

OCTOBER AGM AND PUBLIC MEETING



MOLONGLO
VALLEY
COMMUNITY
FORUM

MEETING AGENDA

Annual General Meeting

Molonglo Valley Community Forum



**MOLONGLO
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Whitlam Estate and Indicative Land Release Program

Simon Tennent, Development Director, Suburban Land Agency

Molonglo Valley Update and Priorities for 2021-22

Ryan Hemsley, Interim Spokesperson, Molonglo Valley Community Forum

MLA Address

Opportunity for MLAs to address the audience

Questions and Answers Session

Annual General Meeting



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Whitlam Estate and Indicative Land Release Program



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Great places, where communities thrive

Molonglo Valley Community Forum

21 October 2021



We acknowledge the Ngunnawal people, the traditional custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.





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Suburban Land Agency Update

Simon Tennent, Development Director Molonglo

October 2021

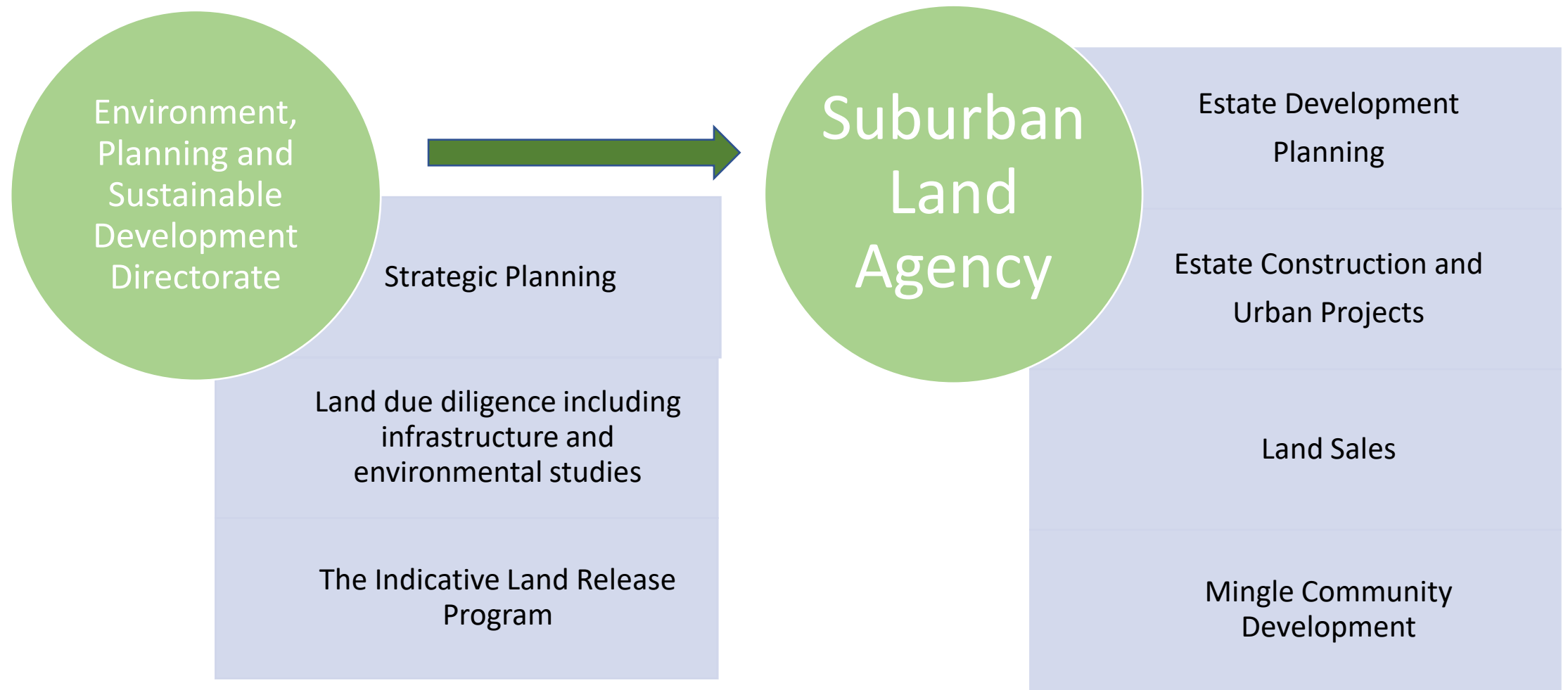


We acknowledge the Ngunnawal people, the traditional custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

Topics

1. Whitlam – Canberra’s Newest Suburb
2. Molonglo Land Release, 2021-22 to 2025-26
3. Molonglo Critical Infrastructure Projects
4. Upcoming Community Engagement
5. Other Matters

Where does SLA we fit?



Whitlam – The Vision for Canberra's Newest Suburb



Whitlam – The Vision for Canberra’s Newest Suburb

1. Preserving the natural beauty of the three adjacent nature reserves
2. Working with the topography and preserving topsoil, remnant trees and pink-tail worm lizard habitat
3. Managing water flows through water sensitive urban design and our pilot “Living Infrastructure” project
4. A connected network of green spaces with path connectivity with at least 30 per cent tree canopy cover
5. A mixture of block sizes and housing typologies to cater to up-sizers, down-sizers, and those families on low incomes.
6. A display village that will showcase silver, gold and platinum level sustainable design
7. An SLA Collaboration Hub and temporary shop
8. A world class local centre precinct



Whitlam – Current Status

- First residents have moved in.
- Construction of Stage 2 progressing well, completion expected progressively from December 2021 through to March 2022
- Construction of Stage 3 to commence early-mid 2022
- COVID has impacted progress on the display village – now expected to be opening mid 2022
- Next release of blocks will be via public ballot in early 2022
- SLA working on release of the local centre. Consultation will occur ahead of release to better understand community desires for the local centre



Indicative Land Release Program

2021-22	Block/Section	Use	Size M2	Dwellings
Coombs	Block 3 Section 17	CF Community	12,000	
Whitlam		Residential		200
Denman Prospect		RZ4/RZ5/CZ5/CF		1000
Whitlam		CZ4 Local Centre	10,000	

Indicative Land Release Program

2022-23	Block/Section	Use	Size M2	Dwellings
Whitlam		Residential		300
Whitlam		CF Community – Government School	50,000	

Indicative Land Release Program

2023-24	Block/Section	Use	Size M2	Dwellings
Whitlam		Residential		400
New suburb		Residential		400
Molonglo		CF Community Government College	40,000	
Molonglo		Mixed use/Commercial	10,000/10,000	300

Indicative Land Release Program

2024-25	Block/Section	Use	Size M2	Dwellings
New suburb		Residential		400
Molonglo		Mixed use/Commercial	10,000	300

Indicative Land Release Program

2025-26	Block/Section	Use	Size M2	Dwellings
New suburb		Residential		400
Molonglo		Mixed use/Commercial		300

Molonglo Critical Infrastructure Projects

Enabling projects for Whitlam and future Molonglo 3 suburbs

- High Voltage Electrical Relocation Project
- Odour Mitigation Project
- Deep Creek Dam Project

Photo: Existing sewer vent stack to be removed



High Voltage Electrical Relocation Project

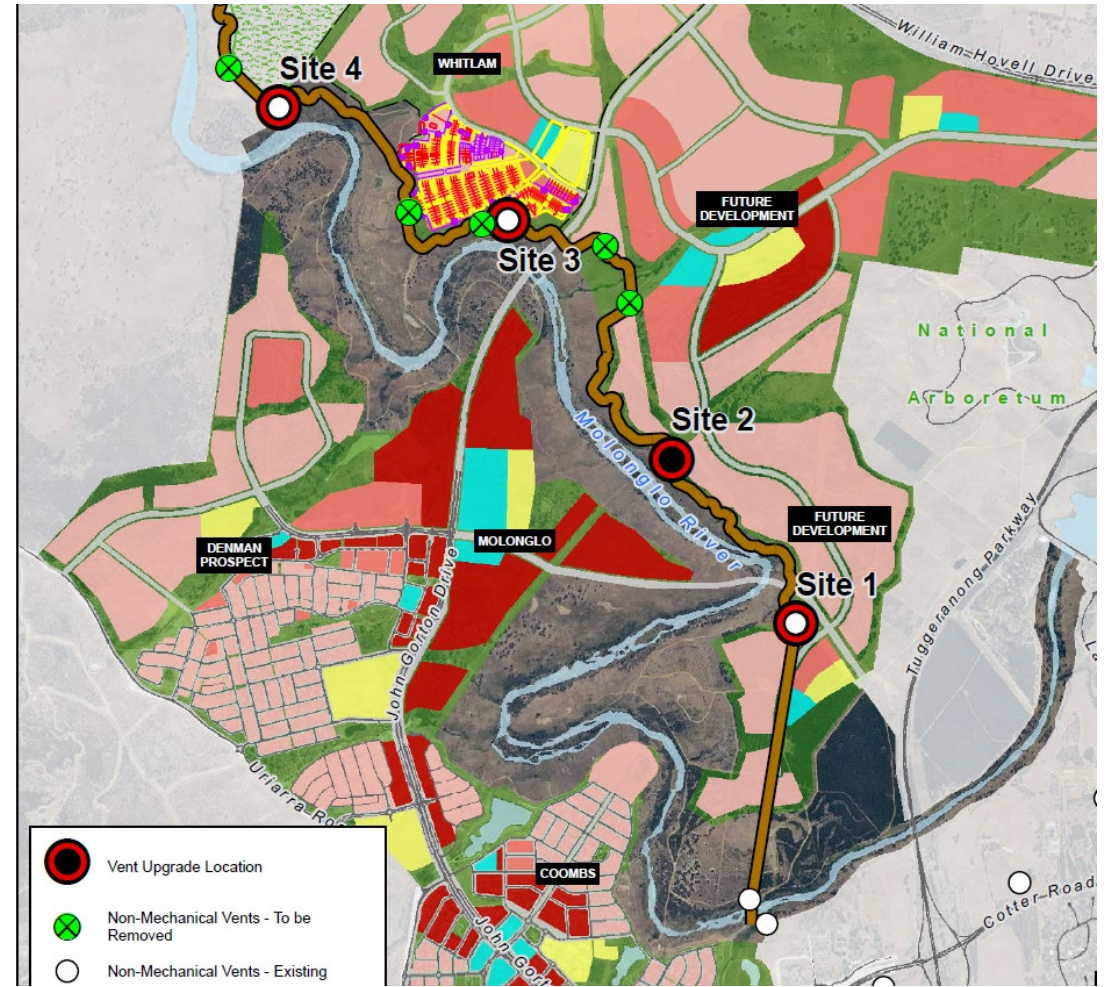
- Installation of underground high voltage electrical lines from Kama Reserve to Molonglo River bridge/Tuggeranong Parkway
- Decommissioning and removal of existing overhead power lines
- Development Application currently being assessed, with construction expected to commence in early 2022 (subject to approvals)

Photo: Overhead tower/lines to be removed



Odour Mitigation Project

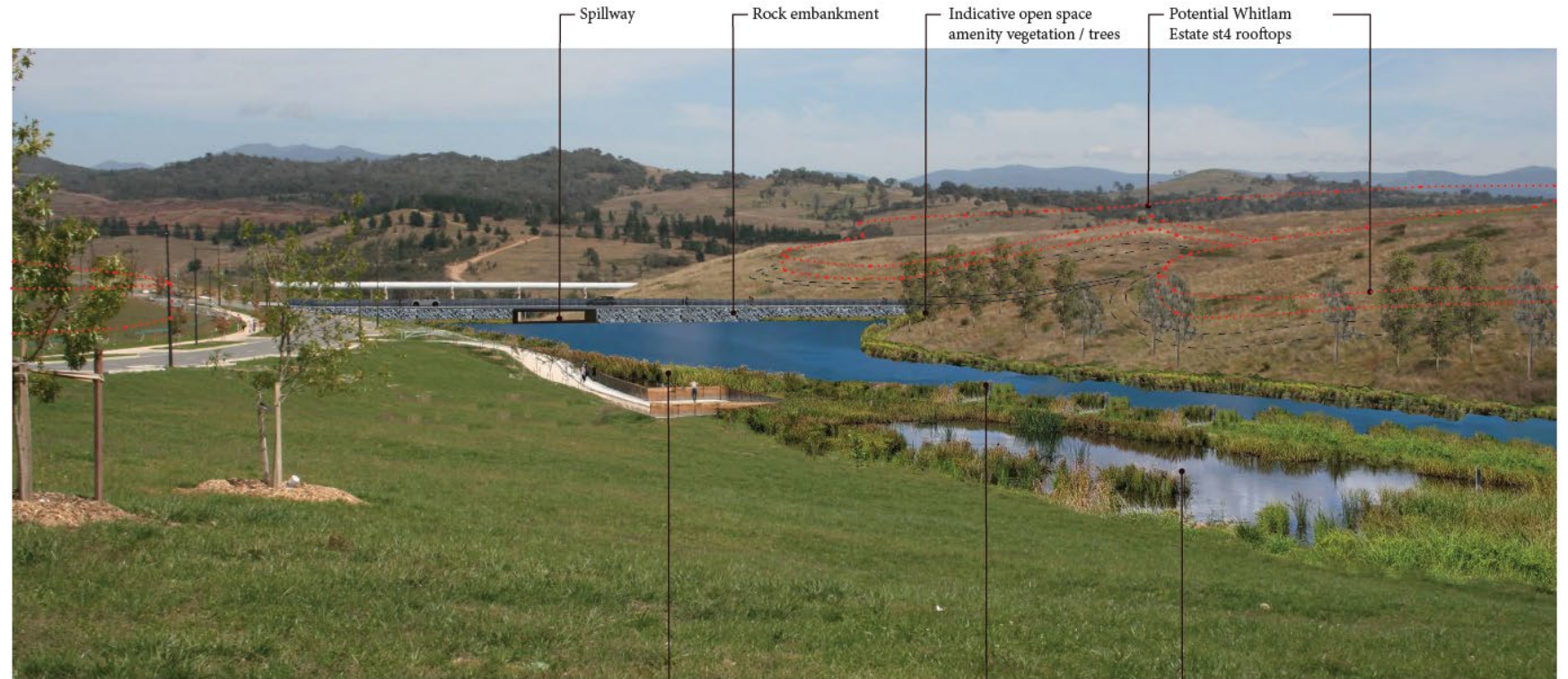
- Removal of existing vent stacks (green cross) discharging sewer gases to the atmosphere.
- Replacement with four odour treatment units that treat the sewer gases before discharge.
- Currently in design phase with construction expected to commence in mid 2022.



Deep Creek Pond

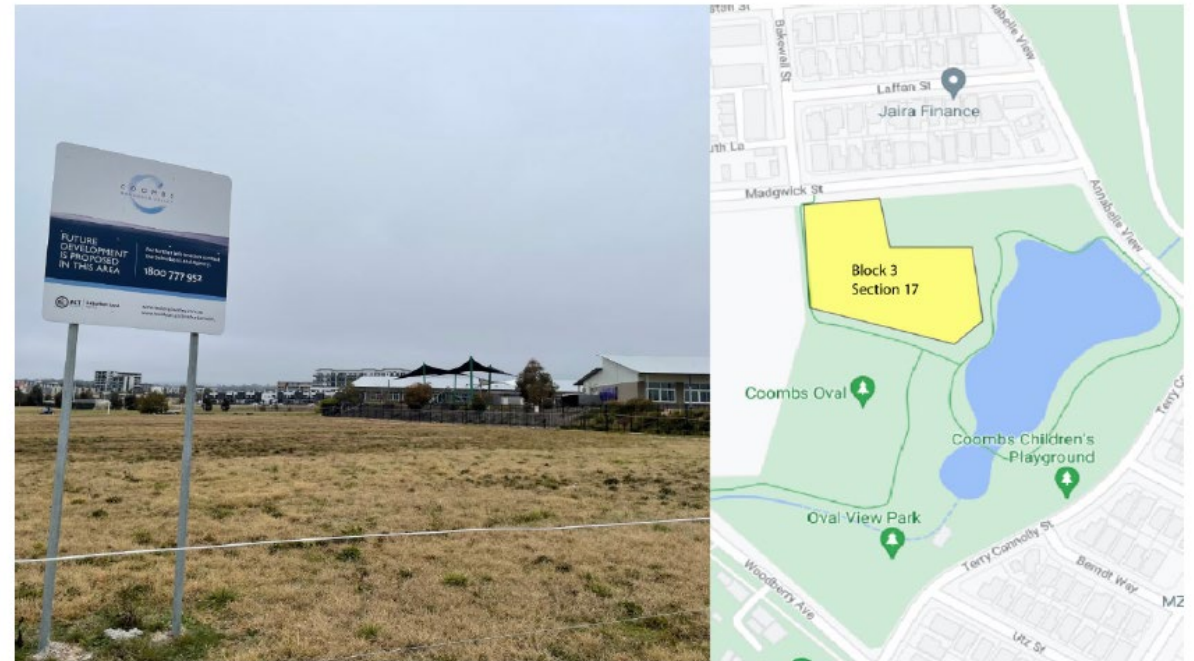
- Construction of a regional water quality pond within the suburb of Whitlam
- Stormwater treatment and second road and services crossing
- Currently undertaking an Environmental Impact Statement for the project.
- Construction estimated to commence late 2022 (subject to planning approvals)

Artist impression – viewed from Whitlam



Upcoming Community Engagement

- Block 3, Section 17 Coombs – First Quarter 2022
- Whitlam Local Centre – First Quarter 2022



Other Matters

1. Is the **Mingle program** operating in the new suburb of Whitlam? If so, are any efforts being made to ensure that Whitlam residents develop a connection to the other suburbs in the Molonglo Valley?
2. What is the status of the **proposed cycling and pedestrian bridge over Klos Crossing**? When is construction expected to commence and completion anticipated?
3. Is the proposed new **North Coombs Pond and Path** project still on track for completion in February 2022?
4. What is the current **status of the tender** for the final remaining mixed-use sites around the John Gorton Drive/Steve Irwin Avenue/Fred Daly Avenue intersection? Have there been any delays to the original timeline, and what has been the interest from the market so far?
5. What is the status of the **John Gorton Drive street tree project**? How many trees remain to plant? How tall will the trees grow when they are mature, and how long until they reach their full height?

Thank you



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1800 777 952



QUESTIONS



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Molonglo Valley Update and Priorities for 2021-22



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Molonglo Valley Commercial Centre

In relation to the Molonglo Commercial Centre, planning for this is well underway. The centre will include land for supermarkets, retail, commercial, emergency services and community facilities such as education facilities and a library. The Government recognises that this is important for delivering services for this growing region.

I anticipate the first stages of land associated with this centre to be released next financial year.

Following the initial release, land will continue to be progressively released, as occurred with the Gungahlin Town Centre.

The method of land release has yet to be considered by the SLA. A land release strategy will be developed by the SLA once planning is finalised. Market conditions and opportunities for innovative solutions will be considered at that time.



**Letter from ACT Minister for Planning
(April 2021)**

The first land release in the Molonglo commercial centre is anticipated in 2020-21 to provide conveniently located shops and service outlets as Molonglo Valley becomes one of the fastest growing areas in Australia.

2018-19 ACT Budget

The Molonglo Commercial Centre will begin to take shape with commercial releases starting in 2021-22. The centre will deliver land for a full line supermarket as well as more retail, commercial and community facilities as the Molonglo Valley continues to welcome more new residents.

2019-20 ACT Budget



LABOR'S PLAN FOR Molonglo

LABOR ACT

AUTHORISED BY MELISSA JAMES FOR ACT LABOR.

- 1 STROMLO DISTRICT PLAYING FIELDS
- 2 A NEW COMMUNITY CENTRE AND MOLONGLO LIBRARY
- 3 FAST TRACKED MOLONGLO COMMERCIAL CENTRE
- 4 MOLONGLO FIRE & AMBULANCE STATION
- 5 A NEW BRIDGE TO COMPLETE JOHN GORTON DRIVE
- 6 A NEW WALK-IN HEALTH CENTRE
- 7 NEW PRIMARY AND HIGH SCHOOLS

The flyer features an aerial view of the Molonglo development with seven numbered callouts. Item 3, 'FAST TRACKED MOLONGLO COMMERCIAL CENTRE', is highlighted with a yellow oval.

2020 Election Flyer



The first land release in the Molonglo commercial centre is anticipated in 2020-21 to provide conveniently located shops and service outlets as Molonglo Valley becomes one of the fastest growing areas in Australia.

2018-19 ACT Budget

For new suburban areas, commercial releases are proposed for the Whitlam local centre (2021-22) and the Molonglo group centre (from 2023-24).

The centre will deliver a full line supermarket as well as more retail, commercial and community facilities as the Molonglo Valley continues to welcome more new residents.

2020-21 ACT Budget

2019-20 ACT Budget



2020 Election Flyer



Molonglo Valley Commercial Centre

Dear Minister Gentleman,

Delay to the Molonglo Commercial Centre

We are writing to you regarding the two-year delay to the first commercial land release of the Molonglo Commercial Centre, as revealed in today's ACT Budget papers.

At the 2020 Territory Election, ACT Labor made an explicit commitment to "fast track" the Molonglo Commercial Centre (see [Attachment A](#)). Based on the latest available indicative land release program (2019-20 to 2022-23) this would have entailed releasing the first piece of land in 2021-22. This timeline is consistent with your letter to the Molonglo Valley Community Forum in April 2021 (see [Attachment B](#)).

We would sincerely appreciate your urgent clarification as to why this land release has been delayed to 2023-24, as detailed in the Indicative Land Release Program (2021-22 to 2025-26) released today as part of the 2021 ACT Budget.

**Letter to ACT Minister for Planning
(October 2021)**



Molonglo Valley Commercial Centre

Motion passed at the Legislative Assembly

- Moved by Mrs Giulia Jones MLA
- Amended by Dr Marisa Paterson MLA

That this Assembly:

1) notes:

- a) the Molonglo Valley is currently experiencing significant residential growth, with a forecast population of nearly 35 000 by the end of this decade;
- b) Molonglo Valley residents currently rely on services provided in Weston Creek;
- c) at the previous election, ACT Labor promised to “fast track” the delivery of the Molonglo Valley commercial centre, which will contain facilities such as:
 - i. a police station;
 - ii. a year 11-12 college;
 - iii. a library;
 - iv. a community precinct;
 - v. emergency services;
 - vi. health facilities; and
 - vii. supermarkets, retail and commercial space;
- d) to deliver on this promise, the ACT Government will release land in accordance with the Indicative Land Release Program by 2023-2024;
- e) consultation for the development of the Molonglo commercial centre will start from the end of 2021 and continue into 2022; and
- f) on 11 June 2021, the National Capital Design Review Panel provided a peer review of the Environment, Planning and Sustainable Development Directorate’s work for the Molonglo Group Centre and provided valuable input on areas of planning improvement; and

2) calls on the ACT Government to:

- a) table the Molonglo Group Centre and Surrounds planning in full by the last sitting day in December, to allow elected Members and the wider community sufficient time to analyse this initial work; and
- b) update the Assembly by the last sitting day in December on when development of the Molonglo commercial centre is intended and outline plans for community consultation.

Molonglo Valley Commercial Centre



Molonglo Valley Commercial Centre



Molonglo River Bridge

- Expression of interest released for the tender to **design and construct** the bridge
- Expected completion in **2025**



New **North Coombs** Residential Development

- Corner of John Gorton Drive and Southcott View
- Pre-DA virtual information session on **4 November 2021** from 6pm to 7pm
- More information available at: ctpprojectpages.wixsite.com/53coombs



**New Forum
Logo**

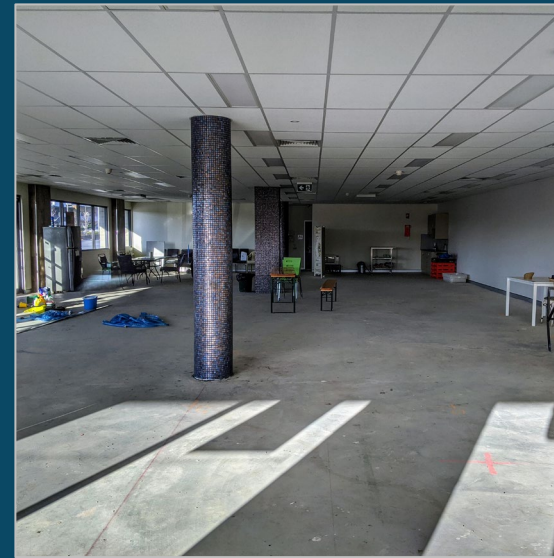


**MOLONGLO VALLEY
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Priorities for 2021-2022



MOLONGLO VALLEY
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**Molonglo
Commercial
Centre Planning**

**Coombs and
Wright
Village Delivery**

**Activating
Community
Facilities**

**Local Service and
Infrastructure
Gaps**

MEMBERS OF THE LEGISLATIVE ASSEMBLY



**MOLONGLO VALLEY
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Q&A SESSION



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THANK YOU

Next public meeting

18 November 2021

ACT Fire and Rescue



**MOLONGLO VALLEY
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