



MOLONGLO VALLEY
Community Forum

23 | March
2023

**Public
Meeting**

MEETING AGENDA

Building in the Molonglo Valley

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

Emergency services proposed site

Kuga Kugatha, Justice and Community Safety Directorate

Stromlo Reach Estate Development Plan

Ivo Matesic, Senior Project Manager, Capital Estate Developments

Molonglo Valley Update

Ryan Hemsley, Convenor, MVCF

MLA Address

Opportunity for MLAs to address the community

Questions and Answers Session



MOLONGLO VALLEY
Community Forum

BUILDING IN THE MOLONGLO VALLEY



MOLONGLO VALLEY
Community Forum

Construction Utilities and Environment Protection Branch

Molonglo Valley Community Forum – 23 March 2023



ACT
Government

Access
Canberra.

Topics

- Functions of the Construction Occupations Registrar
- The Building and Construction Services Compliance Framework
- The Construction and Planning Regulation teams
- How to lodge a building or planning complaint?
- Statement of Expectations from the Registrar

Nick Lhuede
ACT Construction Occupations Registrar
Executive Branch Manager
Construction, Utilities and Environment Protection Branch
Access Canberra
ACT Government
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Tel: 02 6207 8606

Functions of the ACT Construction Occupations Registrar

- > oversees the administration of the COLA, Building Act and its operational Acts;
- > maintains the standard of construction occupations by—
- > regulates construction services and audits the work of construction occupations;
- > investigates complaints against and disciplines construction occupation practitioners; and
- > oversees inspection of building, electrical, plumbing, drainage, gas appliance, building assessment and works assessment work.

The Registrar appoints Deputy Registrars, inspectors, compliance auditors and delegate functions to Access Canberra officers.

Access Canberra also investigate matters of compliance under the Planning and Development Act, and the Territory Plan, including lease compliance

Building and Construction Services Compliance Framework

A risk-based approach

Access Canberra operates on a risk-based compliance model.

The risk-based compliance approach enables the targeting of resources to those areas where they are most needed and will be most effective. This approach identifies and assess risks and to apply the most appropriate regulatory tool to control the risk.

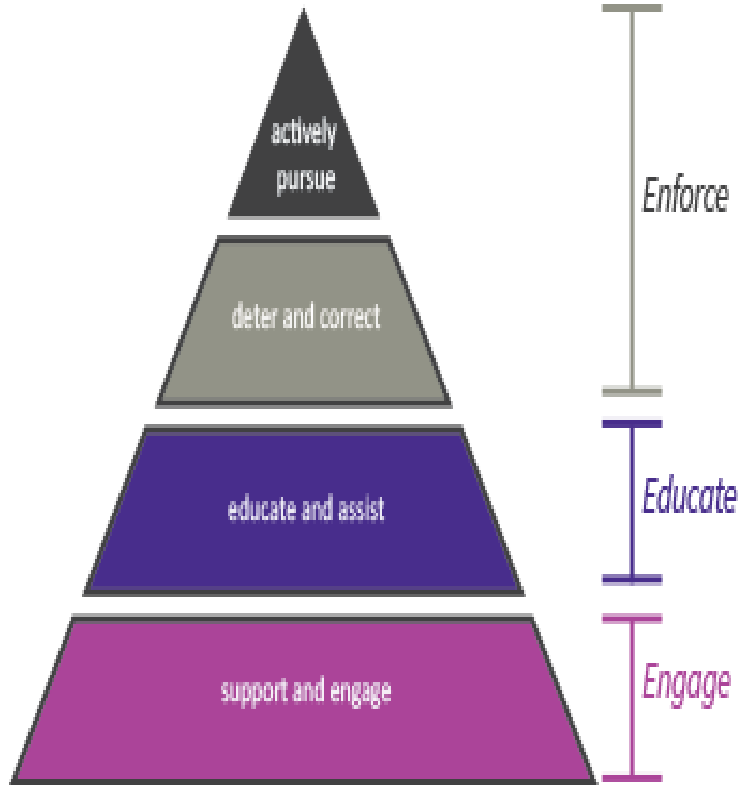
Legislative framework

- Construction Occupations (Licensing) Act 2004 (COLA)*
- Building Act 2004*
- Planning and Development Act 2007*
- Other operational Acts*

Engage means ensuring that there is a positive working relationship with stakeholders and members of the community.

Educate means taking reasonable steps to ensure people know how to comply. We provide information to the industry and community to promote understanding and to encourage voluntary compliance. The Access Canberra website provides links to a number of publications and facts sheets which provides information relating to particular areas of the construction processes and legislative obligations.

Enforce means taking action when non-compliance occurs proportional to the harm caused by the conduct (e.g. issue a warning, a rectification order, or an infringement notice).



For more information about how building and planning complaints are being managed, please go to www.accesscanberra.act.gov.au

Construction and Planning Regulation



Construction Audit Teams

- Compliance Assessment Low Rise Buildings and Energy Efficiency Team (Audit functions)
- Compliance Assessment – Medium to High Rise Team (Audit functions)

Response, Compliance & Investigations Teams RRRT, CMIT and CPIT

Trades Inspectorates

- Electrical
- Plumbing & Gas

Licensing

The Construction Audit Teams



The Compliance Assessment Low Rise Buildings and Energy Efficiency Team (Class 1 &10 Residential); and
The Compliance Assessment, Medium to High Rise Team (CAMHR) (Class 2-9)

These two **proactive** teams:

- Review building documentation to ensure requirements are met and structural issues can be identified and rectified during construction.
- Identify systemic errors or departures from administrative and legislative/code requirements.
- Refer non-compliance to other Access Canberra investigations and regulatory enforcement areas.
- Provide feedback and recommend areas for improvement and education to industry.
- Conduct proactive site inspections to ensure that a continuing presence and engagement with industry is visible and maintained for the duration of the year.

Response, Compliance & Investigations Teams



1

Rapid Regulatory Response Team (RRRT)

First point of contact for members of the community to quickly assess building and planning complaints.

Complaints are assessed based on a risk-based approach.

Where there is no breach identified or it is not the responsibility of Access Canberra, the complaint is either closed or transferred to the appropriate area.

Where a breach is identified, RRRT will aim to rectify the non-compliance.

More complex complaints will be referred to specialist investigators and other compliance teams.

2

Compliance Monitoring and Inspections Team (CMIT)

First point of escalation when non-compliance are identified.

Follow-up inspections to ensure non-compliance are identified and rectified.

The team uses a range of engagement and enforcement tools.

3

Construction, Planning and Investigations Team (CPIT)

Receive referrals from either RRRT or CMIT for more complex issues that need in-depth investigations.

A range of engagement and enforcement tools are utilised.

Complex matters may need protracted investigations to be able to apply the most adequate enforcement tool and reach a resolution.

Trade Inspectorates



Electrical

- Inspection electrical installations.
- Electrical Products Safety.
- Providing advice and assistance on electrical compliance.
- Investigation of electric shock incidents.

Plumbing & Gas

Inspections of mandatory installations to ensure compliance with Australian Standards.

Licensing



Construction occupations licence assessments in line with *Construction Occupations (Licensing) Act 2004* and its subordinate legislation to ensure that construction practitioners have the necessary qualifications and experience to hold a construction occupations licence in the ACT.



How to lodge a
building and
planning
complaint?



Online at www.planning.act.gov.au/build-buy-renovate/disputes-and-complaints/making-a-complaint.



By calling 13 22 81

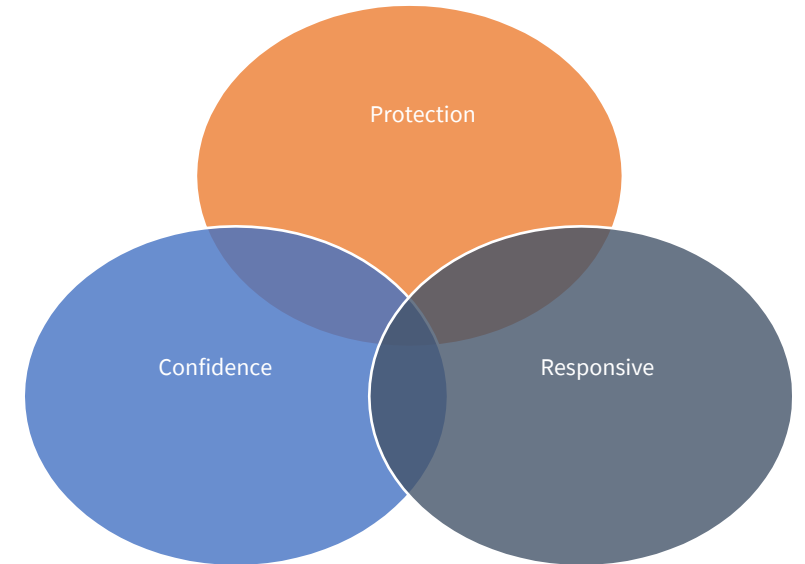


By writing to :
Access Canberra Customer Services
GPO Box 158
CANBERRA ACT 2601

More information about the construction industry is available on the 'Build, Buy, Renovate' portal at www.planning.act.gov.au/build-buy-renovate.

Construction Occupations Registrar Statement of Expectations

1. Holding occupational licensees to account for poor building quality outcomes
2. Taking appropriate regulatory action to prevent and reduce future building quality issues
3. Improving community confidence in the building and construction industry in the ACT



Questions?



EMERGENCY SERVICES FACILITY



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Future Station for Ambulance, Fire and Rescue Services

Presentation Overview

- Need for the station
- Options and factors
- Proposed location
- Concept plan
- Next steps

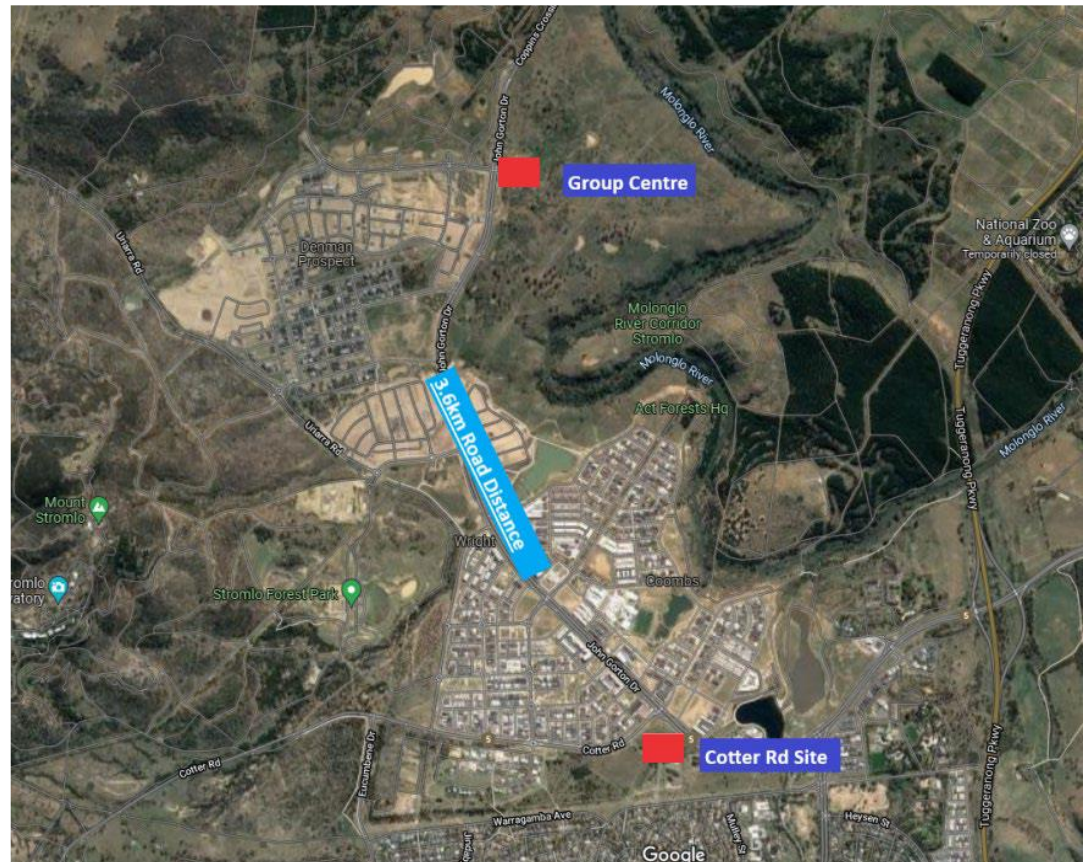
Need for ESA Station

- Population and spatial growth in the Molonglo
- Response time for ambulance, fire and rescue services
- Lessons learnt from Gungahlin



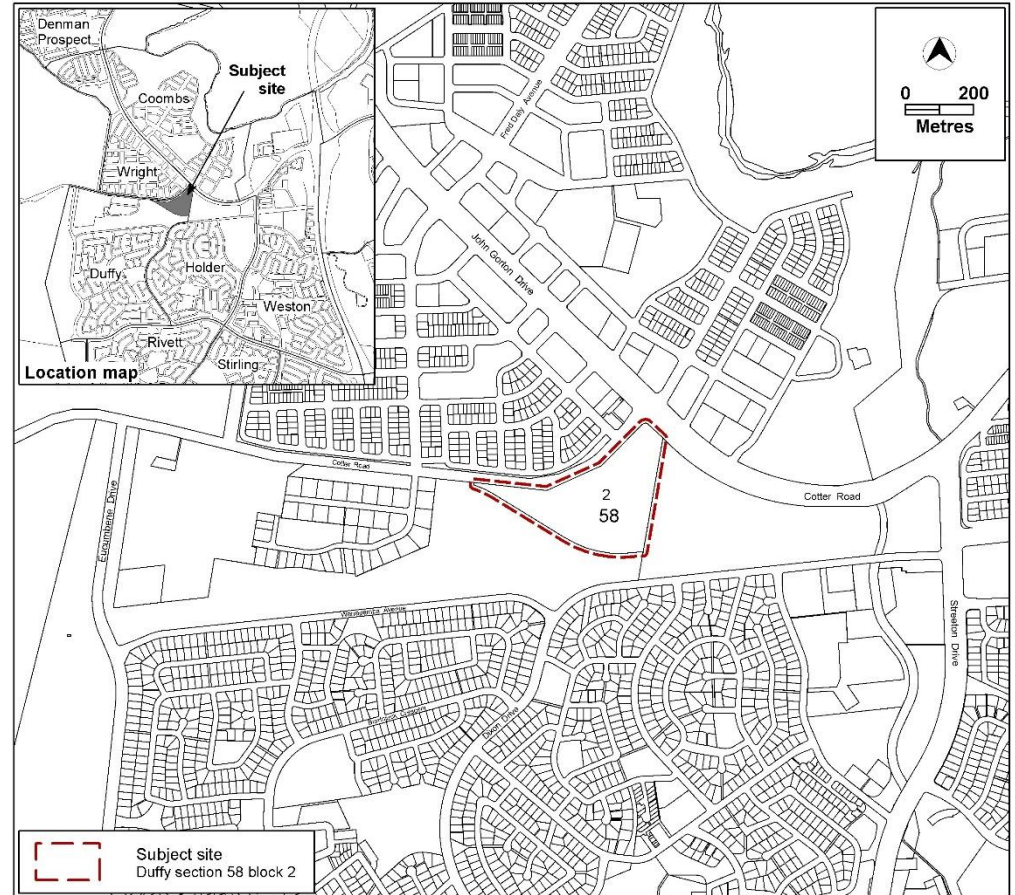
Options and factors

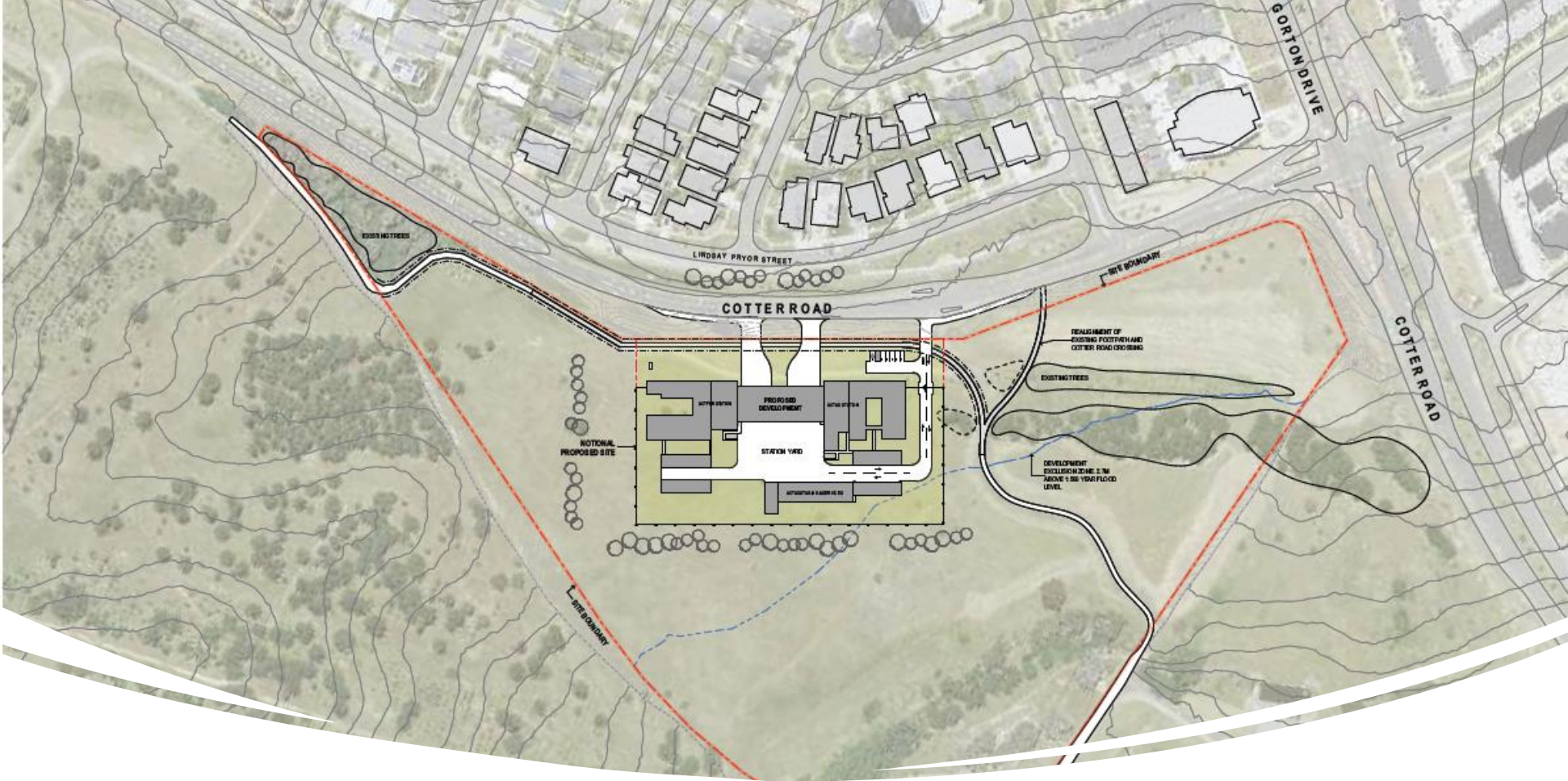
- Response times.
- Primary and secondary response coverage.
- CBD traffic and pedestrian interactions
- CBD speed limit and vehicle queuing.
- Training options.
- Future development access.
- Urban Interface Access.
- Safety.
- Coverage of Northern Weston Creek.
- Built-up-area Coverage.



Proposed location

- Uses less than 10% of block 2 section 58.
- Required change to the Territory Plan
 - Zoning not changed.
 - Amend precinct map and code assessment.
 - Include *emergency service facility* as an additional merit track development.
- Conservator of Flora and Fauna offered no objections.
- Review of the ACT Heritage Register identifies this block does not contain any registered or recorded heritage places or objects.





Concept Plan

- Provide facilities for ambulance services, fire and rescue services.
- Enhanced capabilities for ambulance services.
- Modern and sustainable facility for efficient services.
- Compact footprint.

Next steps

- Public consultation on amendments to the Precinct Map and Code.
- Undertake preliminary sketch plan design.
- Development Application process
- Business case for detailed design and construction.

Questions?

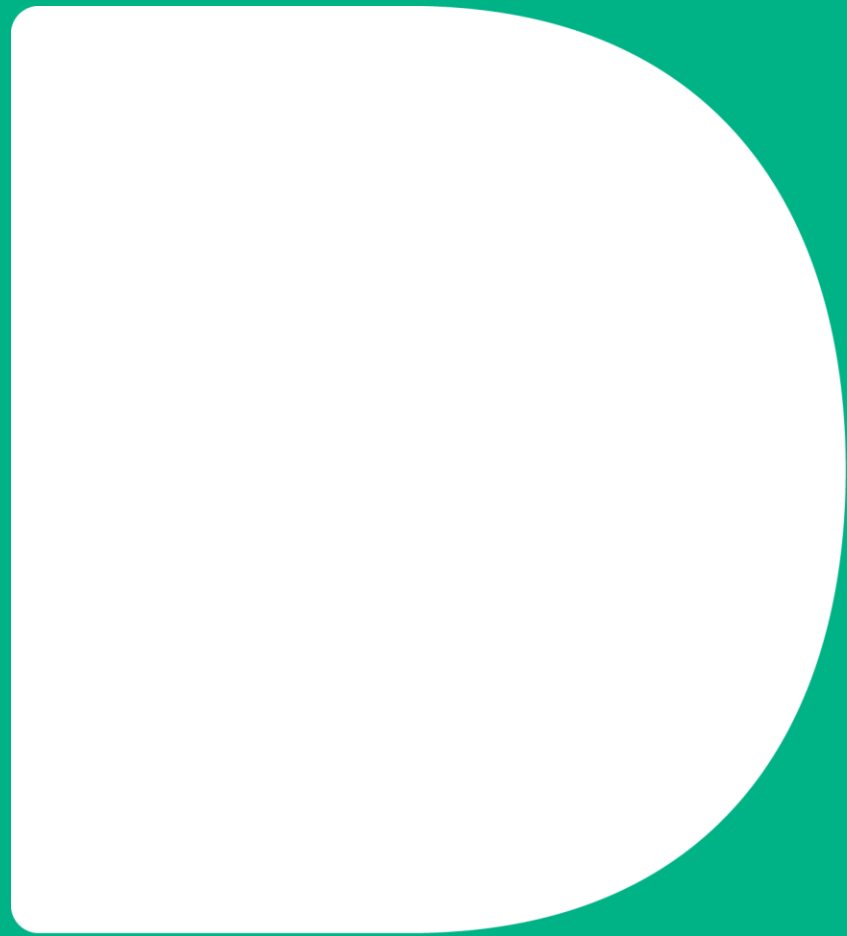


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STROMLO REACH ESTATE DEVELOPMENT PLAN



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Denman Prospect Stromlo Reach EDP

Molonglo Valley Community Forum
23 March 2023



- LEGEND:**
- HOLDING LEASE BOUNDARY
 - BLOCK BOUNDARY
 - WESTERN EDGE INVESTIGATION AREA
 - EXISTING CONTOURS AT 1m INTERVALS
 - EXISTING FIRE TRAIL
 - SINGLE DWELLINGS
 - MULTI UNIT SITE
 - PUBLIC OPEN SPACE
 - SCHOOL SITE
 - COMMUNITY RECREATIONAL IRRIGATED PARK
 - LOCAL NEIGHBOURHOOD PARK
 - TREES TO BE RETAINED
 - PROPOSED TREES
 - PROPOSED PONDS
 - EXISTING PONDS
 - SPECIAL AREAS (SPECIAL AREA 1,4,5)
 - PROPOSED CROSSING AT CAVERNS CREEK
 - PROPOSED EQUESTRIAN BRIDLE TRAIL LOCATION
 - PROPOSED OFF ROAD PATHWAYS
 - PROPOSED OPEN SPACE PATHWAYS
 - PROPOSED FOOTPATHS
 - PROPOSED BUS STOP(S)

Concept master plan

Revision	Title	Date
A	EDP SUBMISSION	27/10/2022

Consultant:
PURDON
 PURDON PLANNING CONSULTANT

Consultant:
calibre
 CALIBRE ENGINEERING CONSULTANT

Consultant:
spiire
 SPIIRE LANDSCAPE CONSULTANT

Client:
CAPITAL ESTATE DEVELOPMENTS

Project:
Denman Prospect
 DENMAN PROSPECT 2 ESTATE STROMLO REACH

Prepared by:
IMOGEN MILLER URBAN DESIGN
 IMOGEN MILLER URBAN DESIGN 0419 462 943

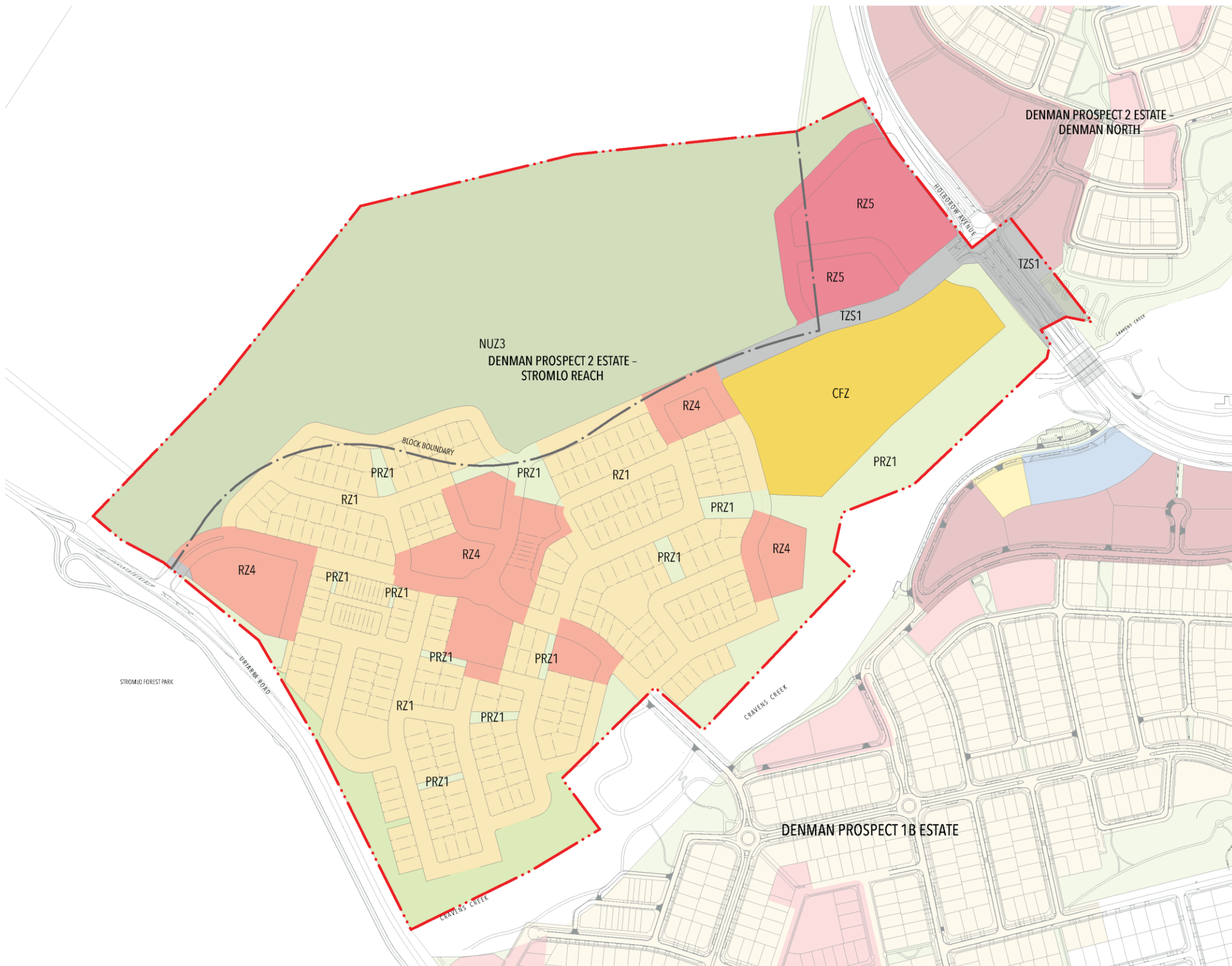
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 1:5000 @ A3
 Drawn: Aarqm Checked: IM Approved: IM



Drawing Title:
CONCEPT MASTER PLAN
 Status:
 EDP SUBMISSION

Plot Date:
 27/10/2022
 Revision:
 A
 Drawing Number:
 E.06.01

Land use plan



LEGEND:

BOUNDARIES

- HOLDING LEASE BOUNDARY (Red dashed line)
- BLOCK BOUNDARY (Black dashed line)

LAND USE ZONES

- RZ1 - SUBURBAN
- RZ4 - URBAN RESIDENTIAL
- RZ5 - HIGH DENSITY RESIDENTIAL
- CFZ - COMMUNITY FACILITIES
- PRZ1 - URBAN OPEN SPACE
- NUZ3 - HILLS, RIDGES AND BUFFERS
- TZS1 - TRANSPORT

NOTE:
LAND USE OUTSIDE OF THE HOLDING LEASE TO BE DETERMINED BY THE TERRITORY

Revision	Title	Date
A	EDP SUBMISSION	27/10/2022

<p>Consultant:</p> <p>PURDON PLANNING CONSULTANT</p>	<p>Consultant:</p> <p>CALIBRE ENGINEERING CONSULTANT</p>	<p>Consultant:</p> <p>SPIIRE LANDSCAPE CONSULTANT</p>	<p>Client:</p> <p>CAPITAL ESTATE DEVELOPMENTS</p>	<p>Project:</p> <p>DENMAN PROSPECT 2 ESTATE STROMLO REACH</p>	<p>Prepared by:</p> <p>IMMOGEN MILLER URBAN DESIGN 0419 462 943</p>	<p>Scale:</p> <p>1:5000 @ A3</p> <p>Drawn: Aarqm Checked: IM Approved: IM</p>	<p>Drawing Title:</p> <p>LAND USE PLAN</p> <p>Status:</p> <p>EDP SUBMISSION</p>	<p>Plot Date:</p> <p>27/10/2022</p> <p>Revision:</p> <p>A</p> <p>Drawing Number:</p> <p>E.08.01</p>
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Community features

ACT Government school site

Community Recreation Irrigated Park, including toilets and carpark

Ponds to improve water quality in Cravens Creek

Path network through Cravens Creek, with Indigenous interpretations

Retention of ecologically significant areas

Tracks and trails linking to Stromlo Forest Park and adjacent bushland

Completion of Denman Village 'heart', together with existing community centre and pre-school



Residential development

295 single residential blocks

15 multi-unit sites containing a total of 544 dwellings

839 dwellings in total

20% of dwellings to meet ACT Government's requirement for affordable housing

Next steps

CED will await confirmation of EIS decision before submitting the Development Application (anticipated April 2023)

Consultation material will be on the Denman Prospect website, in accordance with ACT Government consultation guidelines, from 27 March 2023

CED will facilitate two community forums - 5pm Wednesday 26 April 2023 & 9.30am Saturday 29 April 2023

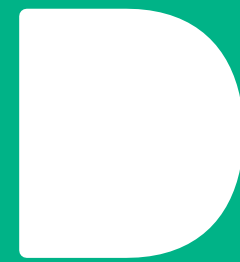
CED will have meetings with key community groups during the consultation period

Comments invited until 5pm, Tuesday 2 May 2023

Aiming to submit the Development Application in May 2023

To view the Stromlo Reach plans and for more information visit the Denman Prospect website at denmanprospect.com.au/StromloReachEDP

Information will be available from 27 March 2023 with plans, FAQs and an online form to submit your enquiry.



Denman
Prospect

Questions?



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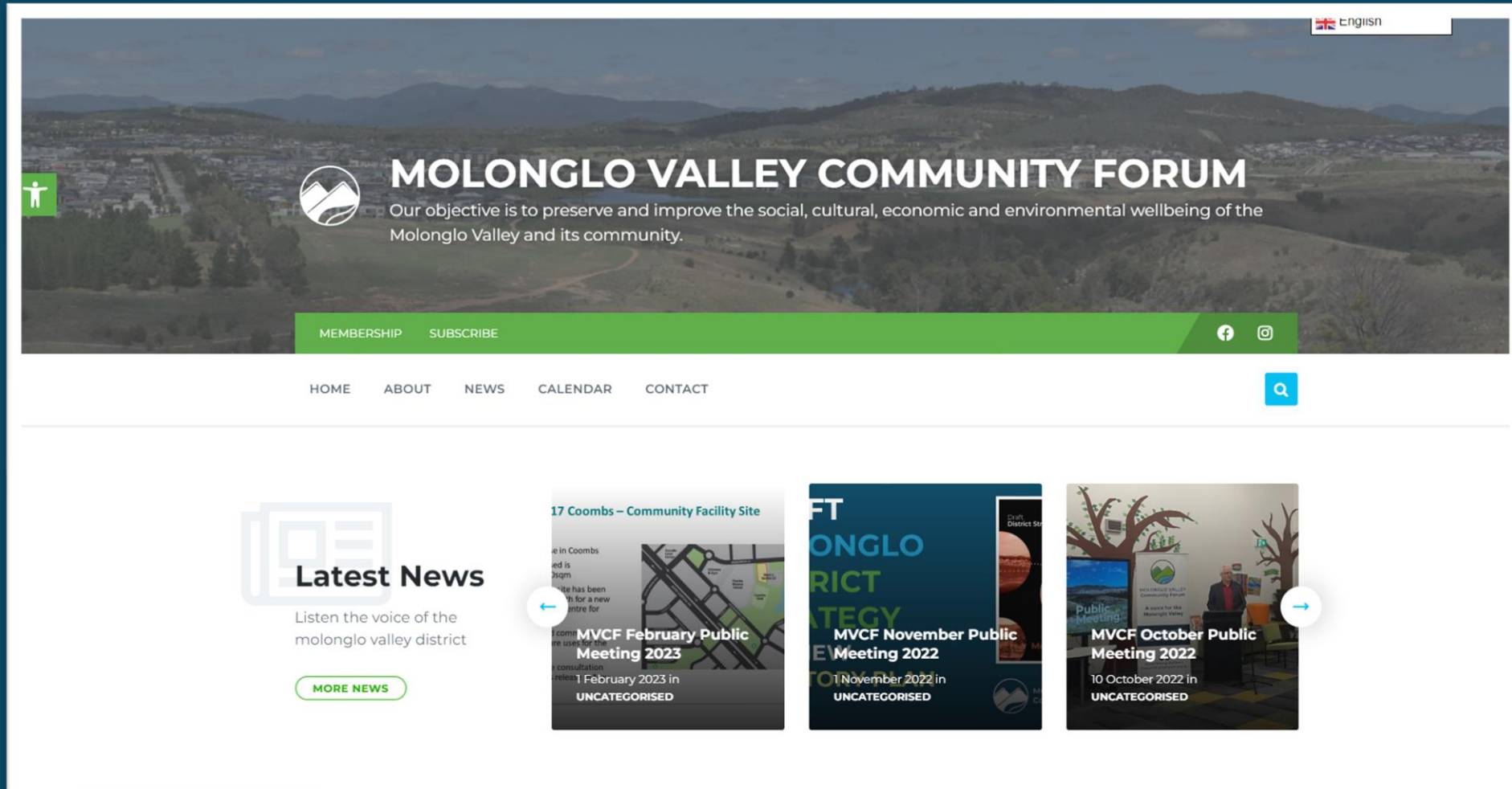
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UPDATE

NEW WEBSITE



MOLONGLO VALLEY
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VENDOR

EOI

FORM

<https://bit.ly/MVMD2023>



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A vertical event poster with a yellow background. At the top, there is a string of colorful triangular bunting flags. Below the flags is the Molonglo Valley Community Forum logo, which is a circular emblem with a mountain and river. The text on the poster reads: "Molonglo Valley Multicultural Day", "22 October 2023" (written in a curved font), "Stromlo Forest Park", and "To sign up as a vendor contact: events@mvcommunityforum.org.au". The bottom of the poster features a green grass border.

MOLONGLO VALLEY
Community Forum

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



MOLONGLO VALLEY
Community Forum

THANK YOU

Next public meeting
27 April 2023 - Whitlam



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