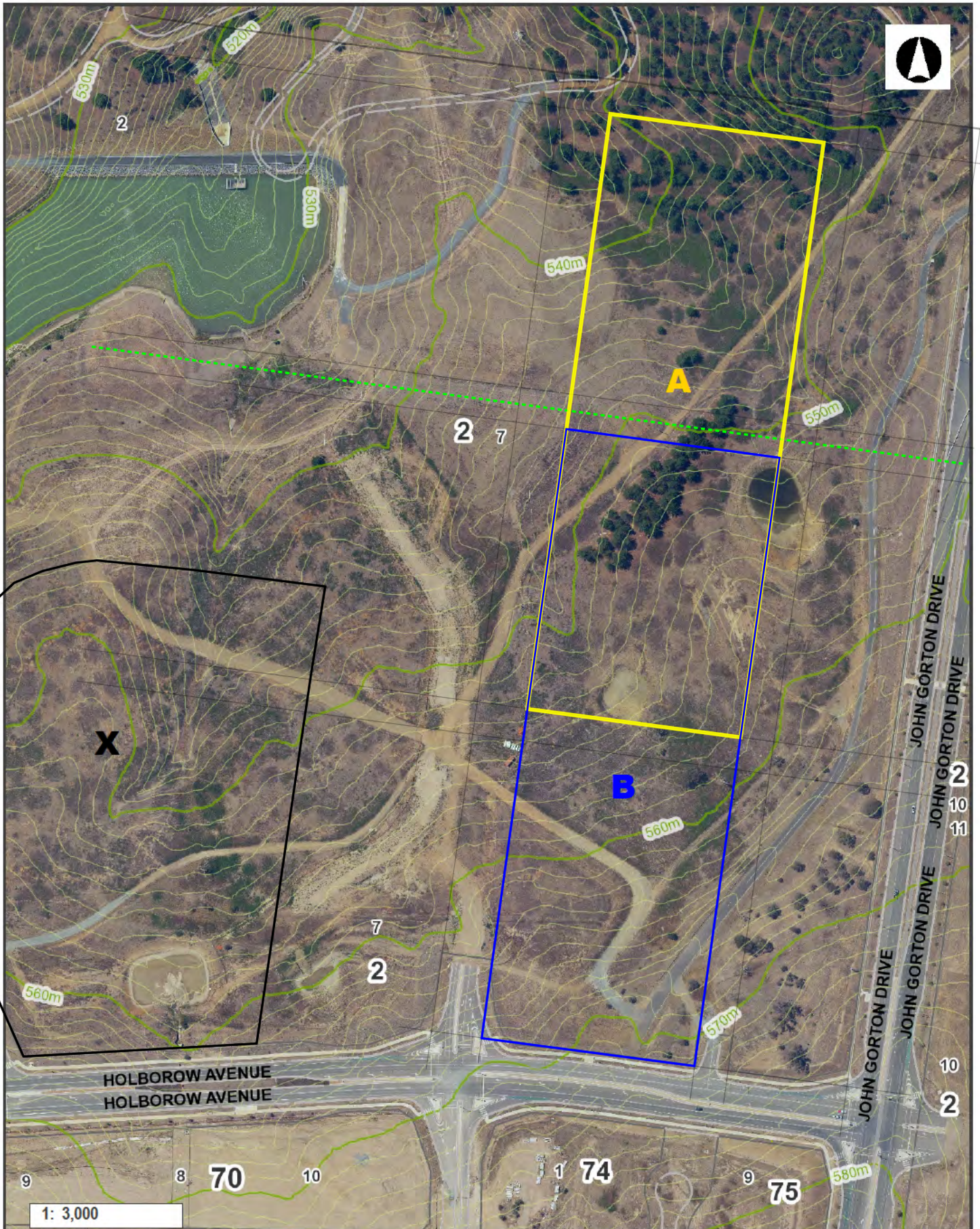
Regards,
Rohen

Rohen Conners | Director, Schools Planning

02 6207 1654 | rohen.conners@act.gov.au

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From: [Santosuosso, Daniel](#)
To: [Connors, Rohen](#)
Subject: RE: Molonglo district centre and surrounds (TA2022-01) - Confirmation of education site requirements
Date: Friday, 25 February 2022 4:53:51 PM
Attachments: [P02083 Molonglo Planning - Land Use - Colour - V2.jpg](#)

Hi Rohen,

Please find attached draft layout.

Kind Regards

Daniel Santosuosso | Project Director

Phone: 02 6207 7212 | Email: daniel.santosuosso@act.gov.au

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From: Connors, Rohen <Rohen.Connors@act.gov.au>
Sent: Friday, 25 February 2022 4:19 PM
To: Santosuosso, Daniel <Daniel.Santosuosso@act.gov.au>; Riches, Ben <Ben.Riches@act.gov.au>
Cc: Attridge, Vanessa <VanessaS.Attridge@act.gov.au>; Howell, Elizabeth <Elizabeth.Howell@act.gov.au>
Subject: Molonglo district centre and surrounds (TA2022-01) - Confirmation of education site requirements

OFFICIAL

Dear Dan and Ben,

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The Education Directorate wishes to confirm the previous advice it has given with regards to the location, size and function of both the primary school site, as well as the combined high school/College (school years 7-12) campus:

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site indicated currently within the 'Molonglo Group Centre and Surrounds' Draft Concept Plan as Community Facility CFZ, for the purposes of a public primary school ('Site A' marked and bounded in **yellow** within the attachment '*Molonglo Primary – Denman 3 sites & terrain*').

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- If EPSDD wishes to retain the thoroughfare/link currently indicated, the Education Directorate would consider acceptance of a similar sized (i.e. approximately 4.5ha) reconfiguration of the site whereby the alignment of its eastern and western boundaries remain the same, but the school site's northern and southern boundaries are relocated south to adjoin the 'Green Link' and Holborow Avenue respectively ('Site B' marked and bounded in **blue** within the attachment '*Molonglo Primary – Denman 3 sites & terrain*').
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The Education Directorate welcomes the opportunity for ongoing discussion regarding the requirements for these two school sites. Please do not hesitate to contact Liz Howell or myself if clarification of Education's comments is required.

Regards,

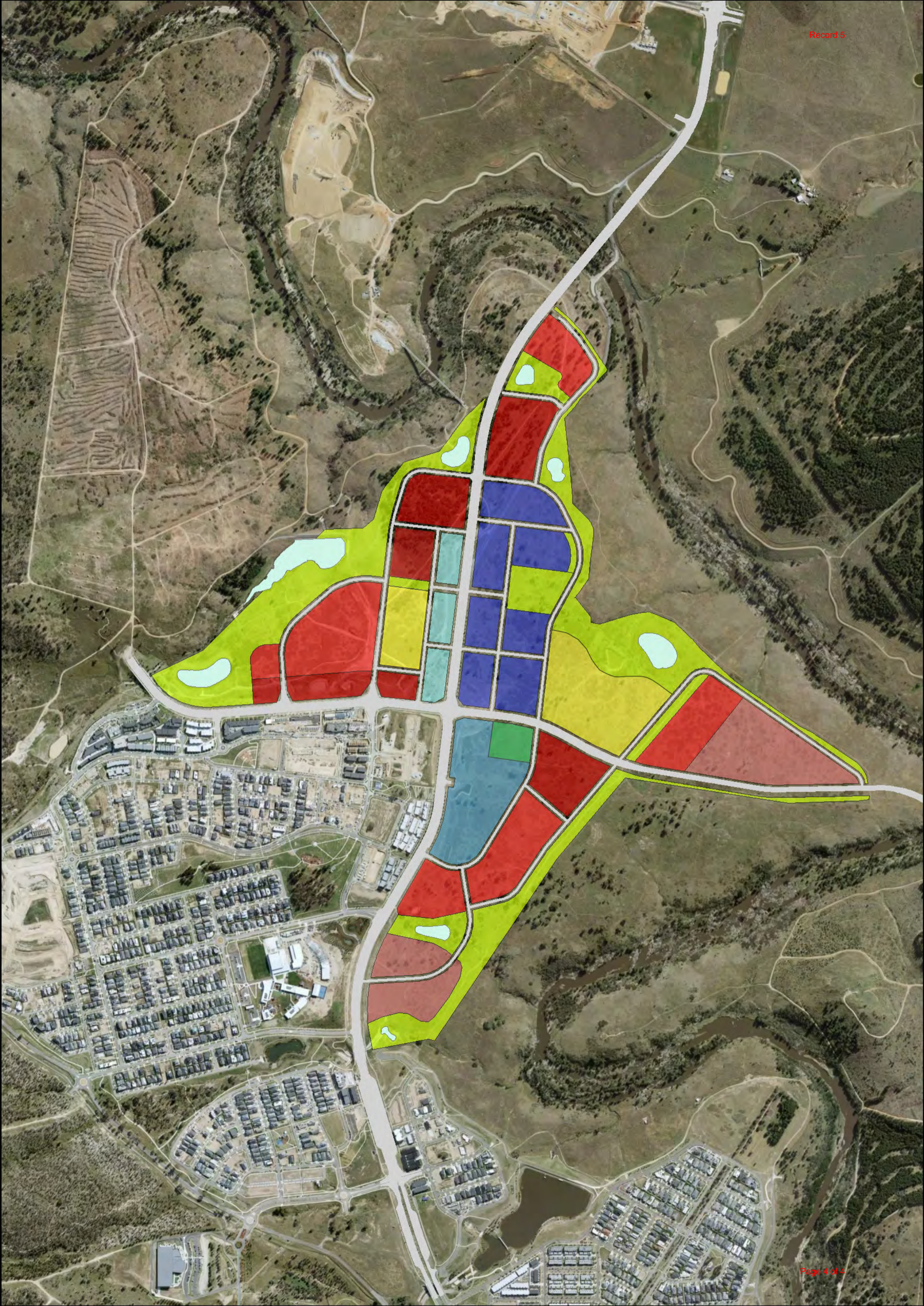
Rohen

Rohen Conners | Director, Schools Planning

02 6207 1654 | rohen.conners@act.gov.au

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Conners, Rohen

From: Santosuosso, Daniel
Sent: Monday, 21 March 2022 8:54 AM
To: Conners, Rohen
Subject: FW: MGC Update map for some suggestions
Attachments: P02203 MGC and Surrounds-01_V1.pdf; P02203 MGC and Surrounds-01_V2.pdf

Hi Rohen,

Please find attached bases for you to play with.

Kind Regards

Daniel Santosuosso | Project Director

Phone: 02 6207 7212 | Email: daniel.santosuosso@act.gov.au

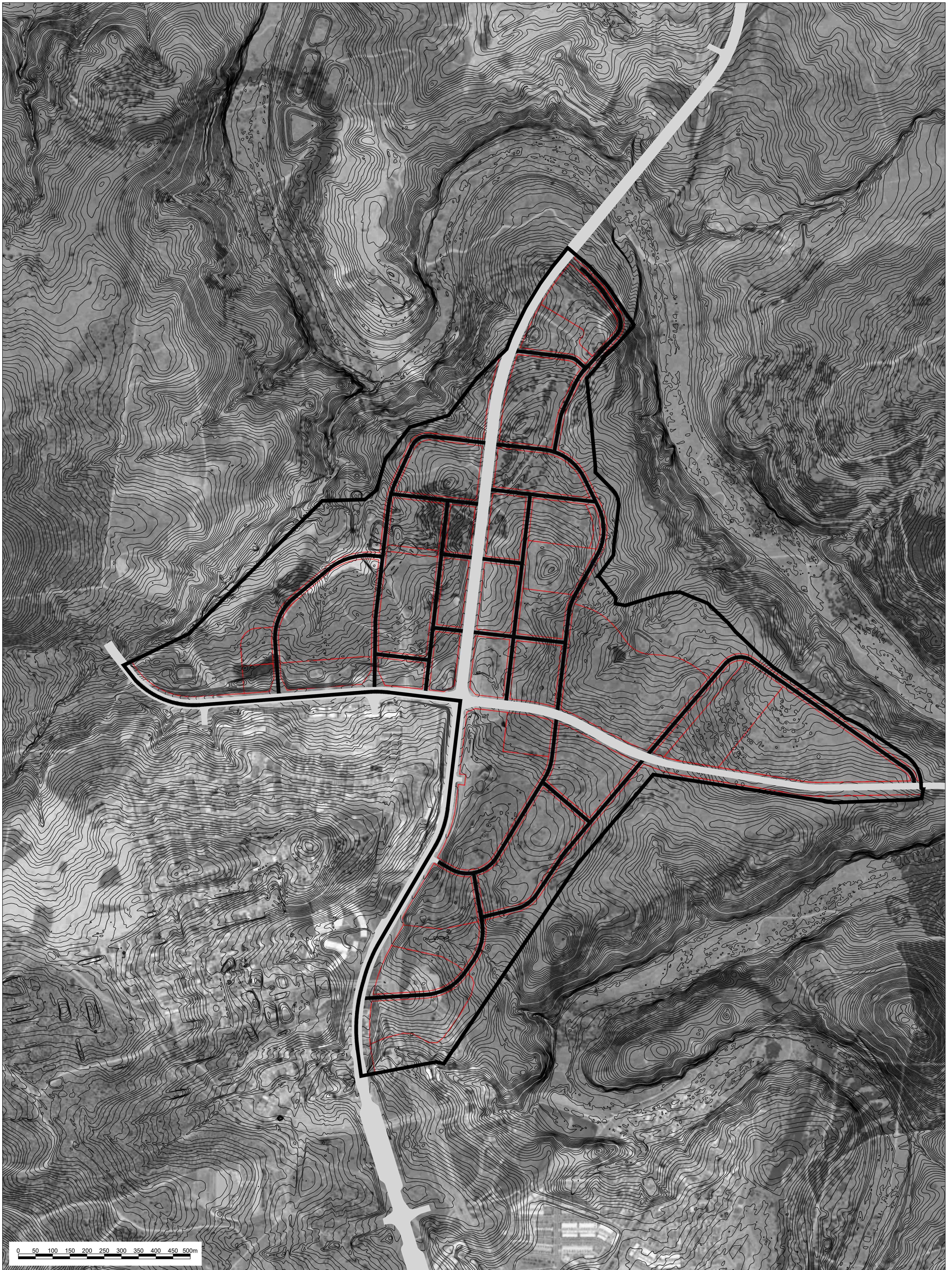
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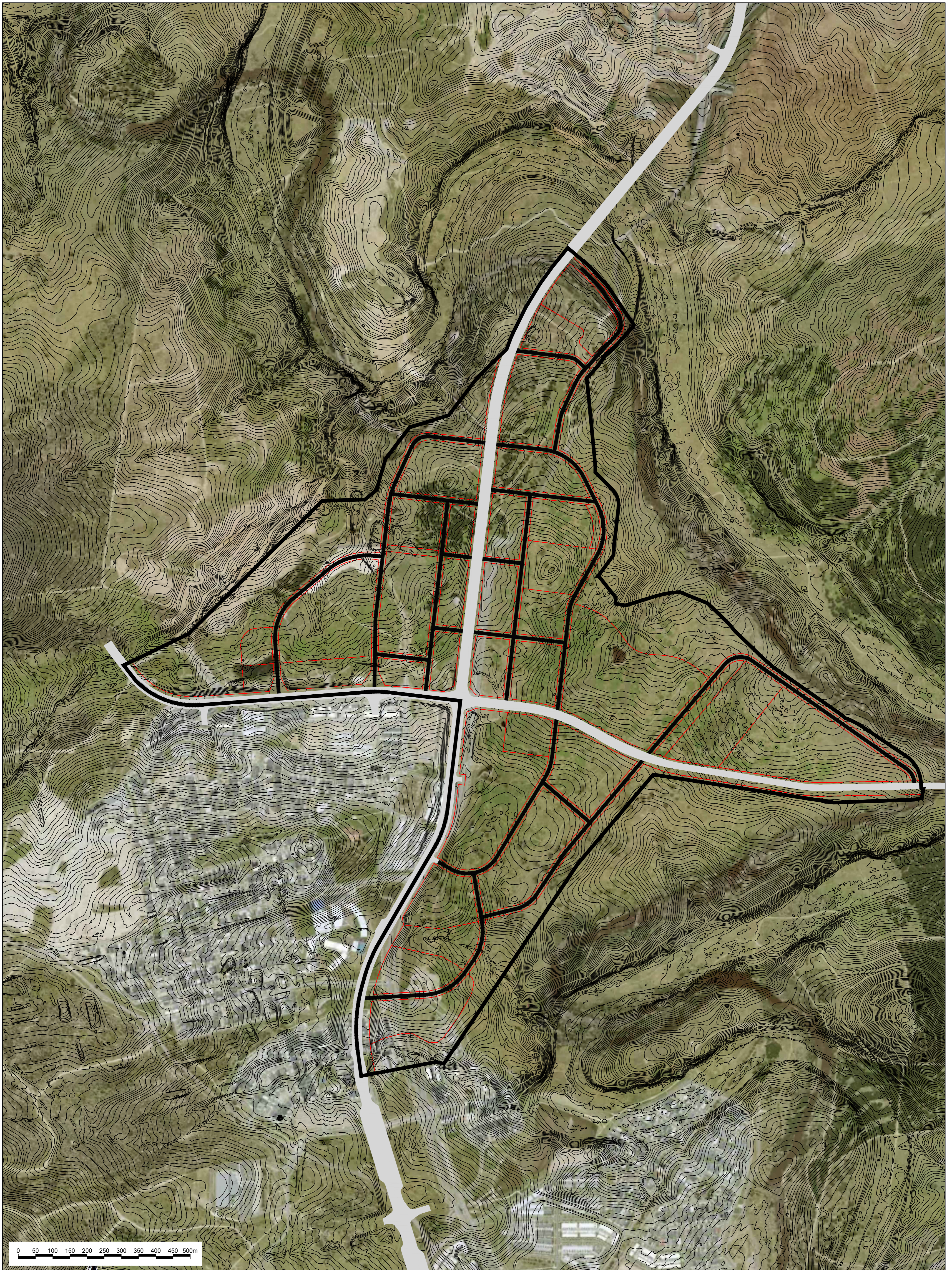
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0 50 100 150 200 250 300 350 400 450 500m



0 50 100 150 200 250 300 350 400 450 500m

Conners, Rohen

From: Santosuosso, Daniel
Sent: Monday, 21 March 2022 2:03 PM
To: Conners, Rohen
Subject: RE: MGC Update map for some suggestions

I think we have used 20 to 25m road reserves throughout. We are hoping that the road on the West of the DP school doesn't need to be 30m wide as we will aim for a minor collector

Kind Regards

Daniel Santosuosso | Project Director

Phone: 02 6207 7212 | Email: daniel.santosuosso@act.gov.au

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From: Conners, Rohen <Rohen.Conners@act.gov.au>
Sent: Monday, 21 March 2022 2:00 PM
To: Santosuosso, Daniel <Daniel.Santosuosso@act.gov.au>
Subject: RE: MGC Update map for some suggestions

UNOFFICIAL

Many thanks Dan, these maps will be really handy to quantifying and clarifying our discussions with regards to the campus and primary school sites.

Just a few clarifications regarding road reservation widths. Does the base map you sent me reflect:

- Local connector reservations are ~20/22m (i.e., the road adjoining the eastern side of the future primary)
- Main connector reservations are ~30m (i.e., the road adjoining the western side of the future primary, the extension of Greenwood St north across Holborrow Ave)

I'm just curious because the boundary lengths of each school site are considerable and extending the width of road reservations out from their centreline will shave off some site area. I'd paste a map but ACTmapi is playing up.

Cheers
Roh

Rohen Conners | Director, Schools Planning

02 6207 1654 | rohen.conners@act.gov.au

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From: Santosuosso, Daniel <Daniel.Santosuosso@act.gov.au>
Sent: Monday, 21 March 2022 8:54 AM
To: Conners, Rohen <Rohen.Conners@act.gov.au>
Subject: FW: MGC Update map for some suggestions

Hi Rohen,

Please find attached bases for you to play with.

Kind Regards

Daniel Santosuosso | Project Director

Phone: 02 6207 7212 | Email: daniel.santosuosso@act.gov.au

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Nikolas, Lejla

From: Santosuosso, Daniel
Sent: Wednesday, 30 March 2022 12:30 PM
To: Attridge, Vanessa
Subject: RE: Molonglo Group Centre

Cool will do. Yep is very difficult as to what can be shared publicly as until delivered it is all still subject to change!

Have a great day

Daniel Santosuosso | Project Director

Phone: 02 6207 7212 | Email: daniel.santosuosso@act.gov.au

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From: Attridge, Vanessa <VanessaS.Attridge@act.gov.au>
Sent: Wednesday, 30 March 2022 12:28 PM
To: Santosuosso, Daniel <Daniel.Santosuosso@act.gov.au>
Subject: RE: Molonglo Group Centre

OFFICIAL

Hi Daniel,

Nice to hear from you, I hope you are going well.

Thanks for letting me know the Forum is interested in an update. There is a limit to what we can share publicly at this stage beyond there being a commitment to work towards a future college in Molonglo to be delivered this decade, so written correspondence might be a useful way to provide them with an update.

You are welcome to pass on our Branch email – enrolmentandplanning@act.gov.au

Kind regards,

Nessa

From: Santosuosso, Daniel <Daniel.Santosuosso@act.gov.au>
Sent: Wednesday, 30 March 2022 10:17 AM
To: Attridge, Vanessa <VanessaS.Attridge@act.gov.au>
Subject: Molonglo Group Centre

Hi Vanessa,

As you may be aware we have been working to finalise the planning for Molonglo Group Centre and Denman Prospect 3. Through this process we have been engaging with the Molonglo Valley Community Forum. [REDACTED] from the Forum has asked for a contact in EDU to chat about the future College. Would you be happy for me to give [REDACTED] your contact details and we can setup a time to talk with the Forum regarding future schools in the Molonglo Valley? I am happy to attend also.

I have found it easier now going direct as then the Forum has been sending in a lot less letters to the Minister and FOI's!

Have a great day

Daniel Santosuosso | Project Director

Phone: 02 6207 7212 | Email: daniel.santosuosso@act.gov.au

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