



MOLONGLO VALLEY
Community Forum

25 | August
2022

**Public
Meeting**

MEETING AGENDA

EIS for Denman Prospect Section 1, Block 12

Kip Tanner, Planner and Environmental Engineer, Planit Strategic

Denman Village Playground – Stage 1

Matt Bradbury, Principal Landscape Architect, Spiire

Molonglo Valley Development Update

Simon Tennent, Molonglo Development Director, Suburban Land Agency

MVCF Update

Ryan Hemsley, Convenor, Molonglo Valley Community Forum

MLA Address

Opportunity for MLAs to address the community

Questions and Answers Session

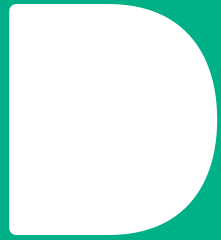


**MOLONGLO VALLEY
Community Forum**

**EIS FOR
DENMAN PROSPECT
SECTION 1, BLOCK 12**



**MOLONGLO VALLEY
Community Forum**



Denman
Prospect

EDP1 Stromlo Reach – s211 EIS Deferred Area, Denman Prospect

Molonglo Valley Community Forum
25.08.22



BEGIN ▶



Denman
Prospect

Location and Context

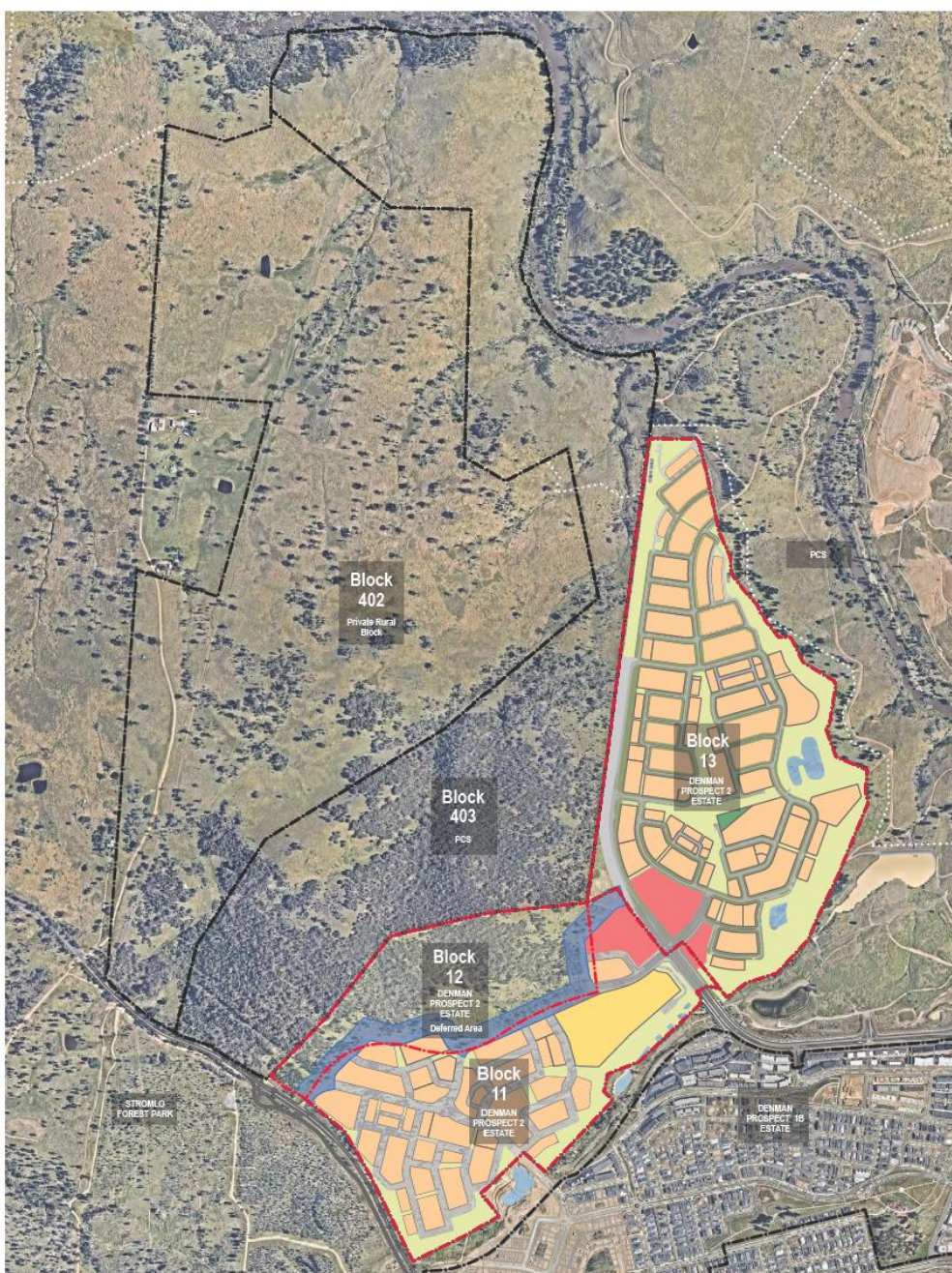


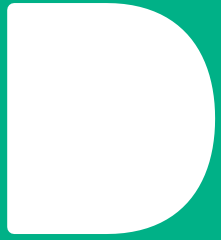
Site Location and Context

Block 12 is the subject of the Application and part of CED's holding lease.

Surrounding Block 403 is in PCS custodianship & Block 402 is Private Rural Land.

There is a complex planning framework in which this proposal fits.

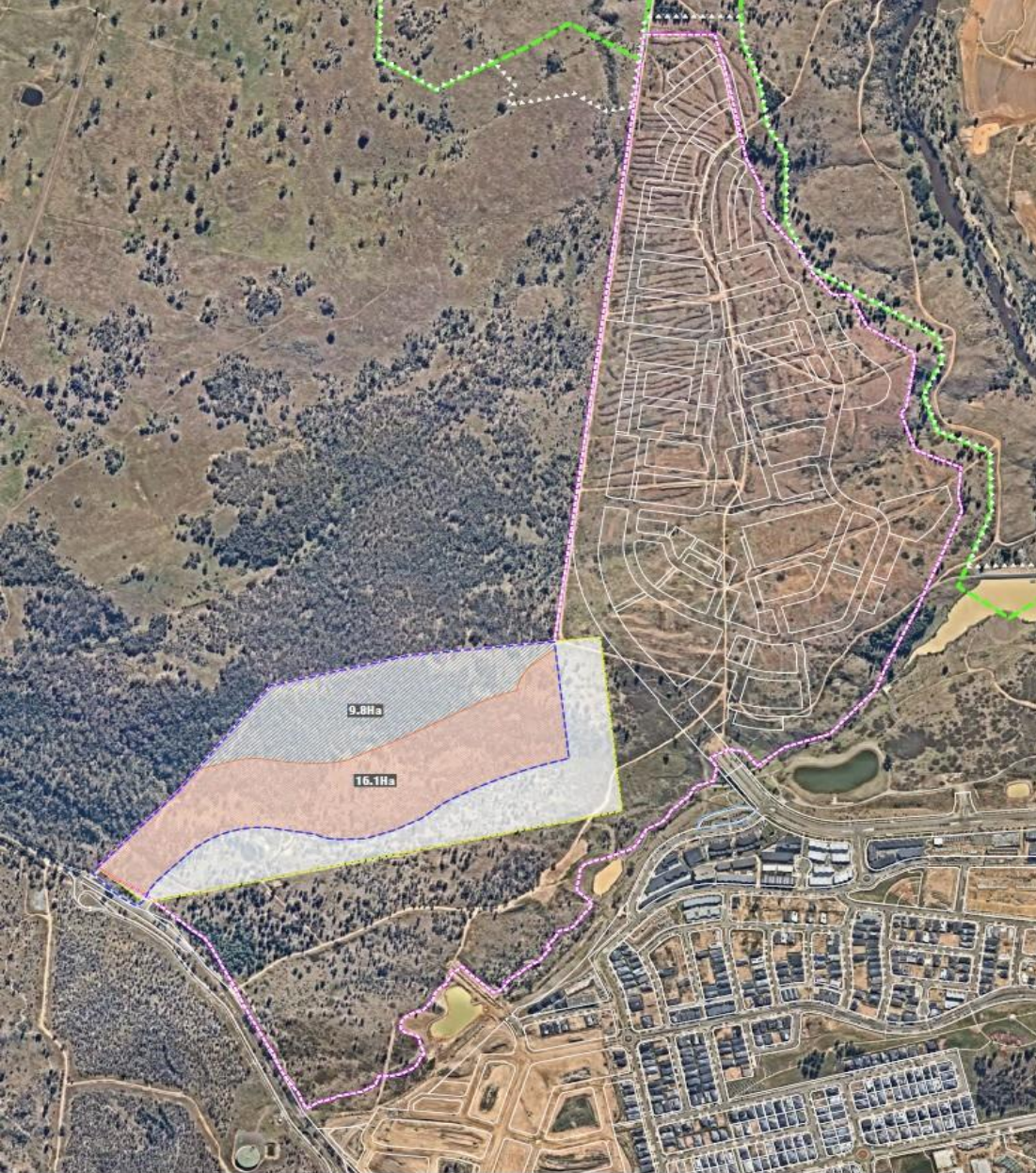




Denman
Prospect

Draft s211 Submission





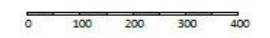
Draft 2021 s211 EIS Submission

CED submitted a s211 EIS Exemption to allow some urban development and a 60m APZ within Block 12 “Deferred Area” in November 2021.

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LEGEND
 Holding Lease Boundary
 Deferred Area
 Capital Ecology Study Area

Proposed Urban Area within Deferred Area
 SFAZ



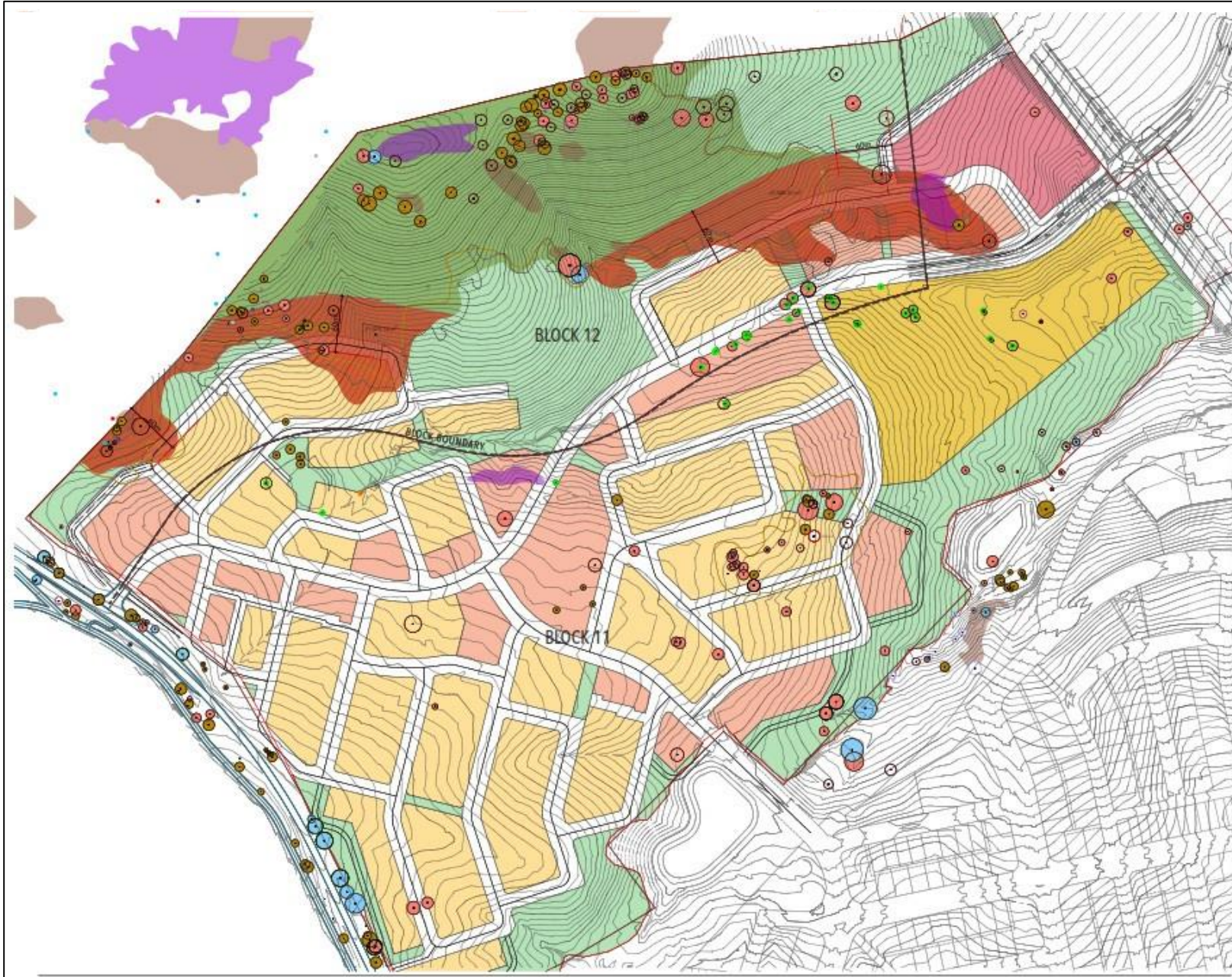
DENMAN PROSPECT NORTH
DEERRED AREA

CLIENT

PREPARED BY:
PL PLACE
 LOGIC

SCALE: 1:7500@A3
 DATE: 20.08.21
 REVISION: C
 SHEET NO: 1 of 1





Layout from draft s211

- EDP layout being considered as part of original submission.
- Previously approved by the Deed manager.

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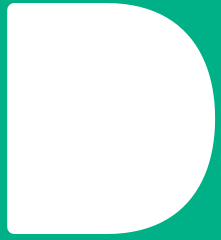


Notification and Comments on Draft s211 Submission

Key items:

- Considerable public interest in the s211 submission
- Some confusion over the area and the proposal subject to the application
- Comments received from the community and government entities
- In response, we have undertaken further work including:
- Revised development layout, ecology, bushfire, heritage, visual & consultation





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2022 Revised Layout





Revised EDP Layout

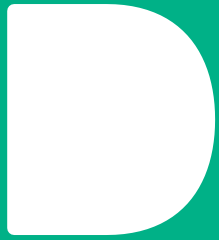
- Pushed development layout down the hill.
- Reduced Impact Area within Block 12
- Collector road diverted away from remnant trees

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Highest ecological values to
North West area avoided





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Additional Assessments



Ecological Assessments

Additional assessment work has been undertaken by Capital Ecology.

Including:

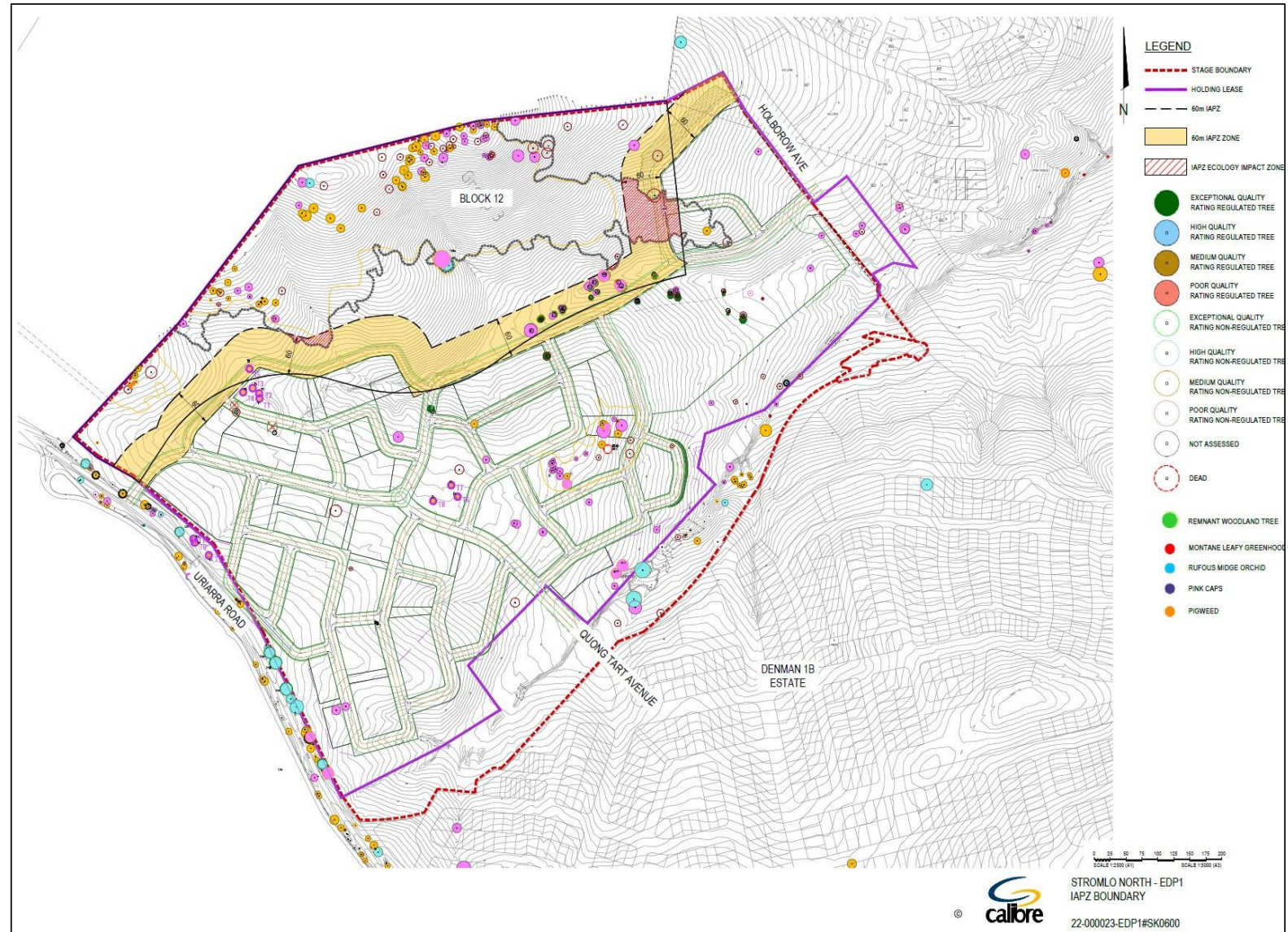
- Updated vegetation mapping and assessment
- Targeted Rare flora surveys
- Bird and bat surveys
- PTWL habitat mapping

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Bushfire Assessment

Detailed Bushfire assessment assessment has been undertaken by GHD.
60 metre Inner Asset Protection Zone to be provided.



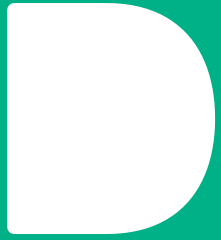
Heritage Assessment

Additional assessment work has been undertaken by Cultural Heritage Management Australia

Review of previous work.
4 sites previously recorded in the area, some of these previously salvaged.
New Field survey undertaken with RAOs
Two new artefact found.
Proposal avoids all identified sites and heritage values.

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More
Information



For more
information

Head to the website

<https://denmanprospect.com.au/stromlo-reach-estate-development-plan/>



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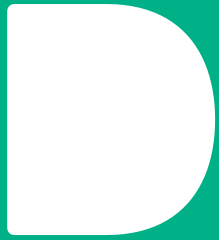
Public drop in session 10am-1pm on Saturday 27th August

At Denman Village Community Centre on Felstead Vista, Denman Prospect
You can register your interest in attending the session on the website, or just turn up.
Drop in session – stop by anytime to ask a question or find out more.



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Next Steps and Questions



Next Steps and Questions

- Complete consultation program
- Consider matters raised during consultation
- Finalise reports
- Resubmit back to Planning Authority for review and assessment
- If supported, estate development application can proceed.





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Q&A SESSION



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DENMAN VILLAGE PLAYGROUND STAGE ONE



MOLONGLO VALLEY
Community Forum

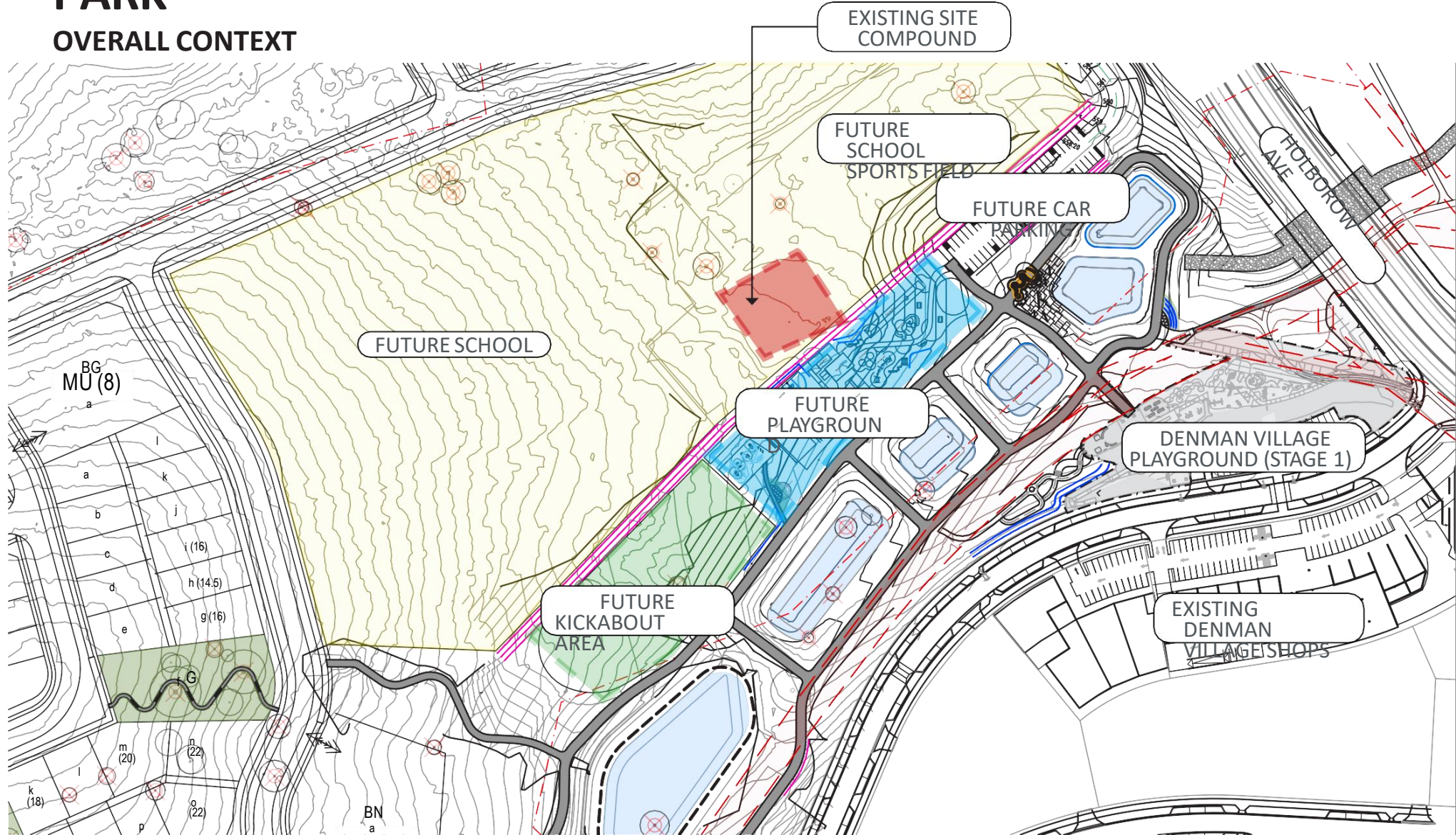
**DENMAN VILLAGE PLAYGROUND
MOLONGLO VALLEY COMMUNITY
FORUM**

AUGUST 2022

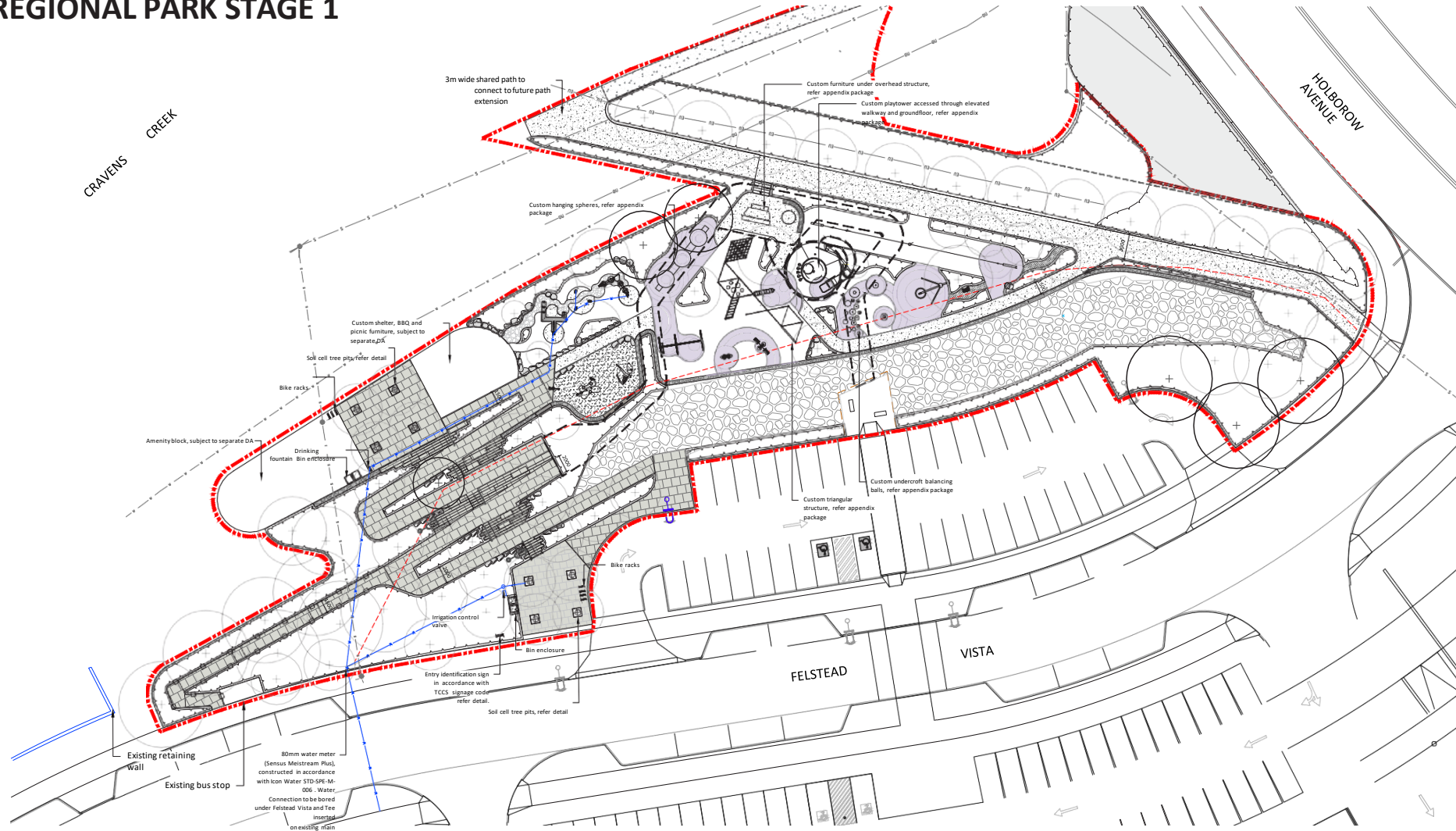
01.

PROPOSED REGIONAL PARK

OVERALL CONTEXT



DENMAN VILLAGE PLAYGROUND REGIONAL PARK STAGE 1



03.

DESIGN RATIONALE

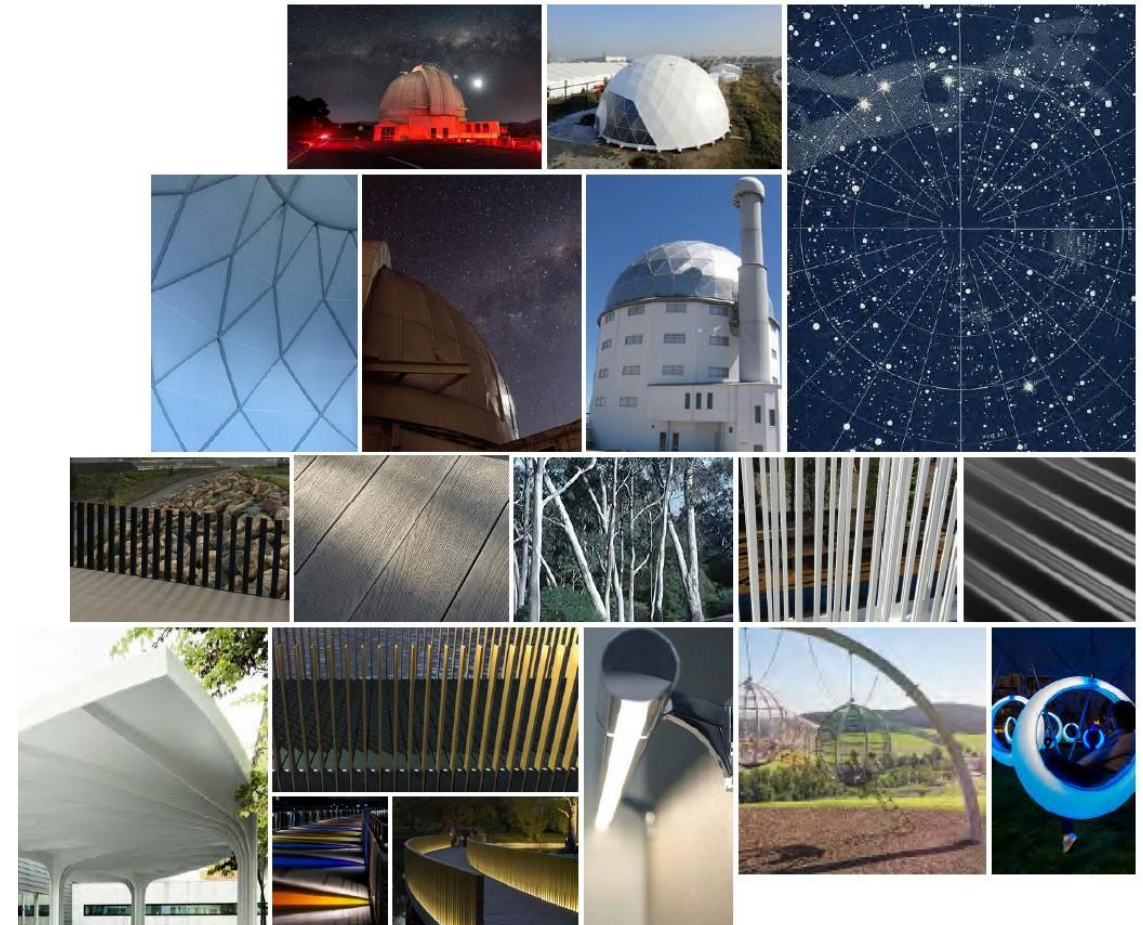
In keeping with Denman Prospect's established excellence in urban design, the proposed play space will include several exciting design features. These include:

- An elevated walkway that provides viewing opportunities across the valley and to nearby Mt Stromlo as well along Cravens Creek.
- A central play tower incorporating an astronomical theme
- A custom shelter for gatherings and weather refuge (subject to a separate DA)
- An architecturally designed toilet / amenities building (subject to a separate DA)

Overall, this new regional park will incorporate the themes of astronomy and the advancement of technology as both abstract and literal representations into the built form and play elements.

The materials and philosophy of the design detail for all the proposed elements, is to ensure a light weight, uncomplicated clean line construction with minimal support structures to enable easy movement in and around elements, provide shade and not detract from the surrounding development and natural environment.

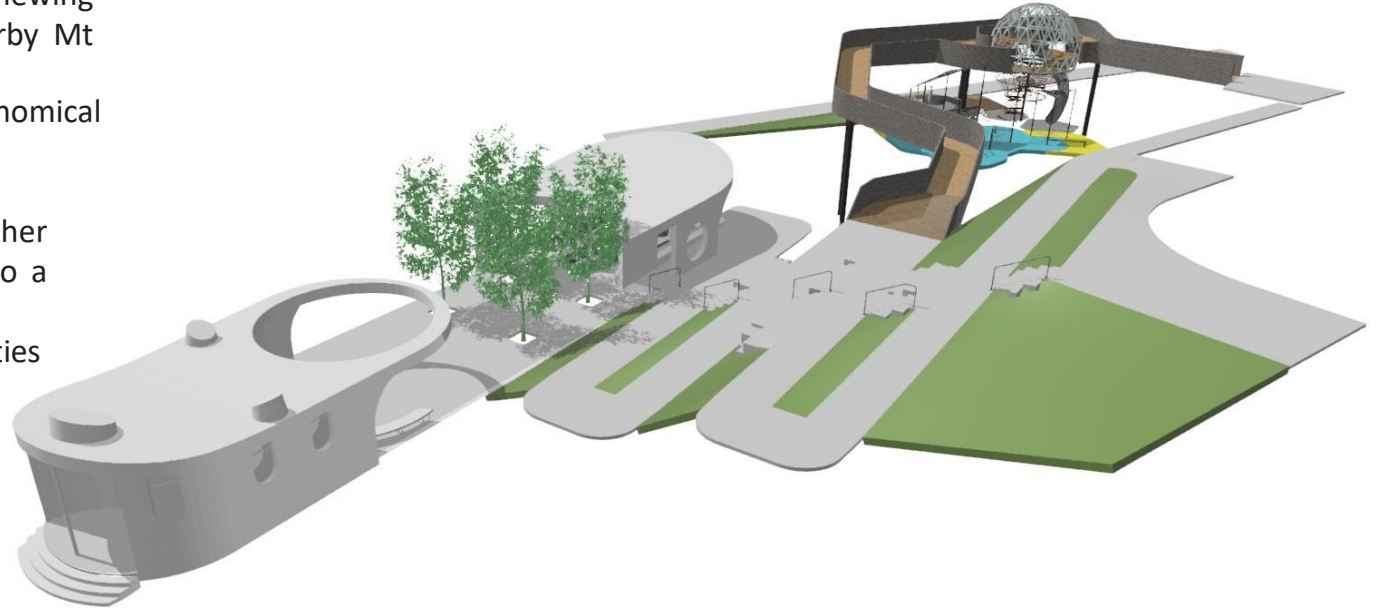
Lighting will be subtly integrated within the structures which will enhance their value as a feature at night, enhance safety within the park, and provide an interpretive aspect related to the astronomical theme of the park.



04.

PROPOSED FEATURES

- An elevated walkway that provides viewing opportunities across the valley and to nearby Mt Stromlo as well along Cravens Creek.
- A central play tower incorporating an astronomical theme
- Stair and ramp access from Felstead Vista
- A custom shelter for gatherings and weather refuge including seating and BBQ (subject to a separate DA)
- An architecturally designed toilet / amenities building (subject to a separate DA)

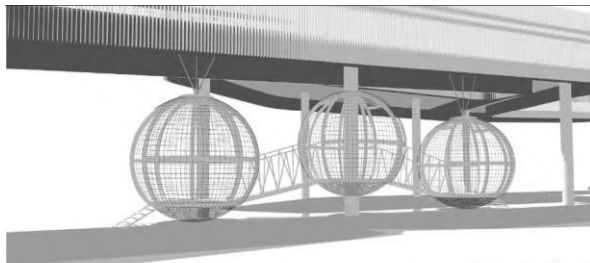


05.

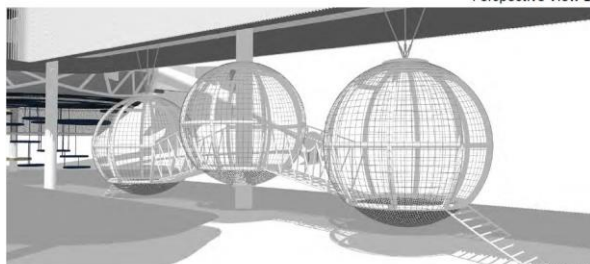
PROPOSED PLAY ELEMENTS

The proposed play elements will cater for an age group of children from 2 - 12 and will include:

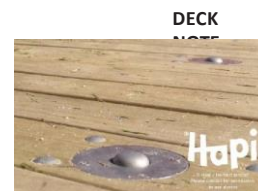
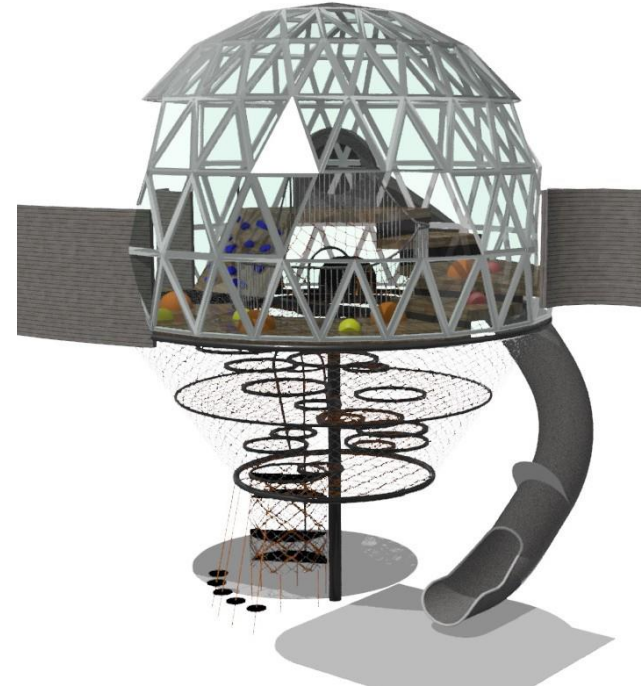
- Slide
- Climbing nets
- Swings
- Spinners
- Rockers
- Seesaw
- Sand play with digger
- Sound play
- Water play



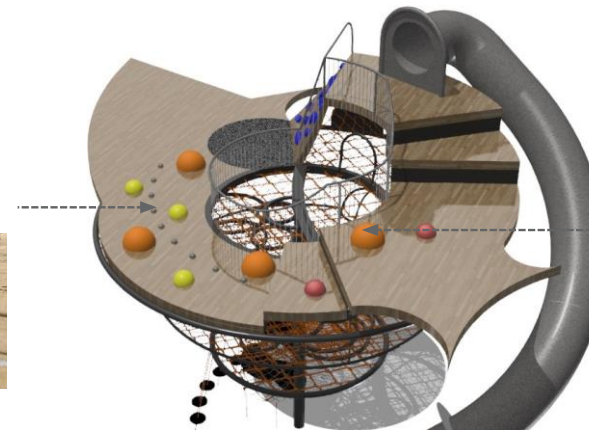
Perspective View 1



Perspective View 2



DECK
NOSE



HALF SPHERE STEPPERS



06.

TIMING

- Currently awaiting DA approval. No objections have been received
- Whilst approval is pending, conversations are being had with the same contractor that delivered the Ridgeline Park to ensure construction can start immediately once approval is received
- It is anticipated that the stage 1 playground will have a 12-18 month construction program (including fabrication of the custom structural elements).

spiire

Q&A SESSION



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MOLONGLO DEVELOPMENT UPDATE



MOLONGLO VALLEY
Community Forum

Creating great places where communities thrive



ACT
Government

Suburban Land
Agency

2022-23 Molonglo land release & project update

Simon Tennent, Development Director Molonglo

25 August 2022



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.

A family of four is walking away from the camera on a grassy hillside. The father, on the left, is wearing a blue and white plaid shirt and dark shorts. The mother, in the center, is wearing a black dress with a colorful pattern. They are holding hands with two young girls. The girl on the left is wearing a white dress, and the girl on the right is wearing a blue jacket and a pink patterned skirt. The background is a vast, green landscape with a tower visible in the distance under a blue sky with scattered clouds.

Creating great places
where communities thrive

An aerial photograph of a modern residential development. In the foreground, there is a large, multi-colored playground with yellow and blue equipment on a dark rubber mat. To the right of the playground is a landscaped area with several tall, thin cypress trees. In the middle ground, there is a large, paved parking lot with many spaces. Behind the parking lot, there are several modern, multi-story apartment buildings with a mix of brick and light-colored panels. The background shows a green field and some distant buildings under a clear sky.

Developments aim to balance social, economic and environmental benefits for all Canberrans through:

- **affordable living**
- **a safe and healthy population**
- **social inclusion and diversity**
- **housing choices**
- **environmental sustainability.**

Agenda

1. Indicative Land Release Program 2022-2027
2. Block 3 Section 17 Coombs – Community Facility Site
3. Molonglo Group Centre
4. Whitlam
5. Other Molonglo Project Updates

Indicative Land Release Program 2022-23 (Molonglo)

Indicative Land Release Program for 2022-23

Suburb	Block	Section	Residential Dwellings	Commercial Land Area (m2)	Community Land Area (m2)	Zoning
Coombs	3	17			12,000	CF Community
Whitlam			434			Residential
Whitlam					50,000	CF Community – Government School
Total			434		62,000	

Housing Targets 2022-23

Affordable Homes	Public Housing	Community Housing
29	31	

https://www.planning.act.gov.au/__data/assets/pdf_file/0006/2050179/Indicative-Land-Release-Program-2022-23-to-2026-27.pdf

Indicative Land Release Program 2023-24 (Molonglo)

Indicative Land Release Program for 2023-24

Suburb	Block	Section	Residential Dwellings	Mixed – use Land Area (m2)	Commercial Land Area (m2)	Community Land Area (m2)	Zoning
Whitlam			426				Residential
Molonglo			300	10,000	10,000		Mixed use /Commercial
Molonglo						100,000	CF Community – Government college and high school
Total			726	10,000	10,000	100,000	

Indicative Land Release Program 2024-26 (Molonglo)

Indicative Land Release Program for 2024-25

Suburb	Block	Section	Residential Dwellings	Mixed – use Land Area (m2)	Commercial Land Area (m2)	Community Land Area (m2)	Zoning
Molonglo			300		10,000		Mixed-use / Commercial
Total			300		10,000		

Indicative Land Release Program for 2025-26

Suburb	Block	Section	Residential Dwellings	Mixed – use Land Area (m2)	Commercial Land Area (m2)	Community Land Area (m2)	Zoning
New suburb			800				Residential
Molonglo			300				Mixed-use / Commercial
Total			1,100				

Indicative Land Release Program 2026-27 (Molonglo)

Indicative Land Release Program for 2026-27

Suburb	Block	Section	Residential Dwellings	Mixed – use Land Area (m2)	Commercial Land Area (m2)	Community Land Area (m2)	Zoning
New suburb			800				Residential
Molonglo			400				Mixed - use /Commercial
		Total	1,200				

Indicative Land Release Program 2025-27 (Weston Creek)

Indicative Land Release Program for 2025-26

Suburb	Block	Section	Residential Dwellings	Mixed – use Land Area (m2)	Commercial Land Area (m2)	Community Land Area (m2)	Zoning
Weston			400				Residential
Total			400				

Indicative Land Release Program for 2026-27

Suburb	Block	Section	Residential Dwellings	Mixed – use Land Area (m2)	Commercial Land Area (m2)	Community Land Area (m2)	Zoning
Weston			400				Residential
Total			400				

Block 3/17 Coombs – Community Facility Site



Molonglo Group Centre

- Technical Amendment to be finalised by EPSDD shortly
- First 10,000 metres of commercial land are scheduled for release by June 2024....or 21 months away!
- By way of comparison, Stage 1 Whitlam went from EDP development to first release in 40 months.
- SLA will make every effort to fast track the release of land in accordance with the ILRP.
- We are working with TCCS the future John Gorton Drive Bridge and the interface with the Northern Group Centre



Planning and Development Act 2007

Technical Amendment to the Territory Plan

2022-01

Introduction of
Molonglo Group Centre and Surrounds
Concept Plan and
rezoning of land within the future urban area of
Molonglo and changes to the
Commercial Zones Development Code

April 2022

Technical amendment for public consultation prepared
under s87 of the Planning and Development Act 2007

Molonglo Group Centre North/John Gorton Drive Bridge



Whitlam – Current Status

- Now home to around 100 residents.
- Construction of Stage 2 now complete
- Stage 3 now under construction and a number of sales events for those blocks are scheduled between September and June
- First home in the display village is open! Whole village to be launched on **Saturday October 8**



Whitlam Local Centre

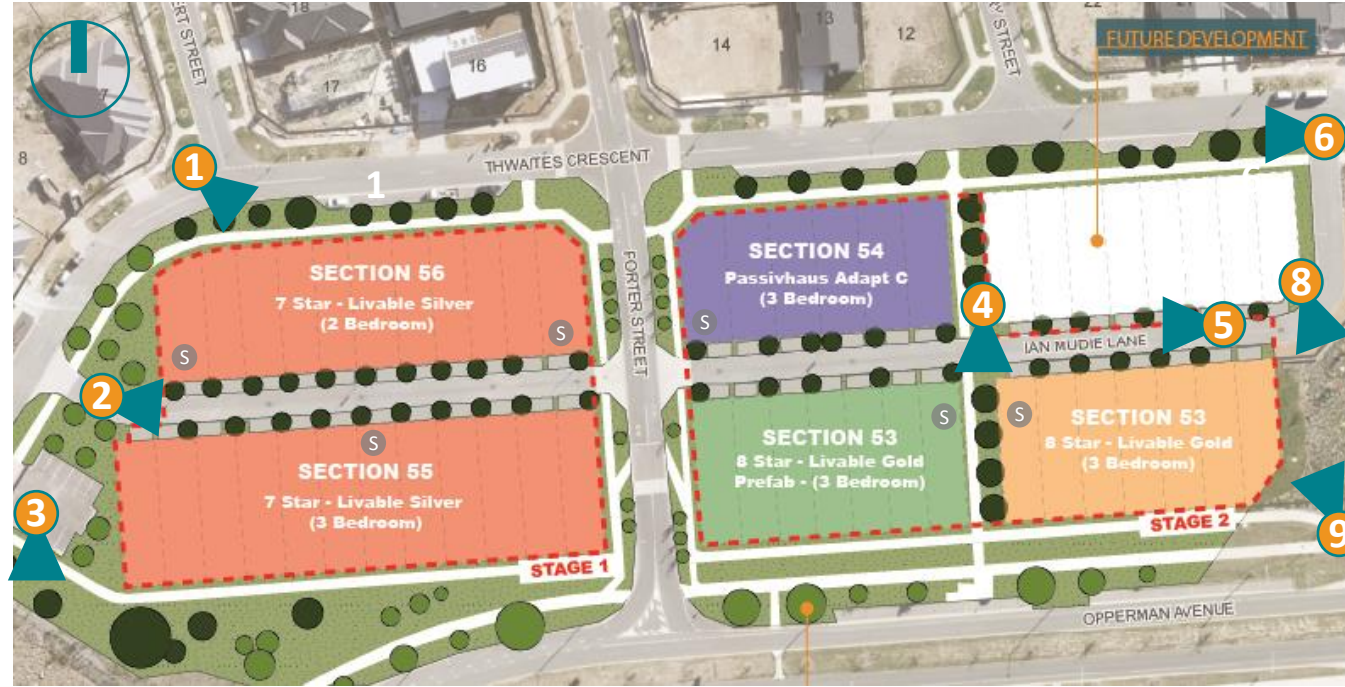
- Whitlam Local Centre has been released as part of a 2 stage Tender.
- Released under an SLA Design and Place Framework
- Stage 1 has closed and is to be assessed shortly
- Stage 2 to be released in early 2023



Other Project Updates

- **Denman Prospect 3** has been released under a 2 stage Tender. Second stage to be released pending the finalisation of the technical amendment.
- **Coombs Playspace** is 99 per cent complete and a naming ceremony/official opening is being organised for October 2022
- **132Kv powerline project** is in construction and due for completion next year.
- **The Sewer Odour Control Unit project** is in the final stages of approval and will commence next month
- **The Deep Creek Dam** is still in the design and approval process
- **The Pedestrian Bridge** near the RSPCA is now in planning
- SLA will soon start work on the **North Weston Residential Estate**
- ...and in **North Wright....**

SLA North Wright Compact Housing Development



Thank you

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ACT
Government

Suburban Land
Agency

suburbanland.act.gov.au |    

Q&A SESSION



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FORUM

UPDATE

COPPINS CROSSING CLOSURES



MOLONGLO VALLEY
Community Forum

Visit iscoppinsscrossingopen.com for regular updates

KOKO MOLONGLO

COMMERCIAL ACCOMODATION



MOLONGLO VALLEY
Community Forum

View the plans at:

planning.act.gov.au/development-applications-assessments/development-applications/da-details?da-number=202240470

DRAFT ACTIVE TRAVEL PLAN



MOLONGLO VALLEY
Community Forum

Recommendations from the Molonglo Valley Community Forum

1. Deliver a connected and legible active travel network by prioritising the delivery of **missing active travel links**.
2. Work with the Planning Directorate, the Suburban Land Agency and other estate delivery entities to mandate the delivery of **high-quality active travel infrastructure** in new greenfield areas.
3. Ensure **consistency** between the Active Travel Plan and plans produced by other ACT Government entities.
4. Identify the **key commercial areas** within the Molonglo Valley as “central walking areas”.
5. Provide a greater variety of destinations within easy walking distance of residences by working with relevant ACT Government entities to encourage **genuine mixed-use development** in urban areas.

View the Forum’s submission at:

mvcommunityforum.org.au/wp-content/uploads/2022/08/MVCF-Submission-Active-Travel-Plan.pdf

FORUM COMMUNITY CHAT



MOLONGLO VALLEY
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BLUE POLES PARK



MOLONGLO VALLEY
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MEMBERS OF THE LEGISLATIVE ASSEMBLY



MOLONGLO VALLEY
Community Forum

ACT Government

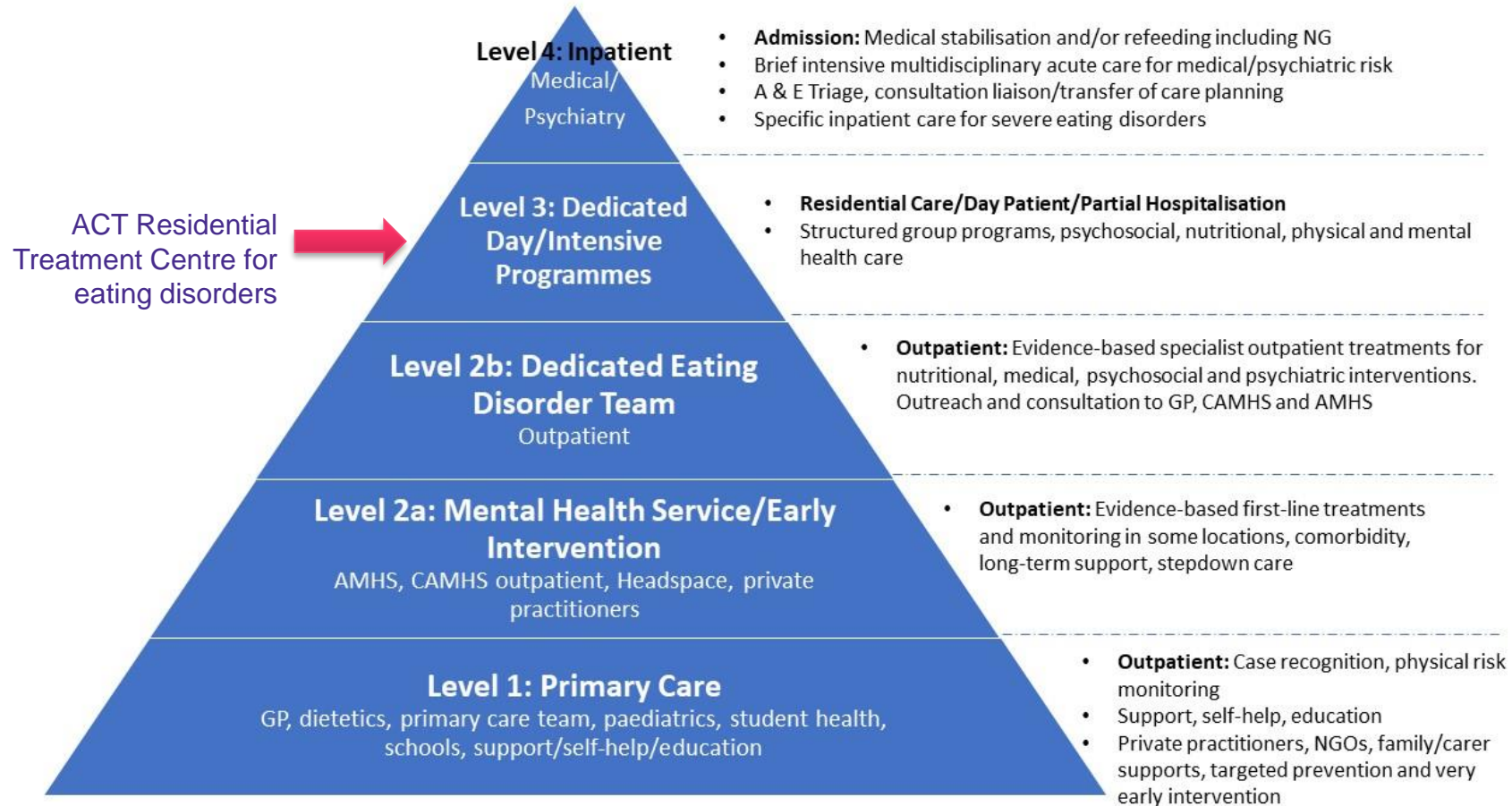
Residential eating disorder facility – Coombs

Emma Davidson MLA
Minister for Mental Health
Member for Murrumbidgee

Eating Disorder treatment in the ACT

- The number of people in Australia with an eating disorder at any given time is estimated to be around 1 million, or approximately 4% of the population. Eating disorders, when combined with disordered eating together, are estimated to affect 16.3% of the Australian population.
- Of people with eating disorders, 47% have Binge Eating Disorder, 38% have other eating disorders, 12% have Bulimia Nervosa and 3% have Anorexia Nervosa.
- ACT is finalising a territory wide model of care for Eating Disorders (TWMoC). This is a stepped care model for public eating disorder services across the ACT, including a Residential Treatment Centre.
- The ACT does not currently have a residential service for eating disorders.
- The Centre will provide a home-like atmosphere, supported by professional services.

Where does the Centre fit?



ACT Residential Treatment Centre for eating disorders

- \$13.5m over three years to establish ACT Residential Treatment Centre for eating disorders.
- In November 2021, ACT Government announced preferred location (Block 3 Section 17 Coombs - Madgwick Street).
- Site identified through an extensive selection process with SLA, EPSDD, ACTHD and CHS.



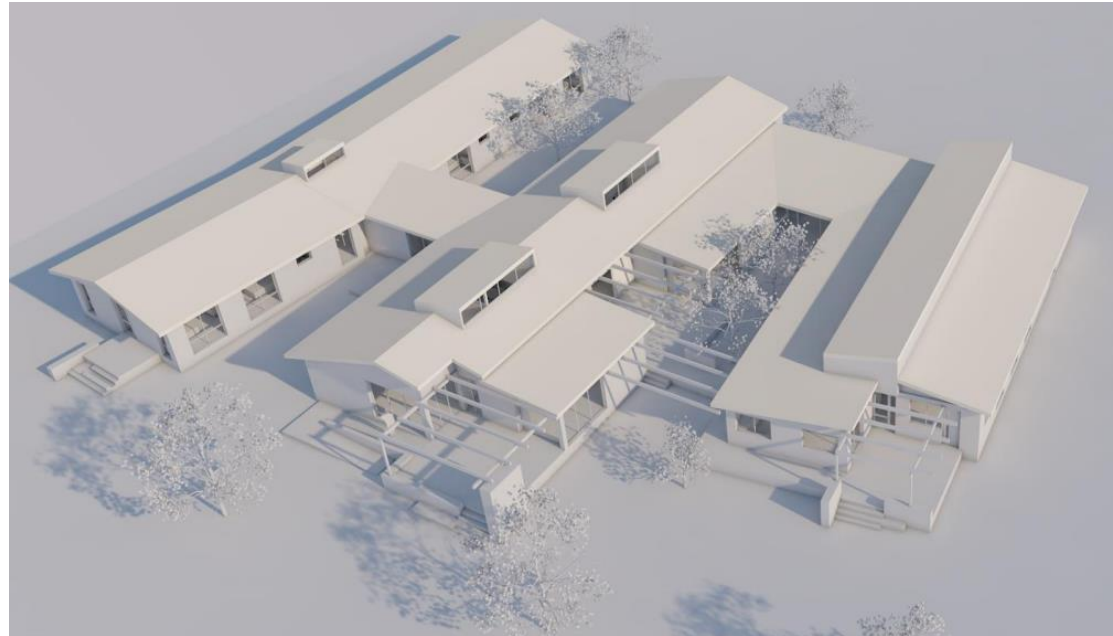
Block Master plan

- Residential Treatment Centre for eating disorders would occupy approximately half of the total block.
- Master Planning identifies options for the remaining site, as one or two residual blocks.
- Some sharing of resources such as partial shared parking.



Design

- Centre will be approximately 1,000m², a minimum of 12 beds, living and dining facilities, staff facilities and multipurpose activity rooms.
- Grounds will be landscaped to integrate with the surrounding environment.
- Parking provided on site with around 33 spaces.



Indicative design and material choices



Design work update

- The proof of concept design phase for Centre is now complete.
- The preliminary sketch plan phase is being developed for a Development Application (DA).
- ACT Health Directorate expects to lodge a DA in late 2022.
- Following approval, construction will commence and is expected to take around a year.
- ACT Health Directorate has engaged with clinicians, subject matter experts and persons with lived experience to develop the designs for the Centre. Additionally we are liaising closely with our counterparts in other states to understand their operations and lessons learnt.
- Further community consultation will occur at the lodgement of a formal DA.

Q&A SESSION



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THANK YOU

Next public meeting
22 September 2022



MOLONGLO VALLEY
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