



MOLONGLO VALLEY
Community Forum

27 | April
2023

**Public
Meeting**

MEETING AGENDA

Stromlo Forest Anglican College

Craig Dent, Senior Project Manager, Colliers

Wyndham Avenue Pond Update

Darren Smith, Transport Canberra and City Services Directorate,
ACT Government

Molonglo Valley Update

Ryan Hemsley, Convenor, MVCF

MLA Address

Opportunity for MLAs to address the community

Questions and Answers Session



**MOLONGLO VALLEY
Community Forum**

**STROMLO
FOREST
ANGLICAN
COLLEGE**



**MOLONGLO VALLEY
Community Forum**

Stromlo Forest Anglican College

MVCF Presentation



Anglican Diocese of
Canberra & Goulburn

Stromlo Forest Anglican College

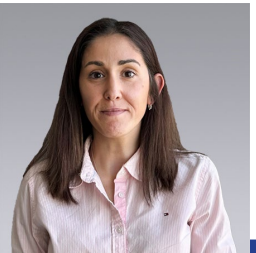
Colliers Project Management Team



Iain Davidson
National Director
Project Leaders



Craig Dent
Senior Project Manager
Project Leaders



Belen Barcenilla Coll
Senior Project Manager
Project Leaders



Tahlia Langdown
Assistant Development
Manager
Project Leaders

Anglican Education

Anglican Church has always been a leading contributor to the education of Canberra's children and young people. In the 1860's the Parish of St John's Canberra built a schoolhouse at the heart of what was then a small rural village.

As modern Canberra began to take shape in the 1920's the Diocese sponsored two grammar schools to equip citizens of the emerging city and Commonwealth. Radford College was established in the 1980's, followed by the launch of Burgmann Anglican School in the new housing area of Gungahlin in 1999. Stromlo Forest Anglican College will become the ADC G's fifth school in Canberra and ninth in their portfolio.

Together, these schools now educate over six thousand children and young people from more than 50 cultural backgrounds. Drawing on the deep waterholes of Christian faith, they provide a place of welcome, inclusion and spiritual exploration for people of all backgrounds. They connect students to a wider network through the ministry of local worshipping communities and Anglicare and provide them with the opportunity to pursue a variety of cultural and sporting pursuits. School facilities are made available to many sporting, community and cultural groups as an expression of this commitment.

“Whilst at the heart of this school there will be a generous and informed expression of the Christian faith, its classrooms, its facilities will be open and welcoming to people of all faith backgrounds.”

- Bishop Mark Short

Project Background

ACT Government Tender Phase:

Tender Submission:	March 2022
Preferred Notification	September 2022
Contract Executed:	December 2022

Project Program:

Development Application (DA) Submission:	September 2023
Anticipated DA Notice of Decision	September 2024
Construction Commencement	November 2024



OPPERMAN

AVE

SENIOR COLLEGE
AXIS

JOHN

COOMBS

GORTON

URIARRA RD

STROMLO FOREST PARK

DR

Stromlo Forest Anglican College School Information

School	Enrolments	Opening Year (Day 1 Term 1)
Early Learning Centre	116 Places	2026
Kindergarten	88 Students	2026
Junior School	600 Students	2027
Senior School	700 Students	2028
College	350 Students	2029



Current Master Plan

Stromlo Forest Anglican College Construction Phases

Stage	Construction Works	Construction Program
1a	Stage 1a works will prepare the site for the construction. Comprehensive site earthworks and services that are critical to establishing the successful delivery of the project.	Dec 2024 – Aug 2025
1b	Stage 1b is the construction of the 120 places Early Learning Centre and Kindergarten block. Stage 1b will include infrastructure works such as constructing the central campus car park and a portion of the internal campus	May 2024 – Dec 2025
2	Stage 2 construction will include <ul style="list-style-type: none"> the Junior School building, hardcourts Junior play spaces, and the elevation of the original Uriarra Road Junior School Carpark 	Jul 2025 – Oct 2026
3	Senior School precinct stage 3 works consist of more specialised learning spaces to accommodate a diverse and engaging curriculum. <ul style="list-style-type: none"> The Senior School Building, Senior School Courts; Campus oval, and Bus lane 	Oct 2025 – Dec 2027
4	Stage 4 is the construction of the College Campus precinct,	Aug 2027 – Dec 2028
5	Stage 5 consists of constructing the multi-purpose gymnasium to hold 2 courts but 1 show court, a stage, retractable seating and change facilities.	Aug 2028 – Jul 2029
6	Campus Commons	To be complete by 2040



Anticipated Staging Diagram

Stromlo Forest Anglican College

Community Use

The project is committed to Community Engagement throughout design, development and delivery and have identified local community organisations and stakeholders who are interested the facilities to be provided at Stromlo Forest Anglican School.

The project is committed to providing the following areas for use by the community which will be available for hire:

- Gymnasium
- Oval
- Music Room
- Arts Rooms
- Tech Rooms (design)
- Vocation Education (food tech)
- Cricket nets
- Hard Courts
- School Library
- Early Learning Area
- School Admin Facilities (i.e., meeting rooms)
- Campus Commons



Proposed Internal Design

Stromlo Forest Anglican College

On-Site Parking

The project will provide short and long -stay parking to meet the campus needs of parents, staff and students.

The project is targeting approx. **400 car parking spaces** be made available at the school. These parking spaces will be located throughout the site and will include a portion with on-site electric vehicle charging.

Parking will be located to provide easy access to the facilities that are available to the community for use.

The location of the final parking is still undergoing design.

Stromlo Forest Anglican College Sustainability

The project is committed to achieving **Zero Energy Certification** under the International Living Future Institute (ILFI) framework.

The project will be designed so that 100% of the building's predicted operational energy needs on a net annual basis are supplied by on-site renewable energy, as calculated via predictive building simulation energy modelling and excluding energy associated with Green Star Buildings v1.0 .



Stromlo Forest Anglican College Enrolments & Fees

- Once Stromlo Forest Anglican College is a registered school with the ACT Government Education Directorate, the formal enrolment application process will open. Your expression of interest enquiry has been logged and you will be contacted once the school registrations formally open (likely mid 2024).
- The fee structure is linked to the registration process and is still to be confirmed. The fee structure will be available once the formal enrolment application process opens (likely mid 2024).



Proposed Internal Design



Artists Impression





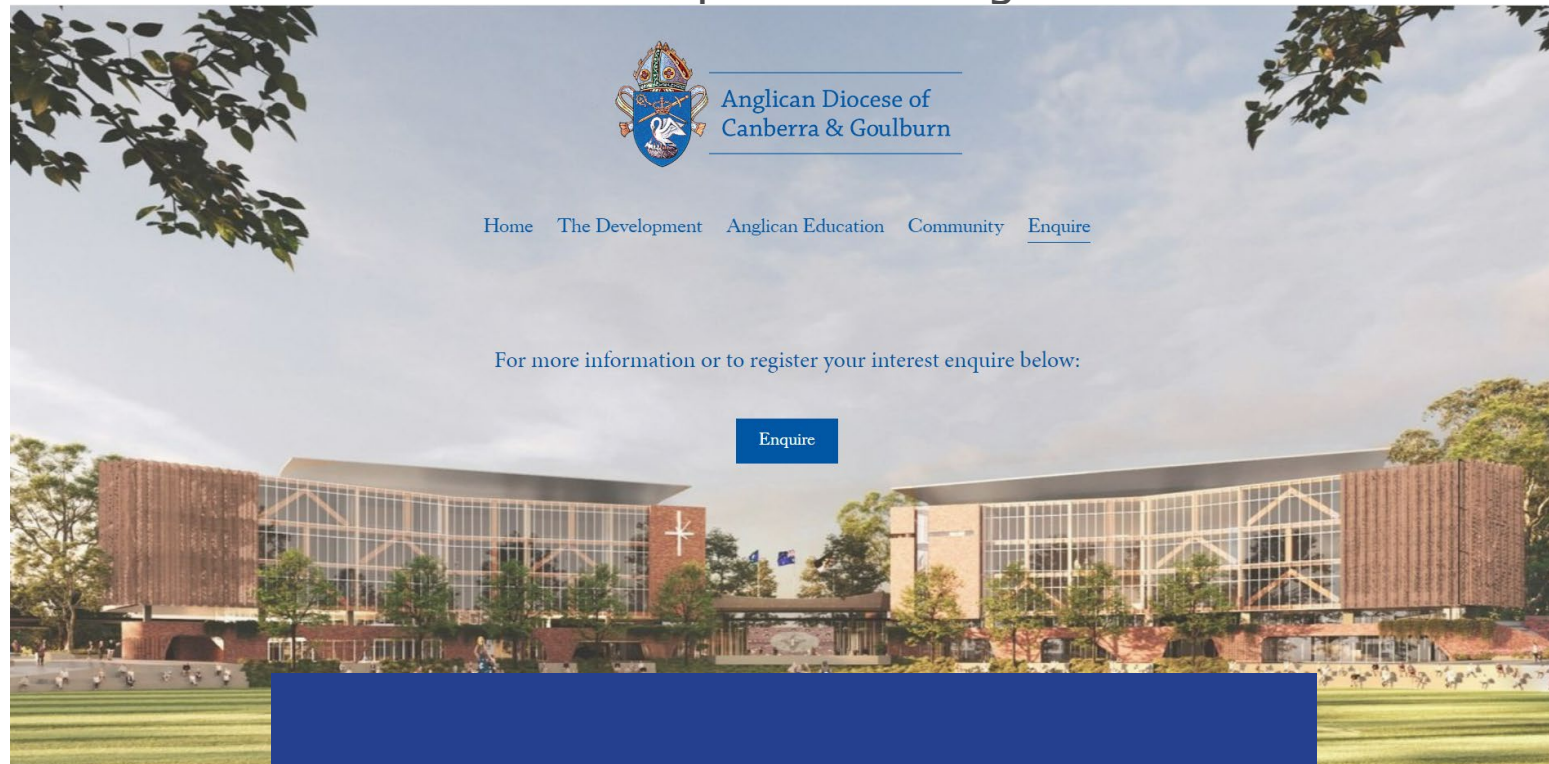


Artists Impression

Stromlo Forest Anglican College Website

<https://www.newanglican.school/>

Please raise all enquiries through the website



Screenshot of the Stromlo Forest Anglican School Website



Questions

WYNDHAM AVENUE POND UPDATE



MOLONGLO VALLEY
Community Forum



Denman Prospect

Wyndham Avenue Ponds
Rehabilitation Works Stage 1 -
Photos of the Proposed New Gross
Pollutant Trap



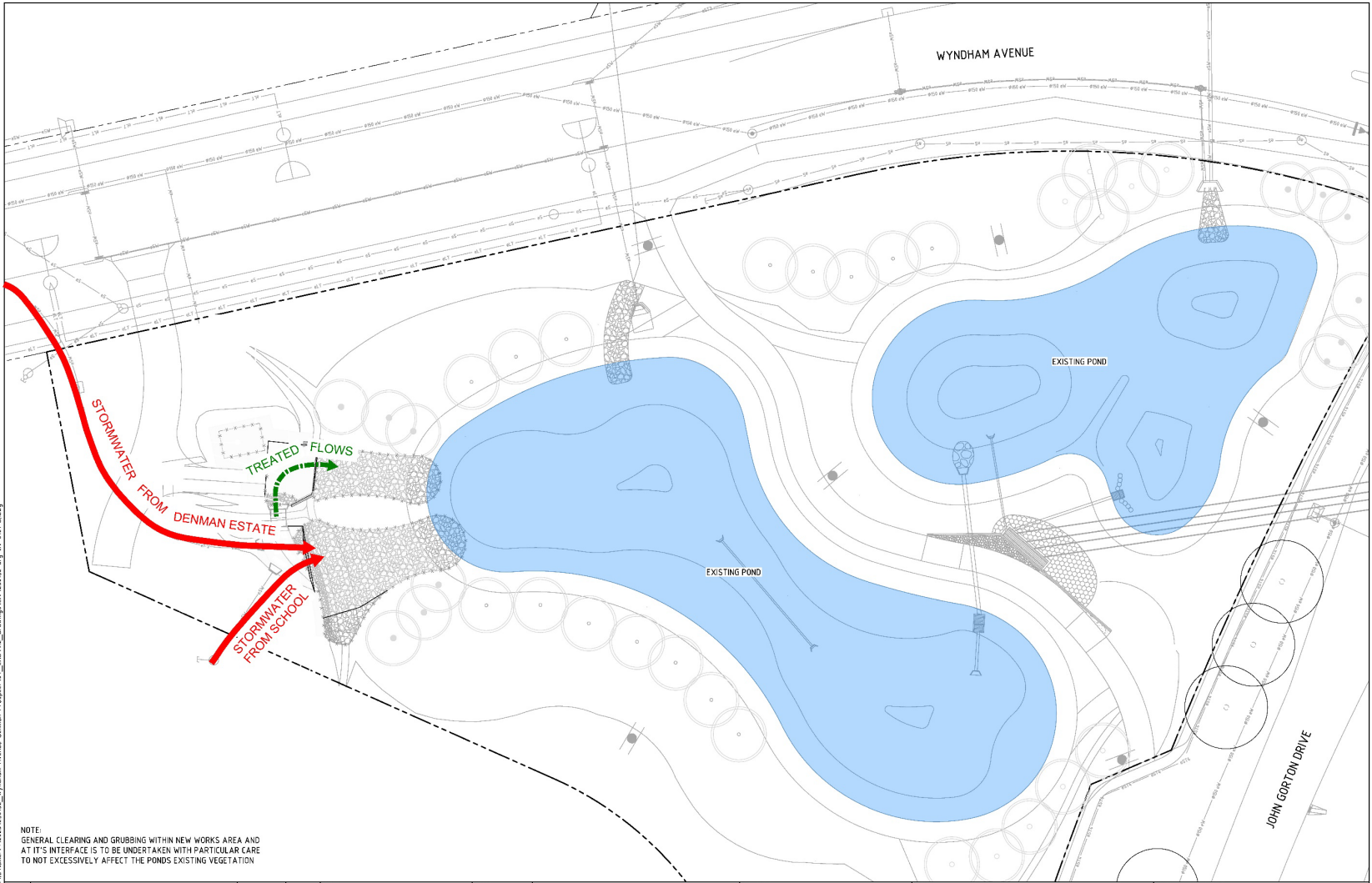
The GPT once installed, contains all material within and is cleaned out on a regular cycle, with no impact to the immediate surrounds or ponds

Below is a short animated clip of how the HumeGard GPT operates!



[HumeGard animation.m1v -
Google Drive](#)

Existing Scenario

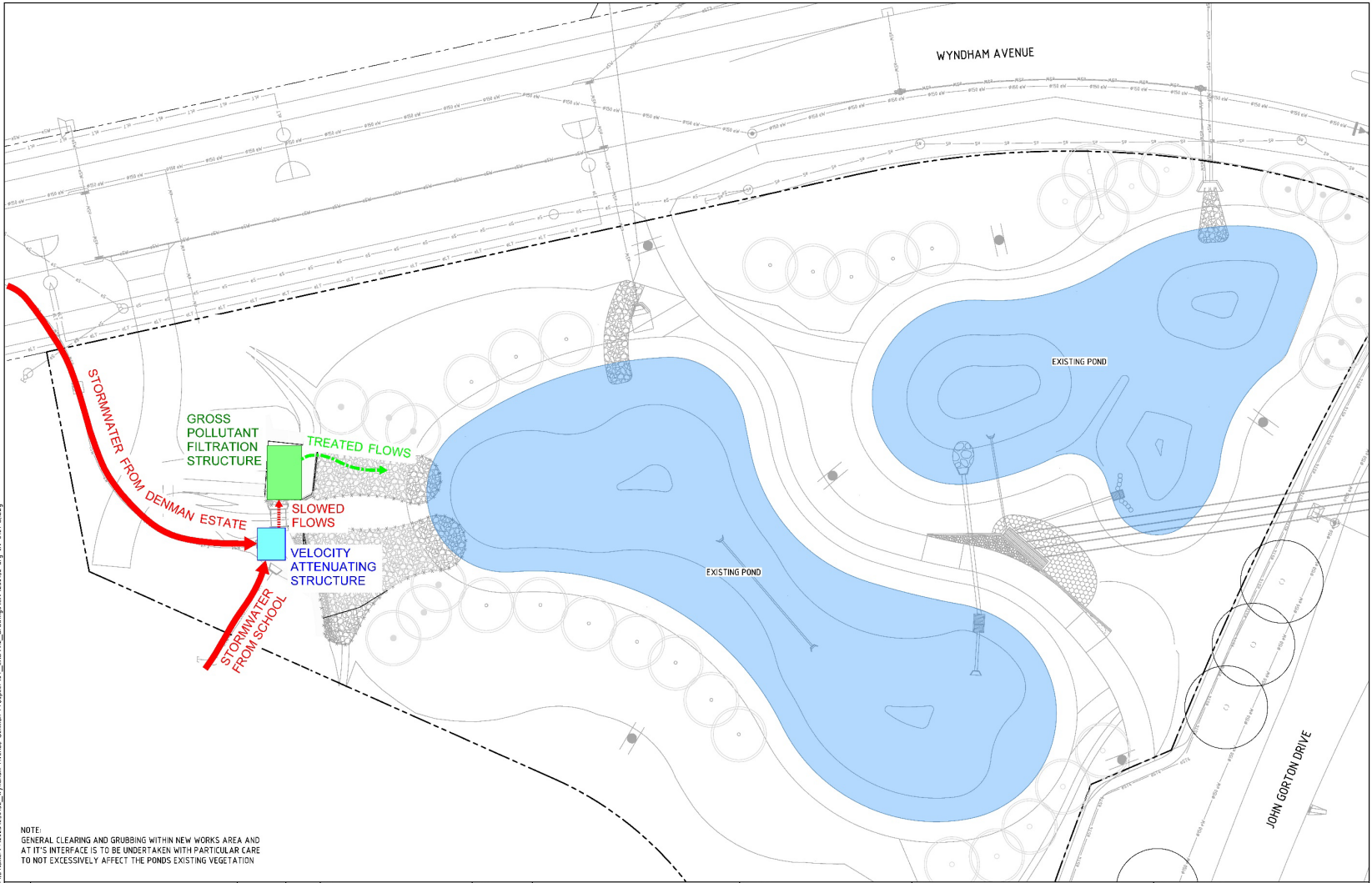


File Name: P:\2023\230132_Wyndham-Avenue-Denman-Prospect\A1_CAD\A2_Drawing\A1_230132.dwg - 4/10/24.dwg

NOTE:
GENERAL CLEARING AND GRUBBING WITHIN NEW WORKS AREA AND AT ITS INTERFACE IS TO BE UNDERTAKEN WITH PARTICULAR CARE TO NOT EXCESSIVELY AFFECT THE PONDS EXISTING VEGETATION

Scales		North		Client Logo		Status		Project Name and Location					
0 5 7.5 10 12.5m						NOT FOR CONSTRUCTION		WATER QUALITY CONTROL POND					
1:250 @ A1						Original Size: A1		BLOCK 2 SECTION 26, DENMAN PROSPECT					
						Drawn By: RT		Drawing Title: GENERAL ARRANGEMENT					
						Date Plotted: 20-Feb-23		PLAN					
						Designed By: JS		Project Number: 230132					
						Approved: JS		Type: DRG					
						Approved Date:		Discipline: CIV					
						Project Status: AHD		Sub-Discipline: AL					
						Approved Signature:		Sig No: 0101					
								Rev: B					
B FOR APPROVAL		20.02.2023		RT									
A FOR REVIEW		17.02.2023		RT									
Rev	Description	Date	Drawn By	DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK. COPYRIGHT: The contents and information contained in this document are copyright of Saitik Consultants. Use or copy of this document in whole or part without written permission constitutes an infringement of copyright.									

Proposed Scenario



File Name: P:\0203\20132_Wyndham-Avenue-Denman-Prospect\A1_CAD\A2_Drawing\A1_0203132.dwg - 4/10/24.dwg

NOTE:
GENERAL CLEARING AND GRUBBING WITHIN NEW WORKS AREA AND AT IT'S INTERFACE IS TO BE UNDERTAKEN WITH PARTICULAR CARE TO NOT EXCESSIVELY AFFECT THE PONDS EXISTING VEGETATION

Scales		North		Client Logo		Status		Project Name and Location											
0 5 7.5 10 12.5m						NOT FOR CONSTRUCTION		WATER QUALITY CONTROL POND BLOCK 2 SECTION 26, DENMAN PROSPECT											
1:250 @ A1						Original Size: A1		Drawing Clerk: AE		Drawing Title: GENERAL ARRANGEMENT									
						Date Plotted: 20-Feb-23		Designed By: JS		PLAN									
						Coordinate System: STROMLO GRID		Approved: JS		Project Number: 230132									
						Project Status: AHD		Approved Signature:		Type: DRG		Discipline: CIV		Sub-Discipline: AL		Sig No: 0101		Rev: B	
B FOR APPROVAL		20.02.2023		RT															
A FOR REVIEW		17.02.2023		RT															
Rev	Description	Date	Drawn By	DO NOT SCALE OFF DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORK. COPYRIGHT: The contents and information contained in this document are copyright of Saitlik Consultants, use in copy of this document in whole or part without written permission constitutes an infringement of copyright.															

Questions?



MOLONGLO VALLEY
Community Forum



MOLOGLO VALLEY
Community Forum

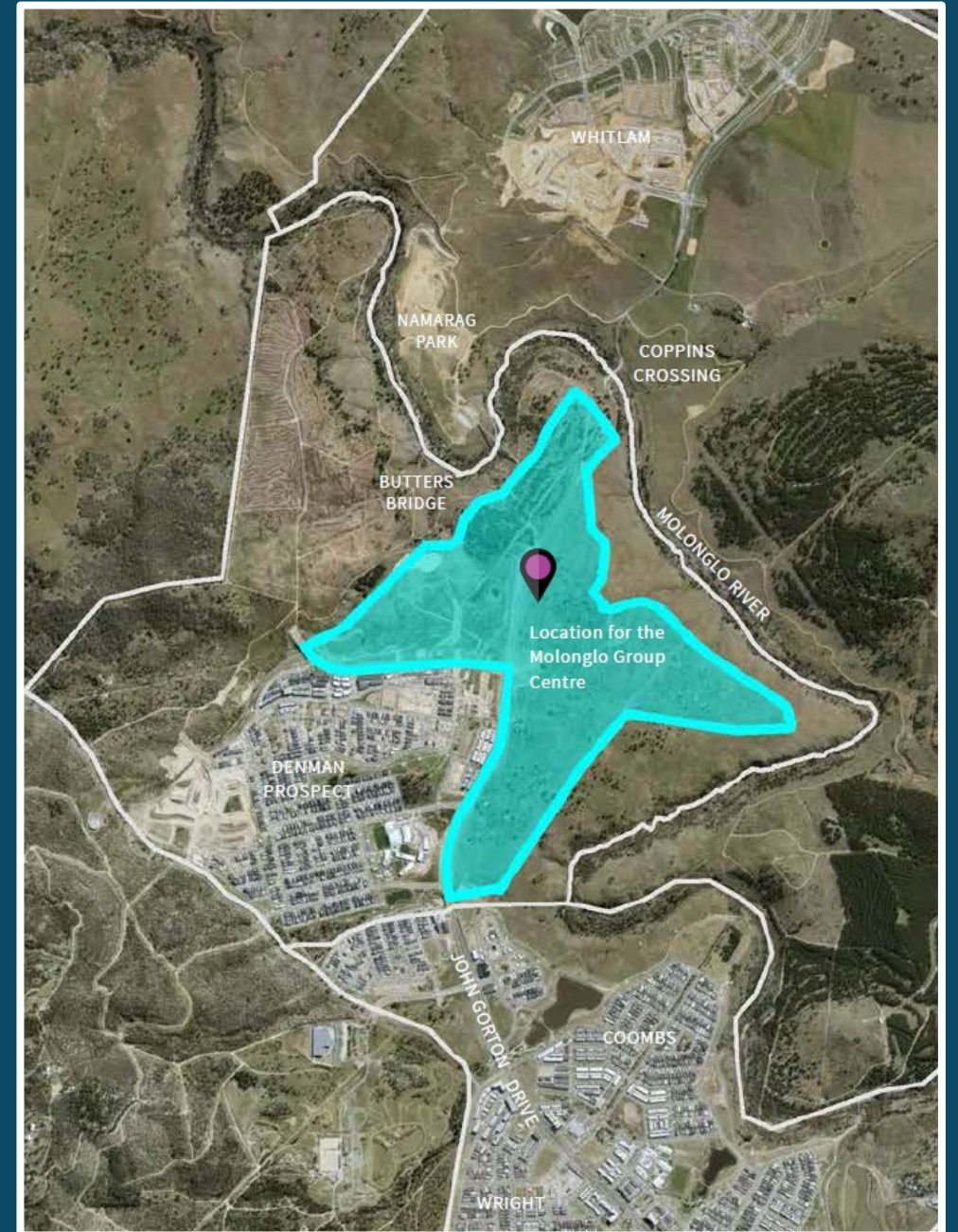
UPDATE

MOLONGLO GROUP? TOWN? CENTRE

The principal commercial hub for the Molonglo Valley, containing commercial, retail, residential and community facilities.



**MOLONGLO VALLEY
Community Forum**



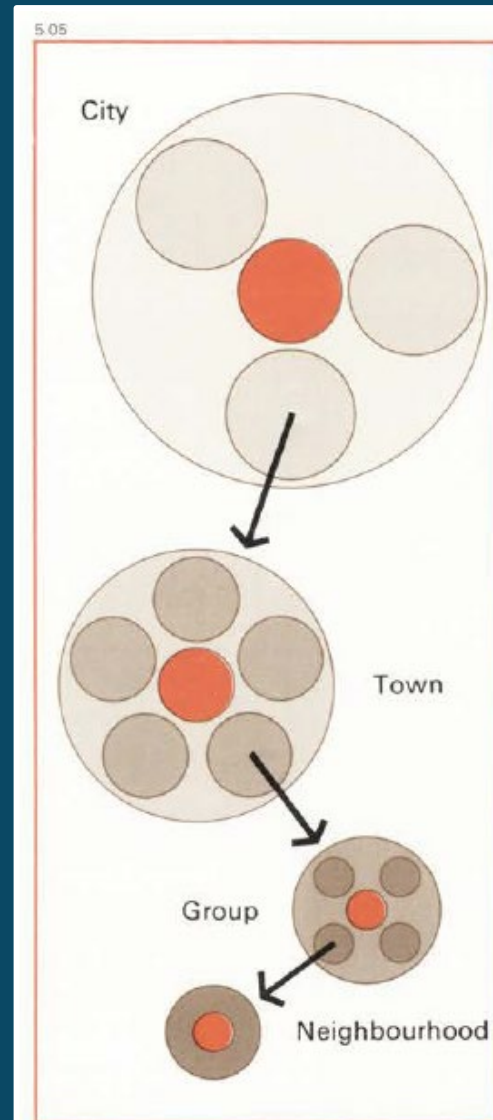
CANBERRA'S RETAIL HIERARCHY

At the lowest level of the hierarchy are the small suburban (neighbourhood) centres of some 5,000 to 10,000 sq. ft of retail space within short walking distances of all houses in a neighbourhood. A larger centre in the suburbs is the 'group centre', with some 40,000 to 75,000 sq. ft of retail space including a large supermarket and smaller convenience shops. The group centres provide a group of 3-5 suburbs with a fairly wide range of goods and services. A much larger complex is the district or 'town centre', of some 400,000-800,000 sq. ft of retail space, including one or two department stores. At the top of the hierarchy is the city centre containing large and specialised shops serving the whole city.

Tomorrow's Canberra: Planning for Growth and Change (1970)



**MOLONGLO VALLEY
Community Forum**



5.05 The hierarchy of community centres. Studies indicated that such an ordering of town, group, and neighbourhood units and centres would best promote convenience in community services

Group Centres

- Amaroo
- Calwell
- Casey
- Charnwood
- Chisholm
- Condor
- Curtin
- Dickson
- Erindale
- Hawker
- Jamison
- Kaleen
- Kingston
- Kambah
- Kippax
- Manuka
- Mawson
- Moncrieff
- Wanniasa
- Weston Creek

Town Centres

- Woden
- Belconnen
- Tuggeranong
- Gungahlin

WHY IS MOLONGLO PLANNED TO HAVE A **GROUP CENTRE**?

A HANGOVER FROM OLDER PLANS WITH A LOWER FORECAST POPULATION



Group Centre

This will be the retail, commercial, transport and employment heart of the Molonglo Valley. It will include a variety of community, cultural, recreational and educational facilities.

While 132 kV high voltage electrical power is within easy reach of the Molonglo Valley development, the **proposed population of 44,000** suggests that a zone substation will be required. The

Molonglo Valley Structure Plan (2006)

Table 1: Population change in ACT SA3s between June 2021 and June 2060

SA3	Population in June 2021	Population share in June 2021 (%)	Population in June 2060	Population share in June 2060 (%)
Belconnen	105,872	23%	175,826	22%
Canberra East	1,932	0%	2,232	0%
Gungahlin	87,843	19%	148,799	19%
Molonglo	11,382	3%	86,148	11%

ACT Population Projections 2022-2060 (2023)

MOLONGLO TOWN CENTRE

FORUM RECOMMENDATION

*“The first step towards accommodating [an ultimate population of 86,000 residents] should be the **reclassification of the Molonglo Group Centre to “Town Centre” status.**”*

To provide sufficient time for this reclassification to be factored into the future development of the centre, this change should take place with the commencement of the new Territory Plan [in 2023-24], rather than at some undefined point in the future.”

- **Extract from the Molonglo Valley Community Forum’s Submission on the *Draft Molonglo Valley District Strategy***



**MOLONGLO VALLEY
Community Forum**

MOLONGLO TOWN CENTRE

A PLAN 10 YEARS IN THE MAKING

A key recommendation of this Report is that the Group Centre classification be upgraded to Town Centre commensurate with its population, size, services role and identity. This classification upgrade is reinforced by the proposed initiatives and subsequent design stages outlined in the following pages.

Molonglo Valley Group Centre and Environs: Urban Design Component (2012)

- Transition Molonglo group centre to a town centre in future with an accommodation, hospitality and food focus to support recreation and tourism activities in the district.

Draft District Strategy: Molonglo Valley (2022)



MOLONGLO VALLEY
Community Forum

MOLONGLO TOWN CENTRE

WHAT WOULD THIS CHANGE MEAN?

- Wider **variety of shops**
- More **community facilities**
- Additional **employment opportunities**
- Reduced reliance on **Belconnen and Woden**



MOLONGLO VALLEY
Community Forum

MOLONGLO TOWN CENTRE

NEXT STEPS

- Ongoing discussions with the Planning Directorate and National Capital Authority

- Ed Cocks MLA's petition :

www.edcocks.com.au/build-molonglo-town-centre



MOLONGLO VALLEY
Community Forum

DUFFY EMERGENCY SERVICES STATION



MOLONGLO VALLEY
Community Forum

View the **Draft Variation** at:

planning.act.gov.au/planning-our-city/territory-plan/draft_variations_to_the_territory_plan

DV386 Emergency Services Facility - Duffy

Draft Variation 386 proposes to allow development of the Molonglo Station comprising fire and rescue services and ambulance services on land near the Cotter Road intersection with John Gorton Drive in Duffy.

It proposes to amend the Territory Plan to include an emergency services facility as merit track development for the subject site and establishes planning controls in the precinct code for Duffy to guide development on the land. While the draft variation allows development of the emergency services facility at this site, the existing list of permissible developments has been retained and no change in zoning is proposed.

The draft variation proposes to amend the Duffy Precinct Map and Code by:

- adding emergency services facility as an additional merit development in MT2
- expanding the MT1 area to cover the entire block 2 section 58 which was previously expanded due to the realignment of the Cotter Road, John Gorton Drive intersection
- introducing requirements for the emergency services facility in RC3

Draft Variation 386

Written comments about the draft variation are invited until **COB Friday 19 May 2023**.

Written comments should be provided by:

- email to terrplan@act.gov.au; or
- mail to Territory Plan Section, EPSDD, GPO Box 158, Canberra, ACT 2601; or
- hand delivered to Access Canberra, Land Planning and Building Services Shopfront, 8 Darling Street, Mitchell, ACT 2911.

DRAMA WORKSHOP FOR TEENS

5-6 July, 9am – 3pm
Coombs Community Centre

Register your interest:
bit.ly/MVDrama



MOLONGLO VALLEY
Community Forum



YWCA CANBERRA

FREE for Molonglo Valley teens

Year 7-10 | 5-6 July | 9am-3pm
Coombs Community Centre
(opposite Charles Weston School entrance)

Facilitated by Clare Moss

Supported by ACT Government

Register your EOI: <https://bit.ly/MVDrama>

MULTICULTURAL DAY



MOLONGLO VALLEY
Community Forum

Q&A SESSION



MOLONGLO VALLEY
Community Forum

MEMBERS OF THE LEGISLATIVE ASSEMBLY



MOLONGLO VALLEY
Community Forum

THANK YOU

Next public meeting
25 May 2023



MOLONGLO VALLEY
Community Forum