



MOLONGLO VALLEY
Community Forum

23 | February
2023

**Public
Meeting**

MEETING AGENDA

Coombs Community Facility site

Simon Tennent, Molonglo Development Director from the Suburban Land Agency



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Emergency services proposed site

~~Kuga Kugatha, Justice and Community Safety Directorate~~

Ryan Hemsley, Convenor, MVCF

Molonglo Valley Update

Ryan Hemsley, Convenor, MVCF

MLA Address

Opportunity for MLAs to address the community

Questions and Answers Session

MOLONGLO DEVELOPMENT UPDATE



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Creating great places where communities thrive



ACT
Government

Suburban Land
Agency

SLA Project Updates

Simon Tennent, Development Director - Molonglo

23 February 2023



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.

Agenda

1. Block 3 Section 17 Coombs – Community Facility Site
2. North Wright Compact Housing Project
3. Other Molonglo Project Updates
 - Coombs and Wright Village
 - Molonglo Group Centre

Part Block 3/17 Coombs – Community Facility Site

- The final land release in Coombs
- The site to be released is approximately 6,000sqm
- The other half of the site has been transferred to ACT Health for a new Residential Treatment Centre for Eating Disorders.
- SLA has commenced community consultation on future uses for the site.
- The outcomes of the consultation will inform the site's release in May this year.



Block 3/17 Coombs – Community Facility Site

- The site has a Community Facility Zoning (CF) that allows for a number of uses under the Territory Plan
- SLA will consider the input from the community in the context of:
 - Compatible uses with the adjacent Health Facility
 - The site's proximity to neighbouring homes
 - Existing and planned community facilities in Coombs and surrounds.
- With respect to the consultation.....



Commercial business



Childcare centre



Community activity centre



Community theatre



Cultural facility



Educational establishment



Emergency services facility



Health facility



Hospital



Office



Place of worship or religious associated use



Public agency



Residential care accommodation



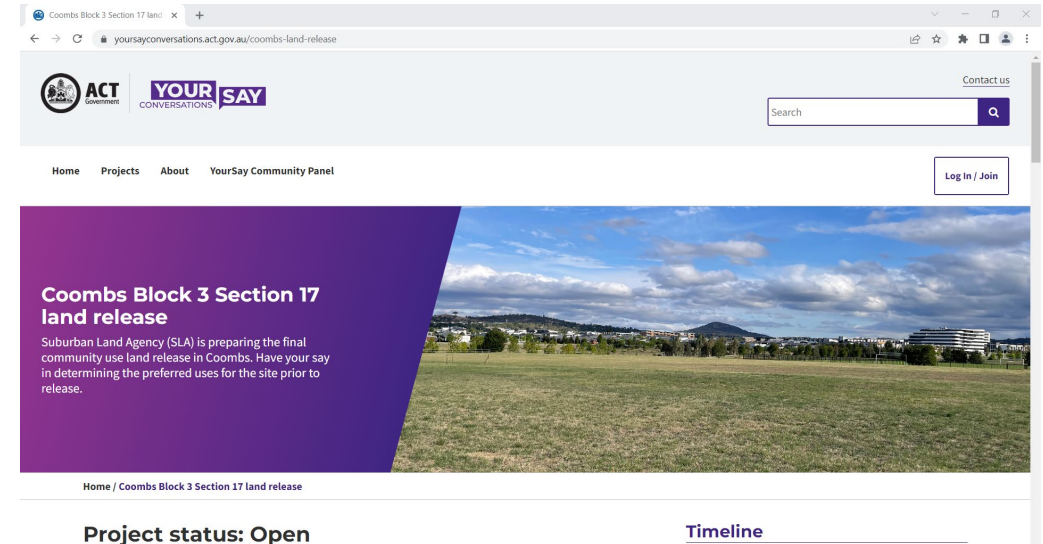
Retirement village



Supportive housing

Block 3/17 Coombs – Community Facility Site

- Community consultation is now live.
- To have your say, you can:
 - complete the online survey
 - attend the Café drop-in session at:
 - Eighty/Twenty Café, Coombs shops on Thursday, 2 March from 9am until 11.30am
- The survey closes **Thursday, 23 March 2023**
- The engagement report will be released in April 2023, along with details on what the final uses will be in the lease.



Scan the QR code
to access the
survey

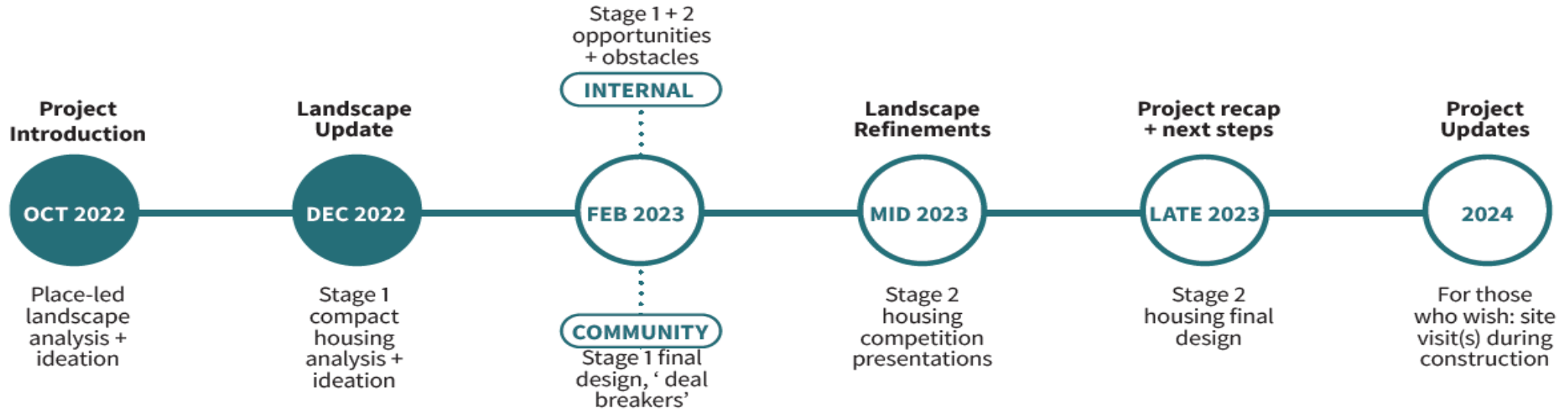


North Wright Compact Housing Project



North Wright Compact Housing Project

Stakeholder Consultation Roadmap



Other project updates

Coombs/Wright Village

- Procurement of lead Planning and Engineering consultants closing shortly
- EDP to be lodged in August, that will cover block planning changes, road alignments, landscaping and Coombs Park improvements
- Stage 2 Tender to be released following EDP approval
- Community Activity Centre lead architect now appointed
- To be designed in partnership with ACT Property Group
- DA to be lodged post EPD approval



Other project updates

Molonglo Group Centre

- Currently working with TCCS as part of the John Gorton Drive Bridge Project
- SLA ensuring the urban interface between JGD and the Group Centre work together.
- First land release scheduled for 2024-25
- SLA progressing due diligence and business case
- SLA will provide a lot more detail at the next MVCF update.



Thank you

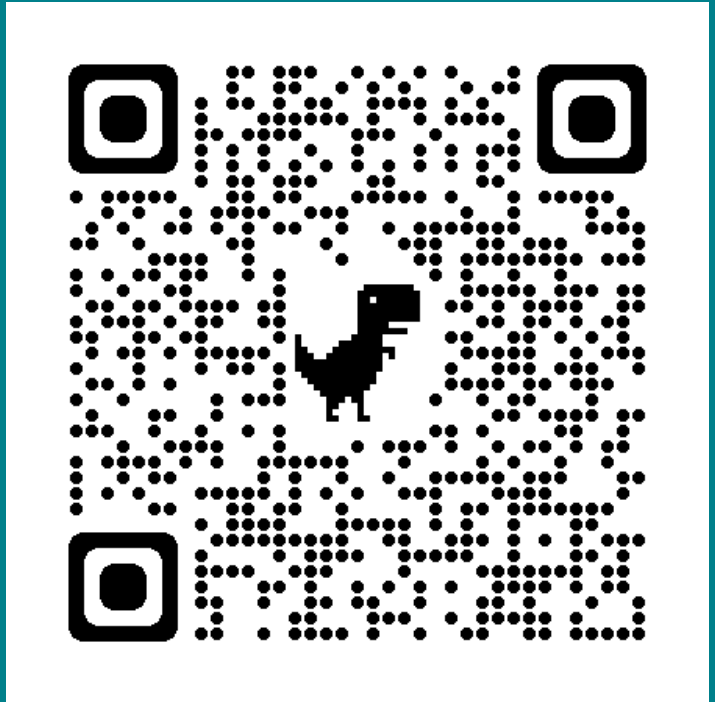
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suburbanland.act.gov.au |    



Questions?



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EMERGENCY SERVICES FACILITY



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06 September 2022

Dear Resident,

Due Diligence of Duffy site for potential ACT Government Use

I write to you regarding upcoming investigatory works the ACT Government is seeking to undertake on **Block 2, Section 58 Duffy**.

Consultants and their contractors will be present onsite to undertake initial due diligence works on Block 2 Section 58 Duffy from Thursday 15th of September 2022. The type of work you may see being undertaken includes site surveying, traffic counts, digging and potholing. You do not need to be present onsite.

Further consultation will occur following the completion of studies and assessment of the suitability of the site for future development.

Yours sincerely

nkugathas
Kuga Kugathas
A/g Executive Branch Manager,
Capital Works & Infrastructure
Justice and Community Safety Directorate, ACT Government

06 September 2022



Section 58, Block 2, Duffy

EMERGENCY SERVICES FACILITY



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Strategic Planning Report

NCA officers presented the Strategic Planning Report, which provided an overview of current NCA strategic planning work.

The Authority discussed a proposal for a **new joint fire and ambulance station at Block 2 Section 58, Duffy**, to cater for anticipated demand for these services in the area, especially for the growing Molonglo District. The Authority agreed to the proposed exception to the National Capital Plan for the **1-hectare proposed to be used of the overall 9-hectare site.**

***Source:** Public Record of 12 October 2022
National Capital Authority Meeting*

EMERGENCY SERVICES FACILITY



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*Possible site of joint fire
and ambulance station*

EMERGENCY SERVICES FACILITY



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Possible **next steps**:

- Directorate **presentation** to the community (TBC)
- Consultation on **Draft Territory Plan Variation***
- Public notification of **Development Application**

**Examples of previous ESA TPVs can be found on the [Web Archive](#).*

Questions?



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UPDATE

MOLONGLO RIVER BRIDGE



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MOLONGLO RIVER BRIDGE

tenders.act.gov.au/contract/view?id=202961



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Project Officer: Noel Boniface Phone: (02) 6207 1906
Contracts Officer: Francine Kelly Phone: (02) 6207 6619

Letter of Award

Steven Glover
Engineering Manager – Southern Region
B.M.D. Constructions Pty Limited
ACN 010 126 100
PO Box 717
MITCHELL ACT 2911

Dear Steven,

Contract No: 30696-NCT-150
Project: Design (to the Extent Specified) & Construction of John Gorton Drive and Molonglo River Bridge Crossing

1. The Australian Capital Territory acknowledges your original offer dated 16 June 2022 and your revised offer dated 8 September 2022 but accepts your final revised offer dated 25 January 2023 for the Design (to the extent specified) & Construction of John Gorton Drive and Molonglo River Bridge Crossing project for the GST-inclusive fee of one hundred and seventy two million, seven hundred and nineteen thousand, and eight dollars (\$172,719,008.00) including a GST-inclusive Provisional Sum of three million, eight hundred and thirty-eight thousand, two hundred and six dollars and fifty-two cents (\$3,838,206.52) making a GST-inclusive Contract Price of one hundred and seventy two million, seven hundred and nineteen thousand, and eight dollars (\$172,719,008.00).

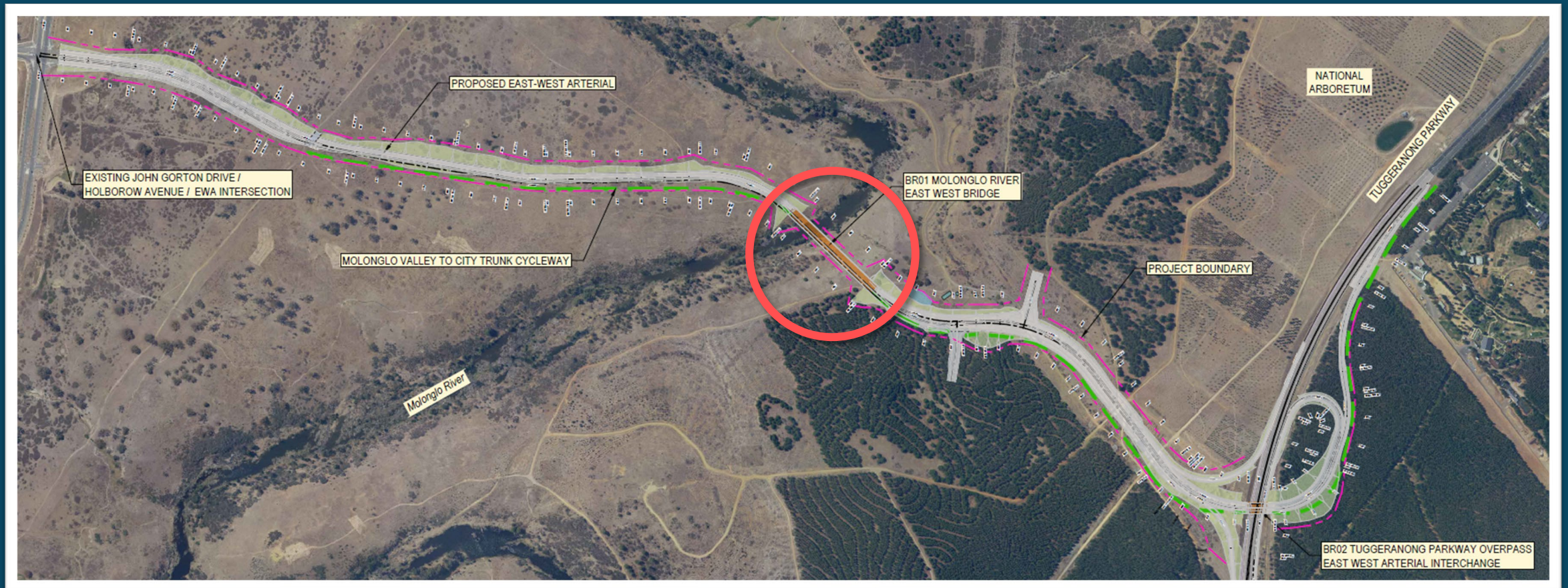
Formation of contract

2. In accordance with clause 11.1.3 of the Standard Conditions of Tender, the attached contract is formed between the Australian Capital Territory and B.M.D. Constructions Pty Limited for the performance of Works with effect as at the date of this letter of award ("Date of Contract") for the Term of 163 weeks, excluding the Post Completion Period.
3. This Agreement is a "notifiable contract" under the Procurement Act and the personnel and financial information is Confidential Text. The Procurement Act, part 3 (Notifiable Contracts) applies to this Agreement. The Territory is satisfied that the Confidential Text is "confidential information" for the purposes of that Act.

THE **OTHER** MOLONGLO RIVER BRIDGE (DATE **TBC**)



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STROMLO FOREST ANGLICAN COLLEGE



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STROMLO FOREST ANGLICAN COLLEGE

- Will **open in stages** between 2026 and 2030
- Early Learning though to **Year 12**
- **1858** total places
- Sustainable design with **community facilities** for public use



STROMLO FOREST ANGLICAN COLLEGE

www.newanglican.school



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PLANNING SYSTEM REVIEW AND REFORM PROJECT



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PLANNING SYSTEM REVIEW AND REFORM PROJECT



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The vision:

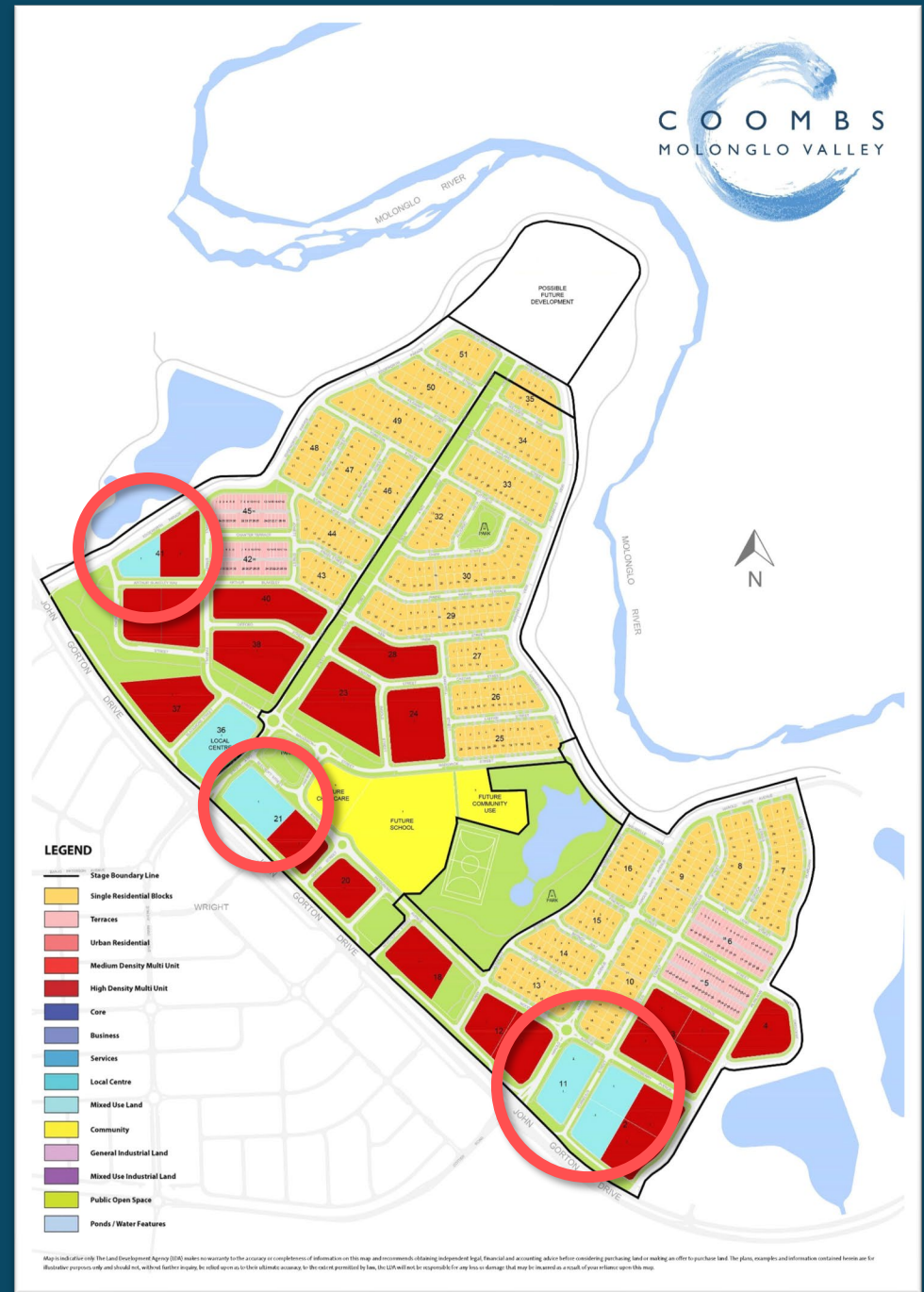
“Coombs will be home to Molonglo Valley’s first community hub, with planned local shops, a public school, community facility and Mixed Use developments planned for the suburb.”

Source: web.archive.org/web/20170302185634/http://www.lida.act.gov.au/molonglo/coombs

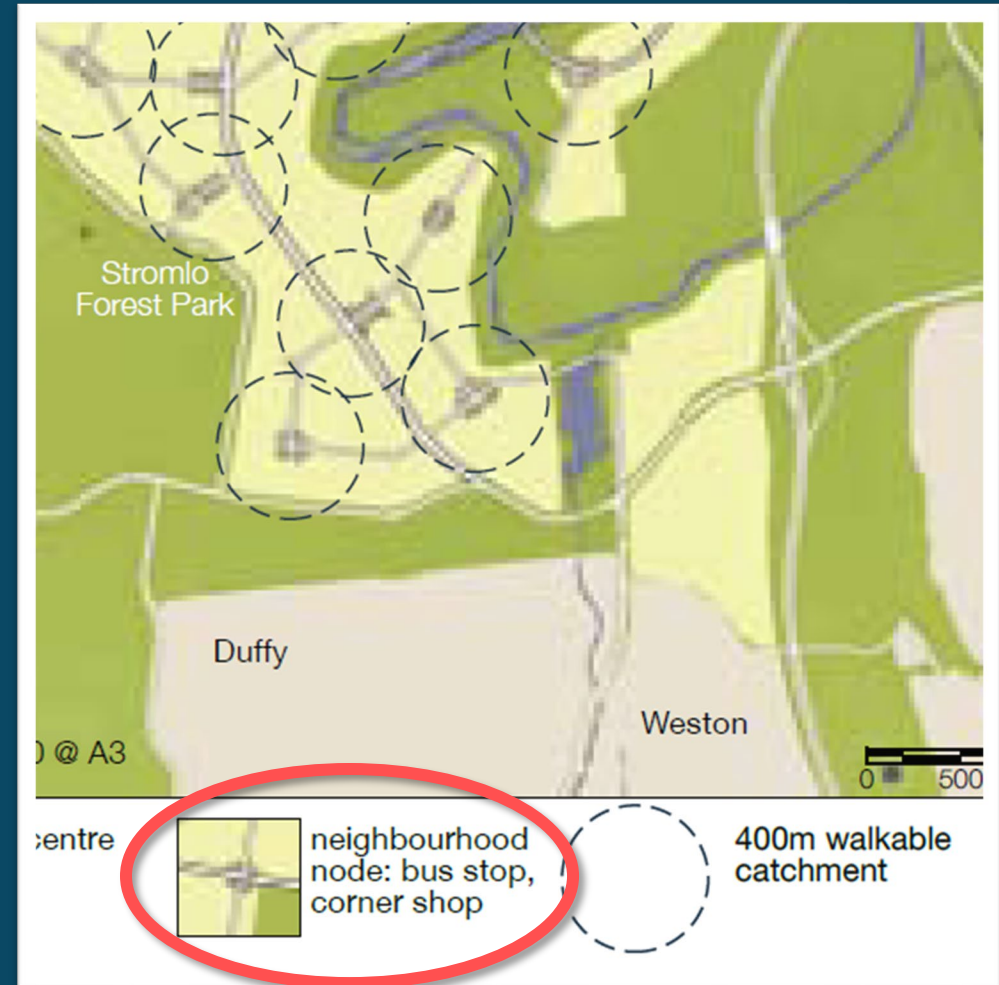
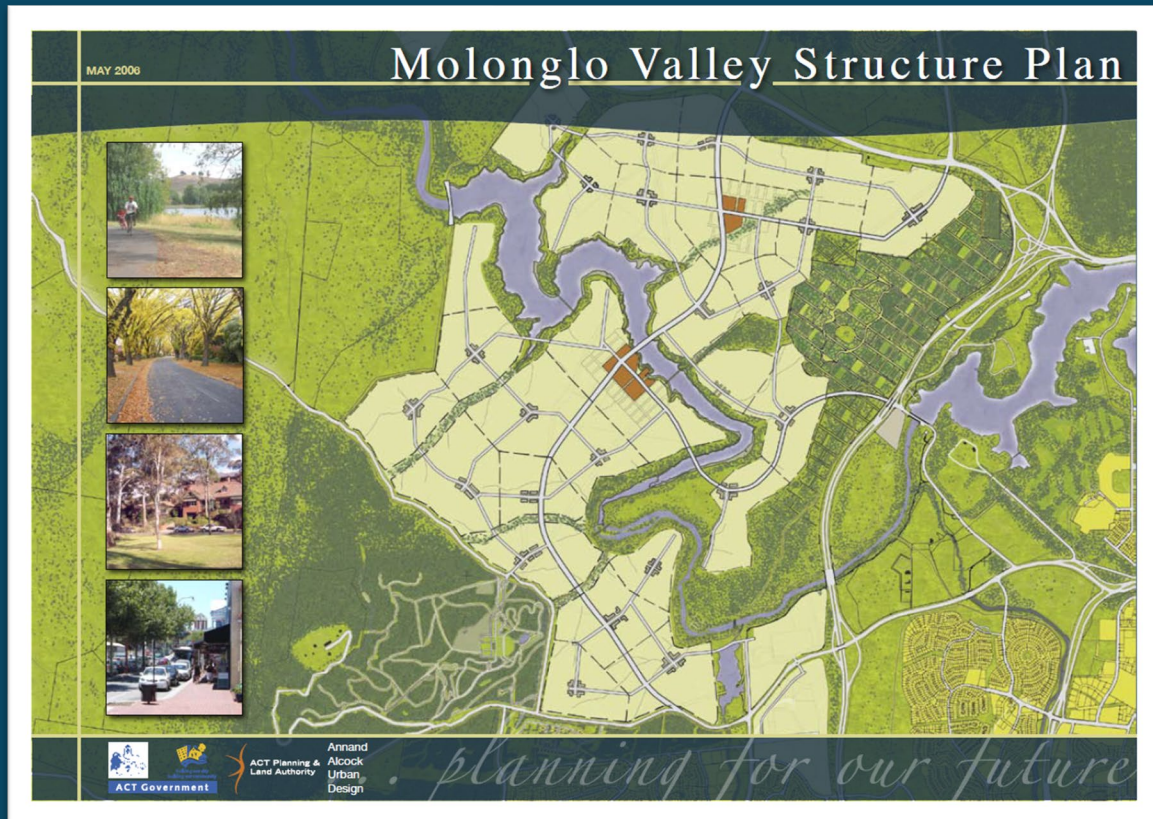
PLANNING SYSTEM REVIEW AND REFORM PROJECT



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PLANNING SYSTEM REVIEW AND REFORM PROJECT



PLANNING SYSTEM

REVIEW AND REFORM PROJECT

What is
possible:

*Regents Park Road,
Joondalup, Western
Australia*



PLANNING SYSTEM

REVIEW AND REFORM PROJECT

What has happened:



John Gorton Drive and Edgeworth Parade, Coombs

PLANNING SYSTEM



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REVIEW AND REFORM PROJECT

Why did this happen?

- Loose suburban **planning controls**
- No **lease requirement** for mixed use
- Vaguely worded **zone objectives**

PLANNING SYSTEM



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REVIEW AND REFORM PROJECT

The Forum's solution:

*A best practice design guide
for mixed use development*

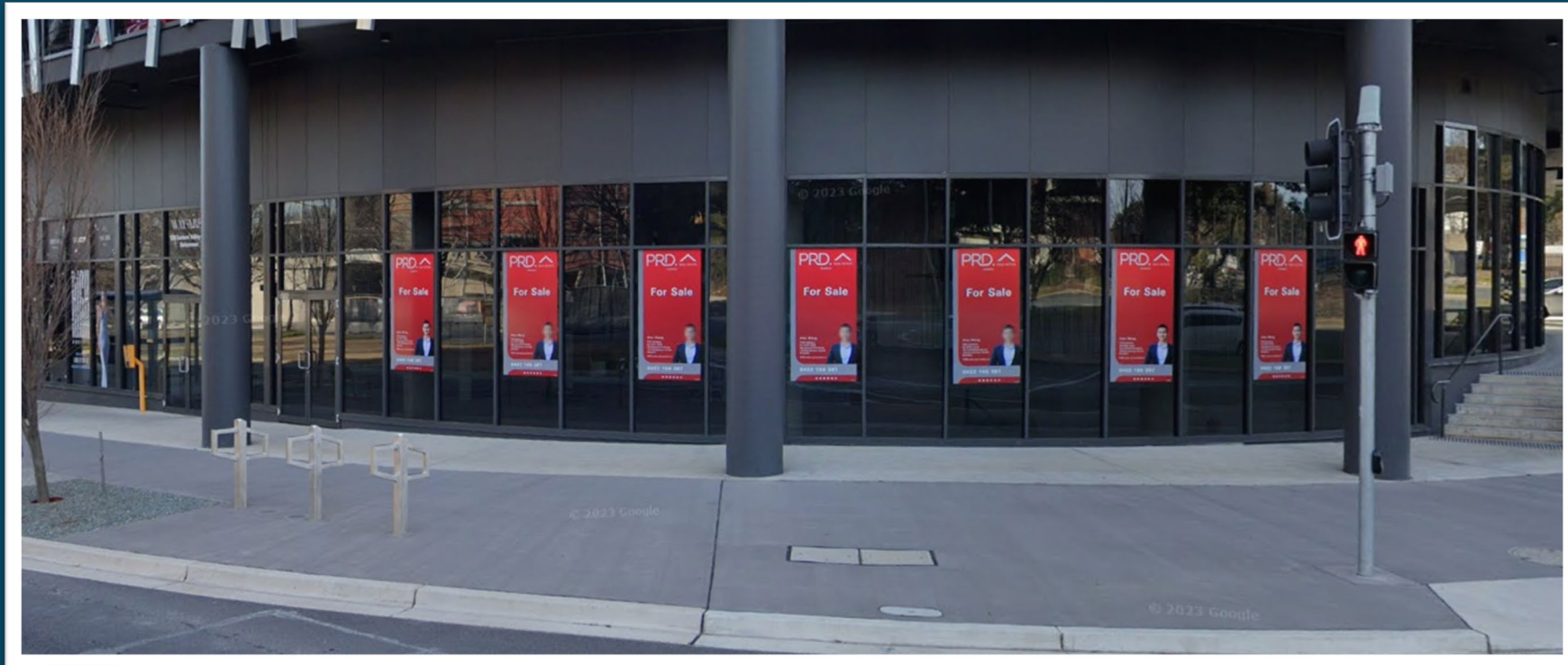
PLANNING SYSTEM



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REVIEW AND REFORM PROJECT

Less of this:



PLANNING SYSTEM

REVIEW AND REFORM PROJECT

More of this:

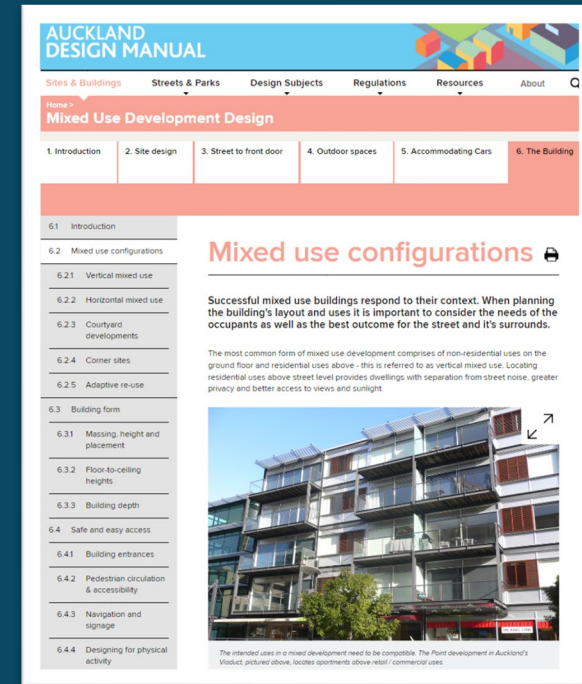
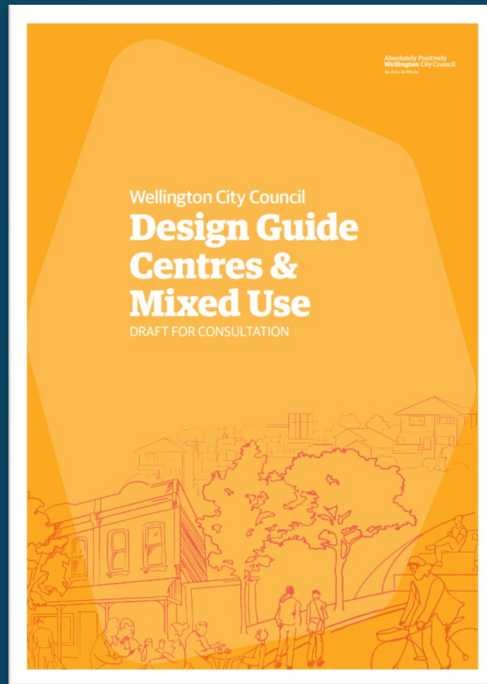


PLANNING SYSTEM

REVIEW AND REFORM PROJECT



Precedents:



PLANNING SYSTEM REVIEW AND REFORM PROJECT



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Have your say via:

yoursayconversations.act.gov.au/act-planning-review

Consultation closes *Friday 3 March 2023*

WYNDHAM AVENUE POND



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Learn more at:

denmanprospect.com.au/wyndham-avenue-pond-pollution



VENDOR EOI



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Molonglo Valley Multicultural Day

22 October 2023

Stromlo Forest Park

To sign up as a vendor contact:
events@mvcommunityforum.org.au

Q&A SESSION



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MEMBERS OF THE LEGISLATIVE ASSEMBLY



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THANK YOU

Next public meeting
23 March 2023

Nick Lhuede, Executive Branch Manager -
Construction, Utilities and Environment Protection,
ACT Government



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