



ACT
Government

Environment, Planning and
Sustainable Development

Mr John Dietz
Chief Executive Officer
Suburban Land Agency
John.dietz@act.gov.au

RE: ASSURANCE PACKAGES (KENNY, MOLONGLO COMMERCIAL CENTRE/ DENMAN PROSPECT STAGE 3)

Dear Mr Dietz

Thank you for your letter of 23 June 2021 regarding the assurance packages for Kenny and Molonglo Commercial Centre/Denman Prospect Stage 3.

The timing of the delivery of the first stage assurance packages has been discussed at length over the last 6 months in the Indicative Land Release Program (ILRP) Working Group and Kenny Working Group. It was agreed it would be prudent to have the first stage assurance packages submitted and supported by the Suburban Land Agency (SLA) and that shared responsibility would be the best way to achieve the releases forecast in the draft ILRP for 2021-22 to 2025-26.

A presentation was made to the SLA project teams on 17 May 2021 which discussed this approach, the work and approvals done to date and additional work required. Please find attached a high-level summary of what items are outstanding and the responsible agency.

The Environment, Planning and Sustainable Development Directorate project team will work closely with the SLA to develop a more detailed timeline of the outstanding items.

I look forward to continuing to work together with the SLA on these matters, and to deliver on the Government's planning commitments for the Molonglo Valley and Kenny.

Yours sincerely

Ben Ponton
Director-General
/ July 2021



Molonglo Commercial Centre and Denman Prospect Stage 3



| Completed Task | Timing | Responsibility |
|---|---|------------------------------|
| Information brief approval | 7 May 2021 | DDG |
| Assurance package (Stage 1) transferred to SLA | 7 May 2021 | D&I to SLA |
| Task to be done | Details | Responsibility |
| Territory Plan Variation or Technical Amendment | Request progression of TPV or TA and provide all information to P&UP TP team | D&I to P&UP |
| Inter-Directorate Co-ordination | 1. PA 9.7 Co-design a new library and community centre in the Molonglo Valley | SLA / D&I / TCCS / MPC / ESA |
| 1. Community Facilities | 2. PA 7.2 Build new fire and ambulance stations in the City and Molonglo | |
| 2. Emergency Services | | |
| Infrastructure Works | 1. PA 9.3 JGD 3C D&C and also EWA PSP | TCCS |
| 1. Roads and Intersections | 2. WSUD design through EDP's in accordance with Indesco Concept | SLA / TCCS / EPSDD |
| 2. WSUD | 3. Sewer design through EDP's in accordance with Indesco Concept | SLA / ICON |
| 3. Sewer | | |
| 4. Water Supply | 4. Water Supply design through EDP's in accordance with Indesco Concept | |

From: Thorman, Rob
Sent: Friday, 13 August 2021 5:53 PM
To: Kaucz, Alix
Cc: Vithalis, Nick
Subject: Planning requirements for Kenny and Molonglo
Attachments: Attachment D - AT Adams Consulting Kenny report.pdf; Attachment E - AT Adams Consulting Molonglo report.pdf

OFFICIAL

Hi Alix

As discussed, the SLA has received draft Assurance Packages from EPSDD for Kenny and Molonglo (Commercial (or Group?) centre / Denman Prospect 3), which have upcoming releases in the ILRP.

We undertook a review of Due Diligence reports and sought advice on the planning context from Tony Adams. As part of that engagement we consulted with, and sought advice from, the following parts of EPSDD:

- Impact Track;
- DA Assessment;
- Territory Plan; and
- Deed Management.

Advice received from AT Adams Consulting indicated that whilst the preparation of a Concept Plan via a Territory Plan Variation is an option, it is not required and it would not necessarily add quality to the planning outcome over and above what can be achieved through the EDP process. It would also add at least 18 months to the timeframe, and as a result the Government commitment for the delivery of the Molonglo Commercial Centre and the first release in the suburb of Kenny could not be met.

The Consulting advice and a number of discussions with various teams within EPSDD indicates that the Agency could proceed with the Estate Development Plan (EDP) for both Kenny and the Molonglo Commercial Centre / Denman Prospect 3 on the basis that preparation of a Concept Plan requiring a Territory Plan Variation is not required and that the proposed zoning can be uplifted via a technical amendment to the Territory Plan during the normal EDP process.

I have attached the two reports. I would welcome your feedback on the advice provided.

Thanks Rob

A T Adams Consulting

Molonglo Strategic Planning Advice

report prepared for:

Suburban Land Agency

15 July 2021

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1. Executive Summary

- Commitments for the release of land for the Molonglo commercial centre have been made by the ACT Government in response to public concerns associated with the slow pace of development of the Coombs centre and increasing pressure on the Coleman Court centre. Public expectations for a speedy process that will deliver a quality centre are high.
- With the Molonglo and North Weston Structure Plan in place there is no impediment to proceeding to finalise detailed planning and design for the commercial centre and adjacent residential and community land which will allow the release of sites for development. This should be done by way of the estate development plan (EDP) process
- Whilst the preparation of a Concept Plan is an option it is not recommended because it would not add quality to the planning outcome, over and above what can be achieved through the EDP process; also, it would add at least 18 months to the timeframe with the result that the Government commitment for the delivery of the commercial centre would be unable to be met.

2. The Site

The subject of this report is the “Molonglo Group Centre and Denman Prospect 3” land as shown on Figure 1. The land includes a substantial commercial centre planned for the intersection of John Gorton Drive and Holborow Avenue, and areas of varying density of residential development. The Suburban Land Agency, in accord with the ACT Government land release program, wishes to initiate the processes leading to the release and development of this land.

3. Land Release Commitments

Commitments for the release of land for the Molonglo commercial centre have been made by the ACT Government in response to public concerns associated with the slow pace of development of the Coombs centre and increasing pressure on the Coleman Court centre. Planning for the centre has been under way for some considerable time. A draft



Figure 1: Molonglo Group Centre and

concept plan was prepared in 2014 and has been made publicly available. Seven years have elapsed since that plan was prepared and public expectations for a speedy process that will deliver a quality centre are now high.

4. Structure Plan Molonglo and North Weston

The land is within the area covered by the Molonglo and North Weston Structure Plan, which is a component of the Territory Plan. The Structure Plan sets out principles and policies for development of the future urban area. Principles are prescribed under subject headings including Social principles, Economic, Landscape and open space principles, Environmental, Urban design and Transport. More specific policies, totaling 57 individual policies which will control the development of the land, are also prescribed under various headings.

These align with the Zoning map in the Territory Plan which includes a central commercial area, residential zones of varying density and community and open space areas. The zoning map is at Figure 2.

All the subject land is also shown within a “Future Urban Area” (FUA) on the Territory Plan map.

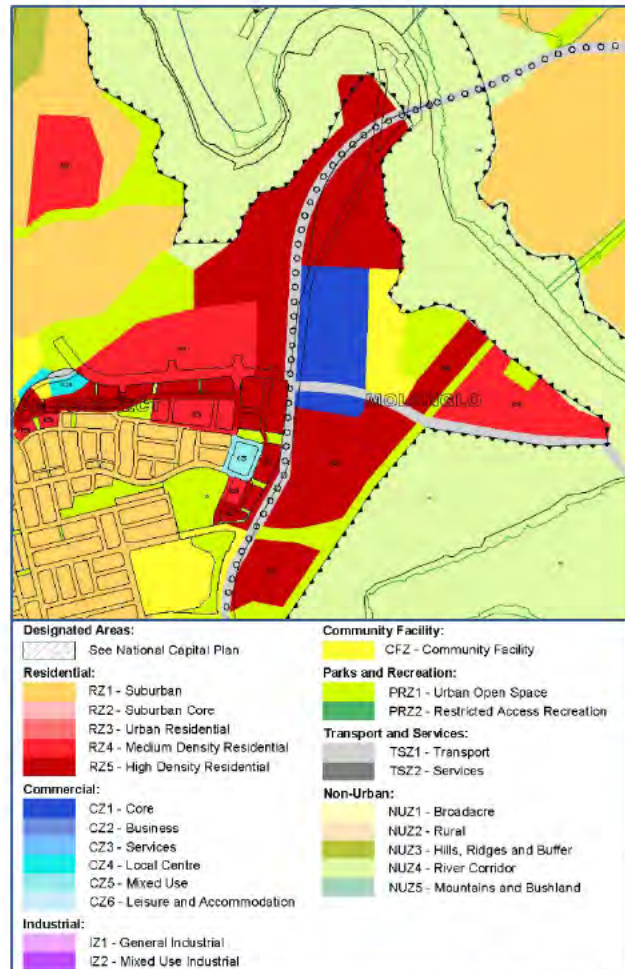


Figure 2: Molonglo Commercial Centre Territory Plan Zoning

5. Concept Plan

Need for a Concept Plan

The preparation of a Concept Plan is not a mandatory requirement of the Planning and Development Act. Several examples exist where planning and development has proceeded without a Concept Plan; these include Whitlam and Taylor, and the proposed high school at Kenny.

The Molonglo and North Weston Structure Plan, at Section 5.2 “Concept Plans” says as follows:

“Concept plans may be prepared where alternative provisions to the relevant development codes are proposed.....”

The preparation of a concept plan is optional, and only suggested if the intent is to apply provisions that are “alternative” to those prescribed in the existing codes. There is no reason to suppose any inadequacy with the existing codes that would

need to be rectified in this way at Molonglo; therefore there is no need for a Concept Plan.

It is also relevant that the opportunity to incorporate “ongoing provisions” in the Molonglo Precinct Code is also available. Planning controls over and above those included in the existing codes can be incorporated in an EDP and “uplifted” as part of the usual EDP process and subsequent technical variation to the Territory Plan as ongoing controls in the Plan.

Draft Concept Plans

Draft concept plans have been prepared in the past, firstly in June 2014: “Molonglo commercial centre and environs Draft concept plan”, and more recently in August 2020: “Molonglo Group Centre and Surrounds Concept Plan”. It is assumed that the 2020 document supersedes the earlier edition and sets out the current Planning Authority view on the preferred planning outcomes for the land. It therefore provides a good basis for use by the Planning Authority in its assessment of EDP proposals for the development of the land. It is not necessary to take the additional step of incorporating this draft concept plan formally into the Territory Plan for the following reasons:

- As outlined above a concept plan is not necessary to allow the development of the land.
- The planning intentions set out in the draft concept plan have been made available to the SLA and will be used as input information to the preparation of an EDP.
- Incorporation of the Concept Plan in the Territory Plan would require a formal variation to the Territory Plan. The territory plan variation process takes at least 18 months and commonly up to two years. A delay of this length, which would not result in any appreciable change in planning outcomes, is not warranted.
- The EDP process provides a robust and comprehensive planning design and assessment process, under the overall direction of, and subject to final approval by the Planning Authority. This is discussed in more detail in section 4 below.

6. The Estate Development Plan Process

With the Molonglo structure plan in place, there is no impediment to proceeding to finalise detailed planning and design which will allow the release of the land for development.

This should be done by way of the EDP process. An EDP is required to be compliant with all relevant codes, with the Estate Development Code being particularly relevant. The Estate Development Code says (on page 2 of the code):

The EDP is assessed against the relevant parts of this code and any applicable structure plan or precinct code.

This provides the link to ensure that the EDP is designed to be consistent with the principles and policies set out in the Structure Plan, as well as other relevant codes.

An EDP is similar to a Concept Plan as it has the following characteristics:

- It is required to be compliant with the Structure plan.
- It is subjected to multi-agency review and endorsement.
- The process includes public notification.

An EDP submission includes detailed subdivision and engineering plans with comprehensive supporting documentation. The documentation typically includes a design Response report with supporting appendices and a plan set including detail engineering and landscape design plans, development intentions, block layout, environmental controls and the like. An EDP plan set will typically include 25 or more plans, some at larger scales over multiple sheets.

The EDP Design Response Report is a substantial document in its own right. It will typically include a comprehensive explanation of the approach taken to site planning, addressing in detail all the requirements in the Territory Plan including the Structure Plan and relevant codes.

An example of a design response report is the Ginninderry Neighbourhood 1 EDP 2 Design Response Report completed in November 2018. The table of contents of that report are included as Appendix A; these illustrate the comprehensive nature and scope of the material typically included in a design response report. The report itself is 82 pages long and is accompanied by 31 Appendices. Of particular relevance to the design process is Appendix E, the Urban Design Report. This is a 62 page explanation of the urban and natural systems that underpin the design of the estate. Whilst the Ginninderry report is tailored to that proposal and would not be exactly replicated for another site such as Molonglo, it provides a good illustration of the comprehensive nature of the planning and design aspects of an EDP.

The EDP process is administered by the Environment, Planning and Sustainable Development Directorate. It includes consultation with all relevant agencies, including Government agencies and service providers. Usually this involves at least two rounds of agency circulation, involving approximately 30 agencies and may take between six and twelve months.

Circulation of the draft proposals to agencies provides the opportunity for all agencies, including the Planning Authority, to have input to the design and to ensure that the Government policy and management areas for which they have responsibility are properly addressed.

The planning process between all agencies is a collaborative one, and particularly so between the SLA and the Planning Authority. Under the heading “Authority’s role in cohesive urban renewal and suburban land development”, the Planning and Development Act, at S19 says as follows:

“The planning and land authority must work with the city renewal authority and the suburban land agency to encourage cohesive planning and development of land.”

Following circulation and the endorsement of all agencies, the EDP is formally lodged as a development application; this then triggers a period of public notification. Third party appeals against a final decision are also allowed. A final assessment and determination is then made by the Planning Authority.

When the EDP development application is approved by the Planning Authority the proponent can commence with construction and sales.

7. Zoning Amendments

The Current Territory Plan zoning (Figure 2) shows the Molonglo land as being subject to an FUA overlay. Where land is shown in the Territory Plan as subject to an FUA overlay then a degree of flexibility in the zoning exists. The zoning may be varied by way of a technical amendment in accord with S90C(1) of the Planning and Development Act, which says as follows:

“The planning and land authority may vary the territory plan under section 89 (Making technical amendments) to rezone land in a future urban area, and establish or vary a precinct code in relation to the land, unless the variation is inconsistent with the principles and policies in the structure plan for the area.”

The procedure to achieve such a variation is incorporated in the EDP process. The EDP documentation includes a “land use plan” which sets out the final zoning; the technical variation to incorporate this final zoning into the Territory Plan comes at the end of the EDP process, following the construction of public works and prior to the issue of crown leases. At this point the FUA is “uplifted” and the zoning is confirmed. (Any further change would require a full Territory Plan variation process). The final zoning must be consistent with the principles and policies of the Structure Plan. In the case of Molonglo the Structure Plan principles and policies provide a sound framework within which some flexibility can be exercised. For example, the Territory Plan map shows two residential zones (R4 & R5). The introduction of additional zones, e.g., R2 & R3 would be consistent with the Structure Plan policy paragraph 52(c) which says:

“Medium density housing, which may include a higher built form is to be located on land near major transport routes, commercial centres, at activity nodes, and in locations with higher amenity such as near the proposed pond on Weston Creek, adjacent to the Molonglo River Corridor, and other substantial public open spaces.”

Other changes, for example to implement other elements of the planning proposed in the 2020 draft Concept Plan, could be similarly incorporated.

8. Timing

The diagram below shows simplified timing estimates for the planning and design process. It assumes firstly, an EDP process, as is recommended, and secondly, an EDP process following a Territory Plan Variation (TPV) to introduce a Concept Plan. The former achieves land sales in the third quarter of 2022, the latter not until early in 2024. The difference is caused by the need to allocate approximately eighteen months to the TPV as an up-front time constraint. Detailed work on the EDP could not realistically commence (especially if it includes a private sector developer component) until the TPV, and therefore the development parameters for the site, is finalised.

| EDP Process Timing | 2021 | | | | | | 2022 | | | | | | | | |
|-------------------------------------|------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|
| | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep |
| Due diligence review, gap analysis | █ | | | | | | | | | | | | | | |
| Conduct additional research studies | | █ | █ | █ | █ | █ | | | | | | | | | |
| EDP detail design | | | █ | █ | █ | █ | █ | █ | | | | | | | |
| First agency circulation | | | | | | | | | █ | █ | | | | | |
| Second agency circulation | | | | | | | | | | | █ | | | | |
| lodge EDP development application | | | | | | | | | | | | █ | | | |
| Public notification | | | | | | | | | | | | | █ | | |
| Assessment | | | | | | | | | | | | | | █ | |
| Determination | | | | | | | | | | | | | | | █ |
| Land sales and construction | | | | | | | | | | | | | | | █ |

| Timing including Concept Plan Territory Plan Variation | Aug 2021 - Jan 2023 | | | | 2023 | | | | | | | | | | | | 2024 | |
|---|---------------------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|------|--|
| | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Jan | Feb | | | |
| Concept Plan Territroy Plan Variation | | █ | █ | █ | | | | | | | | | | | | | | |
| Due diligence review, gap analysis | █ | | | | | | | | | | | | | | | | | |
| Conduct additional research studies | | █ | █ | █ | █ | █ | | | | | | | | | | | | |
| EDP detail design | | | | █ | █ | █ | █ | █ | █ | | | | | | | | | |
| First agency circulation | | | | | | | | | █ | █ | | | | | | | | |
| Second agency circulation | | | | | | | | | | | █ | | | | | | | |
| lodge EDP development application | | | | | | | | | | | | █ | | | | | | |
| Public notification | | | | | | | | | | | | | █ | | | | | |
| Assessment | | | | | | | | | | | | | | █ | | | | |
| Determination | | | | | | | | | | | | | | | █ | | | |
| Land sales and construction | | | | | | | | | | | | | | | | █ | | |

Appendix A

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| 3.3 | Character Areas |
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| 4.4 | Traffic |
| 4.5 | Bushfire Protection Assessment |
| 4.6 | Environmental Site Assessment |
| 4.7 | Heritage |
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| 4.10 | Road Noise |
| 4.11 | Water Sensitive Urban Design |
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| 5.4 | Staging |
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| 5.7 | Proposed ActewAGL Zone Substation |

| | |
|------------|--|
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| Appendix A | EDP Plan Set (Separately bound A3 plan set) |
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| Appendix M | Statement of Heritage Effects |


| | |
|-------------|---|
| Appendix N | Statement of Heritage Effects (redacted - Heritage sensitivity) |
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| Appendix DD | Buffer Zones for Vent Structures |
| Appendix EE | Active Travel Correspondence |

From: [Collins, Cath](#)
To: [Keighley, Matthew](#); [Priestley, James](#)
Subject: RE: Gas-free commercial centre
Date: Wednesday, 14 April 2021 12:39:16 PM

OFFICIAL

Matthew,
Thank you for forwarding this and including us in this project.



Cath Collins JP | Assistant Director - Energy Policy
p (02) 6205 9568 | e cath.collins@act.gov.au
**Climate Change and Energy | Environment, Planning and Sustainable Development
Directorate | ACT Government**
Level 2, Ginnini, 480 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601
 **Please consider the environment before printing this email.**

From: Keighley, Matthew <Matthew.Keighley@act.gov.au>
Sent: Tuesday, 6 April 2021 11:49 AM
To: Priestley, James <James.Priestley@act.gov.au>
Cc: Collins, Cath <Cath.Collins@act.gov.au>
Subject: Gas-free commercial centre

OFFICIAL

Hi James,

Relevant to your teams work in modelling the gas transition, we're about to go out for a complimentary piece of work regarding the future proposed gas-free Molonglo Commercial Centre. As you know, the Parliamentary Agreement stated the MCC will be gas-free but allowed for 'transition' (bottled) gas. It will be the first gas-free commercial centre so we want to get a more detailed picture on any implications on the way we do detailed design and release the land to be developed, I've included the 'scope of works' below to provide an idea on the info we're seeking.

We'll be setting up an evaluation team to process the proposals and we welcome representation from your team if either of you are interested and available. The invitations are due to go out this week, and we're going out to five suppliers. See attached for the 'Statement of Requirements' and 'Detailed Specification' documentation which include more information, but feel free to call or email if you'd like anything else.

Scope of works

- a review of sustainable, all-electric, gas-free commercial centres/precincts (or similar) of a similar scale to the proposed Molonglo Commercial Centre, including examples from Australia and internationally, with a minimum of four specific case studies
- an outline of typical uses within a commercial centre that would usually require gas to operate (such as restaurants/cafes, shops/supermarkets, schools, offices, residential etc)
- an analysis of ACT stakeholders, based on the above uses, to identify attitudes towards gas usage or all-electric operations (including surveys or interviews with selected locally-based stakeholders including CIT catering school and relevant businesses)
- consultation with other relevant stakeholders such as the Green Building Council of Australia, the Restaurant and Catering Industry Association of Australia, commercial suppliers and building and plumbing organisations
- a summary of potential barriers for the Molonglo Commercial Centre if natural gas was not available, based on the above uses and stakeholder analysis, covering the following areas:
 - technical (for example capacity of electric systems)
 - socio-cultural (for example preference for gas cooking)
 - financial (for example cost of commercial induction cooking)
 - other
- an outline of possible solutions (including innovative, best practice solutions and cost-effective solutions) to the above barriers for the Molonglo Commercial Centre, which may mitigate issues and/or support future adaptation (for example financial incentives)
- a cost analysis of the identified solutions, including upfront costs and ongoing expenses

Regards

Matt

Matthew Keighley | Project Officer

Phone: 02 6207 7896 | Email: Matthew.Keighley@act.gov.au

Sustainability and Land Release | Suburban Land Agency | ACT Government


480 Northbourne Avenue, Dickson ACT 2602

From: [Vithalis, Nick](#)
To: [Finlay, Jennifer](#)
Cc: [Thorman, Rob](#)
Subject: 2021-22 to 2025-26 ILRP - SLA Comments / Notes
Date: Thursday, 12 August 2021 1:33:32 PM

OFFICIAL: Sensitive

Hi Jennifer,

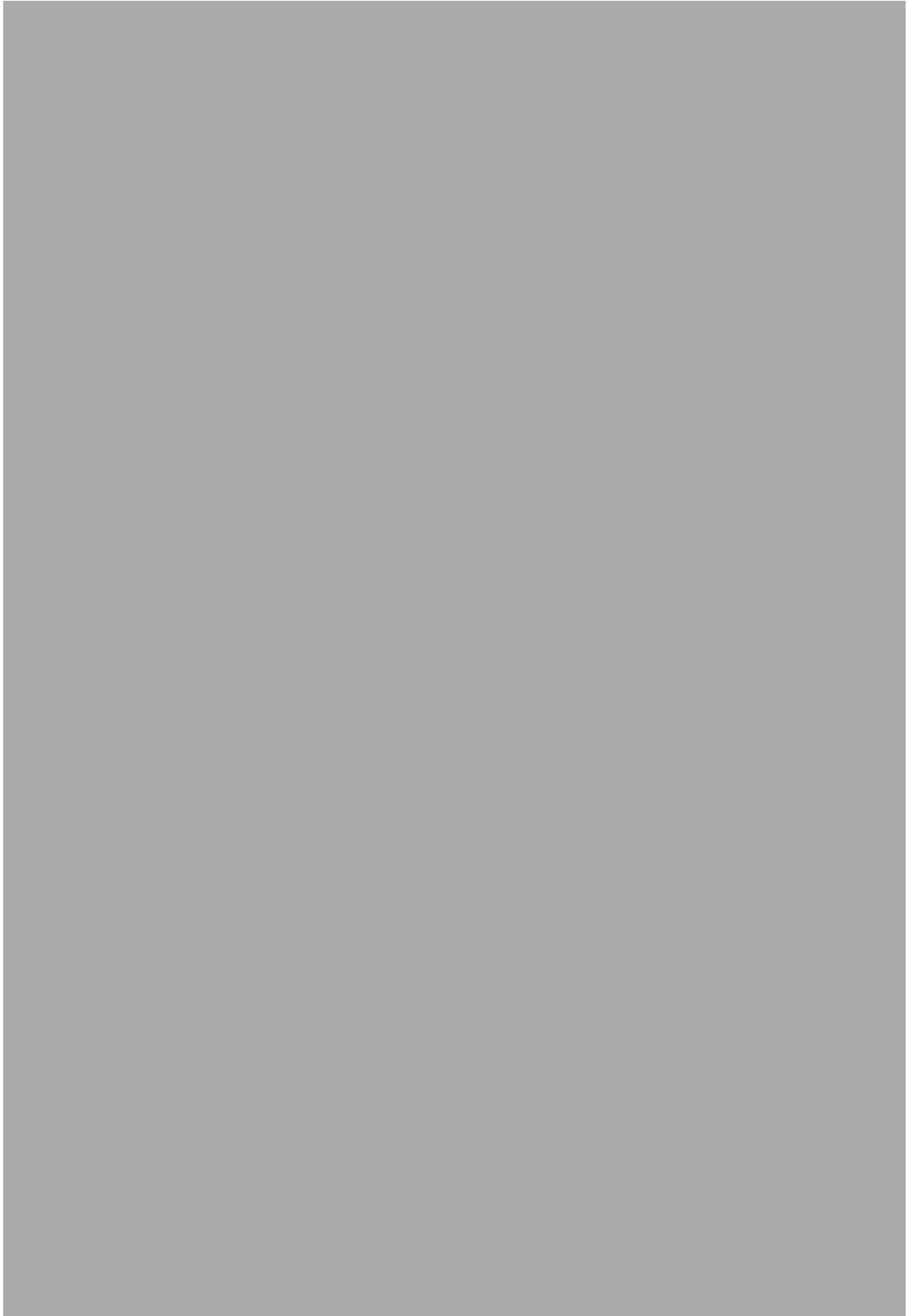
Please see comments on the draft publication below. In addition to the below, can I note the following:

- 
- We have received the Assurance Packages on Molonglo Commercial Centre and Denman Prospect 3, and Kenny. The acceptance of the Assurance Packages is conditional upon a Concept Plan requiring a Territory Plan Variation is **not needed** and that the proposed zoning can be uplifted via a technical amendment to the Territory Plan during the normal EDP process. The release of these sites as per the ILRP is already at high risk, and the delays if a full TPV is required will mean that the current ILRP release of these sites cannot be met.

See below for specific publication comments:

- Table on page 5 and 2nd paragraph page 6 – the table indicates 631 single dwelling blocks and 92 mid-density dwellings. Paragraph 2 on page 6, first sentence then goes on to say that 723 single residential blocks will be released. This is the combined 631 single dwelling blocks and the 92 mid density blocks. It needs to be changed to 631 as mid density blocks are not necessarily single dwelling blocks.
- 5th paragraph, page 6,
 - For the Molonglo Valley district, residential releases will continue in Whitlam and Denman Prospect ~~and commence in Molonglo Valley to start the development of the~~, as well as new releases from the development of Molonglo group centre and new residential areas north of the Molonglo river and west of the National Arboretum.

- -
- 



Happy to discuss.

Thanks,
Nick

From: Tennent, Simon
Sent: Tuesday, 6 July 2021 9:11 AM
To: Sweaney, Mark; Cox, Simon; Thornhill, David; Coffey, Gerard; Santosuosso, Daniel; Richardson, Dave; Paynter, Patrick; Browning, Kerry; McGrath, Michael; Thompson, Rodney; Ren, Linda; Morgan, Nic; Blundell, Rebecca
Cc: Watts, Michaela; Beljic, Miloje
Subject: Molonglo 3 - Cross Directorate Project Group
Attachments: M3 Cross Directorate Group - Agenda 06072021 (002).docx

UNOFFICIAL

Good Morning

Please see attached for today's catch up at 10:00

Feel free to email me any further items that you may wish to discuss.

Kind regards

Simon Tennent

Development Director - Molonglo

T: 02 6205 4961

Suburban Land Agency | ACT Government

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Kind regards

Simon Tennent

Development Director - Molonglo

T: 02 6205 4961

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Molonglo 3 - Cross Directorate Project Group

Tuesday 6 July 2021
Microsoft Teams Meeting

Agenda



5. EPSDD Update – Patrick Paynter/Dave Richardson (EPSDD)



f. Molonglo Group Centre (Molonglo 2)



From: Tennent, Simon
Sent: Friday, 18 June 2021 4:25 PM
To: Paynter, Patrick
Cc: Santosuosso, Daniel; Richardson, Dave; Overton, Jane
Subject: RE: Molonglo Group Centre (MGC) - Planning Delivery and JGD 3C design integration

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

OFFICIAL

Thanks for this Patrick.

I have circulated this to a few select people within SLA and I will come back to you next week.

From: Paynter, Patrick <Patrick.Paynter@act.gov.au>
Sent: Friday, 18 June 2021 4:12 PM
To: Tennent, Simon <Simon.Tennent@act.gov.au>
Cc: Santosuosso, Daniel <Daniel.Santosuosso@act.gov.au>; Richardson, Dave <Dave.Richardson@act.gov.au>; Overton, Jane <Jane.Overton@act.gov.au>
Subject: Molonglo Group Centre (MGC) - Planning Delivery and JGD 3C design integration

OFFICIAL

Simon,

EPSDD is pursuing a small number of changes for the JGD 3C project design adjacent to the Molonglo group centre as discussed below. The key issue we would like input from you and perhaps others in SLA is the retaining wall proposal between the northern 'Link Road' and the pond at Ch 15700 as shown on the attached marked up sketch.

Gerard has agreed to consider our three changes below (reduced from a much longer list) and we seek your input on these also. MPC and TCCS are arranging a workshop that you will receive an invite to shortly.

Regards

Patrick

Can the underpass at Ch 15600 please be moved to Ch15700 so that it aligns with an open space corridor in the adjacent development and so that the shared path can connect to the Butters Bridge via a short length of path on a reasonable grade. At present the underpass is shown at a location of deep cut on JGD and would be too high and too close to Butters Bridge to enable a sensible path connection. I have calculated that the depth of this underpass would be 12 m below surface level and would be almost impossible to connect shared paths to. I have included a marked up sketch of the alternative arrangement proposed.

The depth of cut north of the Link Road (Ch15400) to the pond site at Ch 15750 is of the order of 7m for about two thirds of this segment. The cut batter shown would encroach significantly (15m) into the development sites at this

location. We would like the designs to consider a retaining wall option from Ch15440 to 15700. We will seek SLA advice on this option also.

The scale of the intersection at northern Link Road/JGD appears excessive. The six lanes on each leg of the Link Road looks like it could be reduced to five. Two through lanes in each direction into/out of Denman Prospect (in addition to turn lanes) could be reduced to one and the right turn lanes made into a straight ahead/right turn lanes. I have attached a second sketch showing the proposed alternative arrangement.

Patrick Paynter | Senior Director | Infrastructure Projects

Mobile 0499 990 288 Email: patrick.paynter@act.gov.au

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Environment, Planning and Sustainable Development Directorate | ACT Government

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ACT
Government

Suburban Land
Agency

Mr Ben Ponton
Director-General
Environment, Planning and Sustainable Development Directorate
Email: Ben.Ponton@act.gov.au

RE: ASSURANCE PACKAGES (KENNY, MOLONGLO COMMERCIAL CENTRE/ DENMAN PROSPECT STAGE 3)

Dear Mr Ponton

We were pleased to receive the Assurance Packages for Kenny and Molonglo Commercial Centre/ Denman Prospect Stage 3 on 7 May 2021. I thank you for this effort. I also note the Environment, Planning and Sustainable Development Directorate (EPSDD) has highlighted in the packages that additional work is still ongoing, yet to commence, and required to be completed by EPSDD, prior to enabling development.

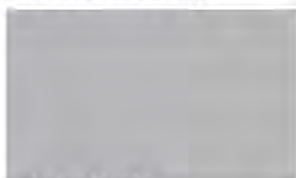
The Suburban Land Agency's (SLA) Revenue and Release Committee considered the packages on 24 May 2021, and agreed that the SLA can progress certain elements of works with the current information provided, that may assist in accelerating these sites to the point of being land ready.

Although challenging, I believe the resources in both EPSDD and the SLA could achieve the releases forecast in the draft Indicative Land Release Program (ILRP) for 2021-22 to 2025-26. However, sites currently identified as high risk will need to be actively monitored and where possible, joint solutions found to mitigate the current risks. To this end the SLA's Revenue and Release Committee agreed to conditionally accept the packages, subject to this correspondence, regarding the additional work yet to be completed by EPSDD.

I understand ongoing discussions will be held between SLA and EPSDD officials in relation to the works that are still to be completed by EPSDD. To assist the SLA meet the ILRP release targets, I would like to discuss with you the possibility of reviewing the value of some of the suggested ongoing and additional works. Such a discussion will help ensure clarity and efficiency as our teams continue to collaborate as we strive to deliver Government expectations.

I look forward to discussing this matter further at one of our regular catch ups.

Yours sincerely



John Dietz
Chief Executive Officer
23 June 2021

From: Thorman, Rob
Sent: Friday, 7 May 2021 5:32 PM
To: Santosuosso, Daniel
Cc: Roach, Adam; Durie, Lea; Overton, Jane; Richardson, Dave; Thornhill, David; Tennent, Simon; Griffith, Andrew; Gordon, Tom; Vithalis, Nick
Subject: Re: Kenny and Molonglo/Denman Prospect Stage 3 Assurance Packages

Follow Up Flag: Follow up
Flag Status: Completed

Thanks Dan

That's great news. We'll get our project teams to review the information provided and formally review at the next Revenue and Release Committee meeting on May 24.

We look forward to continuing to work in collaboration with you and will certainly take up the offer of a presentation with the project teams.

Have a great weekend.

Rob

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From: Santosuosso, Daniel <Daniel.Santosuosso@act.gov.au>
Sent: Friday, May 7, 2021 4:01:12 PM
To: Thorman, Rob <Rob.Thorman@act.gov.au>
Cc: Roach, Adam <Adam.Roach@act.gov.au>; Durie, Lea <Lea.Durie@act.gov.au>; Overton, Jane <Jane.Overton@act.gov.au>; Richardson, Dave <Dave.Richardson@act.gov.au>
Subject: Kenny and Molonglo/Denman Prospect Stage 3 Assurance Packages

OFFICIAL

Hi Rob,

Please find attached formal Transmittal Forms for the Assurance Packages for Kenny and Molonglo/Denman Prospect Stage 3. EPSDD note that both of these sites are complex and have been the subject of Investigations and Planning for over a decade. Whilst both of these areas are not finalised it is important that formal transmittal of what has been done to date is submitted to the Suburban Land Agency as the remediation and other outstanding investigations are most appropriately done in coordination with the future Estate Design and Development .

This Transmittal now formalises the provision of the files currently held by EPSDD.

Thankyou for already committing resources into assessing the Kenny information and now you should be able to begin access the Molonglo/Denman Prospect package.

I would appreciate your acknowledging receipt of this Transmittal by sending an email to me and if there are any issues accessing any of the reports or information please don't hesitate to contact me.

We look forward to continuing to work on these important projects with you and the SLA and would like an opportunity to do a small presentation of both the projects to you and your team if needed.

Kind regards

Daniel Santosuosso | Project Director

Phone: 02 6207 7212 | Email: daniel.santosuosso@act.gov.au

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***I'm currently working remotely and can be contacted by email, phone, MS Teams or Webex**



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ACT
Government

Plan Phase

ASSURANCE PACKAGE

TRANSMITTAL APPROVAL FORM

EPSDD

Environment Planning Sustainable Development
Directorate



ASSURANCE PACKAGE TRANSMITTAL APPROVAL FORM

Please enter comments and recommendations for transmittal.

| | |
|-----------------|---|
| Project Name | Molonglo Group Centre and Denman Prospect Stage 3 |
| Location | Molonglo |
| Project Manager | Dave Richardson, Daniel Santosuosso, Jane Overton |
| Lead Agency | EPSDD |
| Date | 07/05/2021 |

ASSURANCE PACKAGE READINESS FOR HANDOVER TO THE SUBURBAN LAND AGENCY/CITY RENEWAL AUTHORITY

| | |
|--|-----|
| All documents and necessary approvals have been provided with sufficient evidence to accept handover | NA |
| Most documents and necessary approvals have been provided with enough evidence to accept handover | Yes |
| Awaiting documents and approvals – unable to handover | NA |
| Other – Government decision to transfer/Other Government Priority | NA |

PROJECT MANAGER APPROVAL

| | |
|-------------------------|--|
| Project Manager name | Dan Santosuosso |
| Comments | <p>1. Are any matters which require further consideration by the Suburban Land Agency Board OR City Renewal Authority Board clearly identified, with sufficient supporting documentation provided? Yes</p> <p>Additional comments: This is a complex site that has a large volume of documentation associated with it. A review was completed in 2019 by EPSDD and Growth Servicing Plans are provided to assist with ongoing development of the site. A DRAFT statutory concept plan has also been completed. EPSDD acknowledges that further work is required to proceed. EPSDD will continue to support the SLA to progress the design and development of the area.</p> <p>2. Please provide any further information to senior management for transmittal of the Assurance Package: Click here to enter text.</p> |
| Date | 07/05/2021 |
| Signature (if required) | |

| Objective Reference Number | Endorsed by | Issued | Review Date | Area Responsible |
|----------------------------|-------------|--------|-------------|--------------------------------------|
| A20743736 | TBC | TBC | TBC | Planning, Land and Building Division |

SENIOR MANAGEMENT APPROVAL

| | |
|--------------------------------|--------------------------------|
| Approval | Executive Group Manager |
| Name | Click here to enter text. |
| Comments | Click here to enter text. |
| Date | Click here to enter a date. |
| Signature (if required) | |

| | |
|--------------------------------|--|
| Approval | Executive Branch Manager |
| Name | Lea Durie |
| Comments | Noted that information has been available for some time and some minor outstanding issues will be progressed. These issues should not present a barrier to commencement of work to prepare the area for release. |
| Date | 07/05/2021 |
| Signature (if required) | |

ACCEPTING ENTITY TO COMPLETE

Senior Management/Board Approval/Sustainability & Release Coordination

Accepting Entity review and comments

| | |
|--|-----------------------------|
| Reviewing entity | Choose an item. |
| Reviewing Officer/Project Manager Name/Position | Click here to enter text. |
| Comments and issues | Click here to enter text. |
| Date | Click here to enter a date. |

Approval

| | |
|--------------------------------|-----------------------------|
| Approved – yes/no | Choose an item. |
| Approver name | Click here to enter text. |
| Approver position | Choose an item. |
| Comments | Click here to enter text. |
| Date | Click here to enter a date. |
| Signature (if required) | |

| Objective Reference Number | Endorsed by | Issued | Review Date | Area Responsible |
|----------------------------|-------------|--------|-------------|--------------------------------------|
| A20743736 | TBC | TBC | TBC | Planning, Land and Building Division |

Subject: Design integration at Molonglo Group Centre and JGD Stage 3C
Location: Zoom meeting

Start: Fri 06/08/2021 11:30 AM
End: Fri 06/08/2021 12:30 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: Obelia Tait

Hi all,

As discussed in our Inception Meeting please find below link to fortnightly meetings. We will up date with in person meetings as we go along.

Tait Network is inviting you to a scheduled Zoom meeting.

Topic: Design integration at Molonglo Group Centre and JGD Stage 3C

Time: Aug 6, 2021 11:30 AM Canberra, Melbourne, Sydney

Every 2 weeks on Fri, 4 occurrence(s)

Aug 6, 2021 11:30 AM

Aug 20, 2021 11:30 AM

Sep 3, 2021 11:30 AM

Sep 17, 2021 11:30 AM

Please download and import the following iCalendar (.ics) files to your calendar system.

Weekly: https://us02web.zoom.us/meeting/tZMpc--trzsiGNLtwNNHzJmq_9BvZpHy5L0y/ics?icsToken=98tyKuGvqj8sH9WVuBuBRpwEBo-gM-zmGJHjY1xiAjLLQhJSA7nCbgtJIhvOMGF

Join Zoom Meeting

<https://us02web.zoom.us/j/87446510826?pwd=NXp2WEN6WlpLdm40M0ZKT3hwc09uQT09>

Meeting ID: 874 4651 0826

Passcode: 223966

One tap mobile

+61871501149,,87446510826#,,,,*223966# Australia

+61280156011,,87446510826#,,,,*223966# Australia

Subject: Design integration at Molonglo Group Centre and JGD Stage 3C
Location: Microsoft Teams Meeting

Start: Thu 09/09/2021 11:30 AM
End: Thu 09/09/2021 12:30 PM
Show Time As: Tentative

Recurrence: Weekly
Recurrence Pattern: every 2 week(s) on Friday from 11:30 AM to 12:30 PM

Meeting Status: Not yet responded

Organizer: Thompson, Rodney
Required Attendees: Rhys Aleksandric; [REDACTED]; Tennent, Simon; Lucy Kane; Coffey, Gerard; Wood-Bradley, Ian; Thompson, Rodney; Paynter, Patrick; Overton, Jane; Vernon, Gary; Santosuosso, Daniel; McGrath, Michael; Thorman, Rob; [REDACTED]

Optional Attendees: Taylor, Nick

Hi All updated meeting to 9.9.2021, to allow comments and review. Thanks Rod

Microsoft Teams meeting

Join on your computer or mobile app

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Subject: Kenny and Molonglo Assurance packages presentation
Location: Microsoft Teams Meeting

Start: Mon 17/05/2021 10:30 AM
End: Mon 17/05/2021 12:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Thorman, Rob
Required Attendees: Santosuosso, Daniel; Tennent, Simon; Cox, Simon; Gordon, Tom; Burghardt, Greg; Vithalis, Nick; Griffith, Andrew; Overton, Jane; Richardson, Dave

Dear all

As many of us have discussed, Daniel has provided us with Assurance packages for Kenny and Molonglo / Denman Prospect and offered to do a presentation of both projects for our project teams. I have blocked out an hour and a half on Monday as the best time according to most people's calendars. Simon T. I note you are unavailable for half an hour during this period, but we can work out a more detailed schedule for when we cover Kenny and Molonglo to fit in with everyone. Happy to discuss.

Regards Rob

Microsoft Teams meeting

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From: Paynter, Patrick
Sent: Friday, 18 June 2021 4:12 PM
To: Tennent, Simon
Cc: Santosuosso, Daniel; Richardson, Dave; Overton, Jane
Subject: Molonglo Group Centre (MGC) - Planning Delivery and JGD 3C design integration
Attachments: JGD 3C PSP markup at group centre area by EPSDD 18 June 2021.pdf

OFFICIAL

Simon,

EPSDD is pursuing a small number of changes for the JGD 3C project design adjacent to the Molonglo group centre as discussed below. The key issue we would like input from you and perhaps others in SLA is the retaining wall proposal between the northern 'Link Road' and the pond at Ch 15700 as shown on the attached marked up sketch.

Gerard has agreed to consider our three changes below (reduced from a much longer list) and we seek your input on these also. MPC and TCCS are arranging a workshop that you will receive an invite to shortly.

Regards

Patrick

Can the underpass at Ch 15600 please be moved to Ch15700 so that it aligns with an open space corridor in the adjacent development and so that the shared path can connect to the Butters Bridge via a short length of path on a reasonable grade. At present the underpass is shown at a location of deep cut on JGD and would be too high and too close to Butters Bridge to enable a sensible path connection. I have calculated that the depth of this underpass would be 12 m below surface level and would be almost impossible to connect shared paths to. I have included a marked up sketch of the alternative arrangement proposed.

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Patrick Paynter | Senior Director | Infrastructure Projects

Mobile 0499 990 288 Email: patrick.paynter@act.gov.au

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From: Keighley, Matthew
Sent: Friday, 30 July 2021 2:11 PM
To: Tennent, Simon; Thompson, Rodney; Collins, Cath; Jamtsho, Sherab
Cc: Thorman, Rob; Burghardt, Greg; Caitlin Westropp (Caitlin.Westropp@act.gov.au);
Vithalis, Nick; Hillcrest, Jessica
Subject: FW: SL2211200 Final Report
Attachments: SL2211200 Appendix A_Building Technologies Options Matrix_V1.0.pdf; SL2211200
_Final Report_v1.0.pdf

OFFICIAL

Hi All,

Hope you're having a great week. Please see attached final report and technology matrix from the Arup team. As far as I can see they've incorporated all of our feedback, but let me know if you spot something.

We will be scheduling a presentation to a wider group (incl. SLA, EPSDD, survey participants) in the next month or so when the project manager [REDACTED] returns from leave.

Thanks all for your input into the report, we hope it's been a valuable process with useful outcomes!

[@Tennent, Simon](#) [@Thompson, Rodney](#) Looking forward to discuss next steps with you.

Regards
Matt

From: Keighley, Matthew
Sent: Friday, 9 July 2021 2:17 PM
To: Bell, Andrew
Cc: Scott, Carly (ESDD)
Subject: RE: SL2211200_Draft Report

OFFICIAL

Thanks Andrew,

No worries at all, we'll make sure to provide this feedback to the Arup team. Thanks for taking the time to review!

Matt

From: Bell, Andrew <Andrew.Bell@act.gov.au>
Sent: Friday, 9 July 2021 11:51 AM
To: Keighley, Matthew <Matthew.Keighley@act.gov.au>
Cc: Scott, Carly (ESDD) <CarlyM.Scott@act.gov.au>
Subject: RE: SL2211200_Draft Report

OFFICIAL

Hi Matthew,

Thanks heaps for the opportunity to review this. I sent to my supervisor the extracts which were relevant to the Actsmart Business Energy & Water program – which were paraphrased from the survey information we sent to you.

We both got a thinking and little nervous about what we had put in there and would like to change the wording to be a bit more non-comital. While we *are* investigating how our program looks in the future we really cannot be certain any gas-electric incentives will actually be part of the final mix. We would hate for any businesses to be thinking there may be support when we can't be certain there will be. Any chance would could reword this to:

“Actsmart are investigating opportunities for gas to electric transition projects, which may provide additional support to smaller businesses concerned about upfront costs in the Centre.”

Thanks.

Andrew Bell

Phone 02 6205 3697

Actsmart Sustainability Programs

From: Keighley, Matthew <Matthew.Keighley@act.gov.au>
Sent: Tuesday, 6 July 2021 9:18 AM
To: Bell, Andrew <Andrew.Bell@act.gov.au>; Boland, Lynley <Lynley.Boland@act.gov.au>; Ahuja, Eshan <Eshan.Ahuja@act.gov.au>; Andersen, Kai <Kai.Andersen@act.gov.au>; Mitchell, BethL <BethL.Mitchell@act.gov.au>; Yapp, Phillip <Phillip.Yapp@act.gov.au>; Zhu, Nan <Nan.Zhu@act.gov.au>; Nassar, Vincent <Vincent.Nassar@act.gov.au>; Grice, Simon <Simon.Grice@act.gov.au>; Fraval, Elliot (Health) <Elliot.Fraval@act.gov.au>; Mossfield, Steve <Steve.Mossfield@act.gov.au>
Cc: Thorman, Rob <Rob.Thorman@act.gov.au>; Burghardt, Greg <Greg.Burghardt@act.gov.au>; Tennent, Simon <Simon.Tennent@act.gov.au>; Thompson, Rodney <Rodney.Thompson@act.gov.au>; Collins, Cath

<Cath.Collins@act.gov.au>; Jamtsho, Sherab <Sherab.Jamtsho@act.gov.au>

Subject: FW: SL2211200_Draft Report

OFFICIAL

Hi All,

I would like to thank all of you for taking the time to participate in our recent study into the implications and opportunities for a gas-free Molonglo Commercial Centre with Arup. Your input and feedback is greatly appreciated and has helped to produce a more robust and valuable report.

Arup have now provided their Draft Report and technology matrix for your reference (see attached).

We'd appreciate any comments or feedback you might have on the report and/or matrix by **cob Monday 12 July**, with the final report due 31 July.

Thanks again for your input to date. Let me know if you would like additional time or prefer to discuss the feedback to me directly.

Regards

Matt



From: Bell, Andrew
Sent: Monday, 28 June 2021 10:38 AM
To: Keighley, Matthew
Cc: Scott, Carly (ESDD); Ahuja, Eshan; Boland, Lynley
Subject: RE: Actsmart Business providing advice: Gas-free commercial centre
Attachments: Actsmart Business Team Reposnse to Mologlo Gas Free Jurisdiction Survey.docx

Follow Up Flag: Follow up
Flag Status: Flagged

OFFICIAL

Hi Matthew,

Attached is the response from the Actsmart Business Team to the survey table you sent through to us. I hope this provides you with sufficient information to help prepare your case, and support your stakeholders, through this excellent model for future town planning.

This took a little longer than it should have to get to you – I apologise for that and thank you for keeping in contact with us to see where this is up to.

Because we work closely with businesses to help support them through the transition off gas appliances, we really look forward to seeing how your stakeholder engagement goes and how you work with them to bring them along the journey.

Cheers.

Andrew Bell

Phone 02 6205 3697

Actsmart Sustainability Programs

From: Keighley, Matthew <Matthew.Keighley@act.gov.au>
Sent: Thursday, 10 June 2021 2:30 PM
To: Bell, Andrew <Andrew.Bell@act.gov.au>
Subject: RE: Actsmart Business providing advice: Gas-free commercial centre

OFFICIAL

Hi Andrew,

That sounds great – part of the work that Arup is currently doing is piecing together what solutions (or support) we could be putting together for businesses entering the Molonglo commercial centre once developed. Sounds like there is a lot of alignment in that regard which is great to see. Thanks for going off the survey – feel free to discuss other projects or programs where relevant.

Regarding timeframes, don't worry about tomorrow's deadline that's just the date we're working towards for an interim report but understanding engagement will continue after this date. Our project will be wrapping up in late July.

Look forward to discussing on Tuesday.

Matt

From: Bell, Andrew <Andrew.Bell@act.gov.au>
Sent: Thursday, 10 June 2021 2:21 PM
To: Keighley, Matthew <Matthew.Keighley@act.gov.au>
Subject: RE: Actsmart Business providing advice: Gas-free commercial centre

OFFICIAL

Hi Matt.

Lynley is on her day off today. The three of us had a great discussion yesterday about how we might steer one of our programs around to helping businesses transition off gas. We also discussed the Molonglo gas free precinct and what information you might like.

I have copied the table of questions you gave us into a Word document and will work our way through this – getting together some of our thoughts on barriers, case studies, that kind of thing. I note you're after this by tomorrow – are you OK if we start this but finish it for Tuesday instead of tomorrow?

Lotsa stuff goin' on.

Cheers.

Andrew Bell

Phone 02 6205 3697

Actsmart Sustainability Programs

From: Keighley, Matthew <Matthew.Keighley@act.gov.au>
Sent: Thursday, 10 June 2021 2:15 PM
To: Ahuja, Eshan <Eshan.Ahuja@act.gov.au>
Cc: Bell, Andrew <Andrew.Bell@act.gov.au>; Boland, Lynley <Lynley.Boland@act.gov.au>
Subject: RE: Actsmart Business providing advice: Gas-free commercial centre

OFFICIAL

Hi Andrew and Lynley,

Thanks Eshan for organising. Great, I'll have a look through our calendars and schedule a Teams meeting for next week. Appreciate your help with this project!

Let me know if you'd like more information prior to catching up.

Regards,
Matt

From: Ahuja, Eshan <Eshan.Ahuja@act.gov.au>
Sent: Thursday, 10 June 2021 2:02 PM
To: Keighley, Matthew <Matthew.Keighley@act.gov.au>
Cc: Bell, Andrew <Andrew.Bell@act.gov.au>; Boland, Lynley <Lynley.Boland@act.gov.au>
Subject: Actsmart Business providing advice: Gas-free commercial centre
Importance: High

Hi Matt,

I would like to e-introduce you to Andrew and Lynley from the Actsmart's Business Energy and Water team. I have provide them with a brief background information regarding the development of the Gas-free Molonglo Commercial Centre. It would be good to have a catch-up (all of us) on the above topic next week. The team will be doing some prework based on programs delivered and individual technical and managerial expertise in order to assist you in the best way possible.

Regards,

Eshan Ahuja | Assistant Director, Business and Economic Development | Climate Change & Energy Division

T 02 6207 4167 | E Eshan.Ahuja@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

| Category | Question | Response |
|---------------------------------|--|---|
| Info | Please provide your name, team, Directorate/Agency and email address. | <p>Business Energy and Water Team Climate Change and Energy Division, EPSDD businessenergy@act.gov.au</p> <p>We work with small businesses (classified as having less than 20 staff or less than \$25,000/yr in electricity costs), to help transition from inefficient electric equipment to efficient electric equipment, and gas appliances to efficient electric systems by providing free energy audits, a report highlighting upgrade opportunities and rebates up to \$5,000 on a 50/50 co-contribution basis.</p> |
| Gas uses | For which of these purposes do facilities or stakeholders you work with currently use the natural gas network? | <p>Highlight relevant responses:</p> <ul style="list-style-type: none"> • Space heating <ul style="list-style-type: none"> ○ ducted gas systems ○ flued and unflued gas space heaters (floor and wall mounted) ○ outdoor heating systems (outdoor café ‘top hat’ style and fixed square radiant heating) ○ indoor radiant gas heaters (large ‘tube’ heaters slung from roof in warehouses) • Cooking – commercial cooktops • Hot water – instant gas and gas storage systems |
| | Are there any other / specialist uses of natural gas that you have come across? For example, for Bunsen burners. | Gas furnace and gas in steel fabrication are a possibility but rare. |
| | Are you aware of cases where gas from sources other than the network (i.e. delivered bottles) are stored and used onsite? If so, what type of gas and what applications are they used for? | <p>Bottled gas various sizes from 9kg to 210kg.</p> <p>Hot water, cooking, outdoor portable heating systems, indoor portable gas-powered blow heaters</p> |
| Perceived barriers and benefits | <p>What are the perceived / actual barriers of shifting away from using natural gas from the network?</p> <p>What kind of stakeholder do these concerns typically come from? This could be staff, the community, a particular sector or industry, etc.</p> | <p>Some of the responses for barriers expressed by clients</p> <ul style="list-style-type: none"> • Cost for new equipment. <ul style="list-style-type: none"> ○ Small businesses commonly use domestic hot water sized systems. Heat pump hot water systems are vastly more expensive and even with 50/50 rebate these are more expensive than simple like for like replacement. ○ Where landlords are responsible for failed equipment replacement and are not paying utility bills, they wish to install cheap like for like and are not interested in more expensive systems delivering cheaper hot water. The ‘split incentive’ problem. |

| | | |
|--|---|---|
| | | <ul style="list-style-type: none"> • Vested interests from tradespersons selling gas equipment. We have had one tradesperson talk a client into replacing a dead electric hot water systems with instant gas hot water which lead to higher hot water costs and substantial <i>additional</i> annual connection fees. The trades person cited heat pump hot water as ‘not providing sufficient hot water in winter’ scaring the client away from this technology. • Concerns from equipment users about whether electric appliances can cook as well as gas appliances in the transition from gas cooktops to induction in commercial kitchens • Lack of experience with users in cooking with electric cooktops in commercial settings • Perception that it is much cheaper to use gas appliances instead of electric appliances • Gas equipment life cycle is an actual barrier. In cases, where clients have installed a gas appliance few years back and are now considering switching from gas to electric appliances, the payback period often ends up being unattractive. In addition, these upgrades are hard to recommend (issue faced by technical assessors). Thereby, requires additional support in terms of rebates. |
| | <p>What are the perceived / actual benefits of shifting away from using natural gas from the network?</p> <p>What kind of stakeholder do these views typically come from? This could be staff, the community, a particular sector or industry, etc.</p> | <p>Benefits</p> <ul style="list-style-type: none"> • Removing gas supply connection cost to business utility bills (tenants and owner occupiers) • Cheaper hot water and space heating with heat pump units to businesses (tenants and owner occupiers) • Air conditioning in summer from reverse cycle systems (tenants and owner occupiers) • Avoiding Gas heating - health and safety issues. Information can be accessed here - https://www.betterhealth.vic.gov.au/health/HealthyLiving/gas-heating-health-and-safety-issues • Installing an electric appliance instead of gas will increase the customer’s electricity bill. Though, combining the upgrades with solar and batteries installation may result in significant reduction in the electricity bills. • Sectors most likely to benefit include Restaurants, Cafes and Community organisations |
| <p>Alternative technologies / future plans</p> | <p>Does your Directorate / Agency (or your team) have any plans or programs in place for transitioning away from using gas?</p> <p>Please list relevant programs and, if you are able to, please share any plans or communication material.</p> | <p>The Actsmart Business Energy & Water program rebate can be used for the replacement of gas appliances. However, this does not specifically target gas appliances as we also provide electric to electric equipment upgrades where paybacks are less than 15 years (lighting, space heating, hot water, refrigeration, etc). Ours is an energy efficiency program aiming to help businesses reduce utility expenses.</p> <p>We are investigating the possibility of providing additional, or targeted rebates specifically for gas to electric transition projects, although this is in very early-stage discussions.</p> |

| | | |
|-------|--|--|
| | <p>What initiatives have been put in place by you to encourage the shift away from the gas network?</p> <p>How successful have these been?</p> | <p>The program technical assessors provide a combined advice approach – This involves providing advice to the customer to combine energy upgrades with installation of solar and batteries. This approach may result in attractive payback periods as solar and batteries compensate for the increased electricity consumption, may avoid changes to the customer’s electricity tariff and manage the peak demand thereby avoiding higher peak demand charges.</p> |
| | <p>Is the use of hydrogen gas being considered for any purposes?</p> <p>If so, please list these applications.</p> | <p>Hydrogen has not been considered</p> |
| Other | <p>Are there any stakeholders you believe we should talk to as part of this study or future work?</p> | <p>Restaurants, Cafes, Community organisations such as Downer Community Association, Canberra Business Chamber and CIT training division that provides specific training on electric appliance-based cooking</p> |
| | <p>Are there any internal or external resources you would recommend is considered within this study?</p> | <p>None at this time</p> |
| | <p>Is there any other information you would like to share with the project team?</p> | <p>None at this time</p> |

From: Keighley, Matthew
Sent: Tuesday, 15 June 2021 9:51 AM
To: Burghardt, Greg; Tennent, Simon; Hillcrest, Jessica; Jamtsho, Sherab
Cc: Thorman, Rob; Caitlin Westropp (Caitlin.Westropp@act.gov.au); Thompson, Rodney; Collins, Cath
Subject: FW: Interim Report - SL2211200
Attachments: Interim Report_v0.1_For Preliminary Review.pdf; Interim Building Technologies Options Matrix_V0.1_For Preliminary Review.xlsx; 20210611_Inv#5002-211215.pdf

OFFICIAL: Sensitive

Hi all,

Please see attached Arup's interim report for the gas-free commercial centre work.

Arup have asked feedback on:

- overall structure,
- proposed case studies and scenarios, and
- structure of the technology assessment (excel spreadsheet)

Please provide any comments by tomorrow (Wednesday) 2pm as we have a meeting with the project team at that time. Otherwise feel free to join and share any comments then.

Thanks
Matt





Below is the preliminary list of technologies - note this is not yet finalised and more will be added.

| Building Typology | Gas Application | Alternative Technology |
|--------------------------|----------------------------------|---|
| Residential | DHW | Air source heat pump |
| Residential | DHW | Direct electric |
| Residential | DHW | Polyvalent heat pump |
| Residential | Space Heating | Polyvalent heat pumps + reversible chiller |
| Residential | Cooking | Induction cooktop |
| Residential | Gas oven | Electric oven |
| Residential | Pool heating | Water source heat pump |
| Education | DHW | <i>Similar to residential, though scoring will vary</i> |
| Education | Space heating | |
| Education | Cooking | |
| Supermarket | DHW | Electric hot water boiler |
| Supermarket | Space heating | Air source heat pump + heat recovery |
| Supermarket | Back up generation | For discussion |
| Retail (F&B) | DHW | Polyvalent heat pumps + reversible chiller |
| Retail (F&B) | Space heating | Polyvalent Heat pumps + reversible chiller |
| Retail (F&B) | Commercial kitchen | Induction cooktops |
| Health | Space heating | Air source heat pump + heat recovery |
| Health | DHW | Polyvalent heat pumps + reversible chiller |
| Health | Laundry | TBC |
| Health | Steam generation for sterilisers | TBC |

From: Keighley, Matthew
Sent: Thursday, 10 June 2021 2:30 PM
To: Bell, Andrew
Subject: RE: Actsmart Business providing advice: Gas-free commercial centre

OFFICIAL

Hi Andrew,

That sounds great – part of the work that Arup is currently doing is piecing together what solutions (or support) we could be putting together for businesses entering the Molonglo commercial centre once developed. Sounds like there is a lot of alignment in that regard which is great to see. Thanks for going off the survey – feel free to discuss other projects or programs where relevant.

Regarding timeframes, don't worry about tomorrow's deadline that's just the date we're working towards for an interim report but understanding engagement will continue after this date. Our project will be wrapping up in late July.

Look forward to discussing on Tuesday.

Matt

From: Bell, Andrew <Andrew.Bell@act.gov.au>
Sent: Thursday, 10 June 2021 2:21 PM
To: Keighley, Matthew <Matthew.Keighley@act.gov.au>
Subject: RE: Actsmart Business providing advice: Gas-free commercial centre

OFFICIAL

Hi Matt.

Lynley is on her day off today. The three of us had a great discussion yesterday about how we might steer one of our programs around to helping businesses transition off gas. We also discussed the Molonglo gas free precinct and what information you might like.

I have copied the table of questions you gave us into a Word document and will work our way through this – getting together some of our thoughts on barriers, case studies, that kind of thing. I note you're after this by tomorrow – are you OK if we start this but finish it for Tuesday instead of tomorrow?

Lotsa stuff goin' on.

Cheers.

Andrew Bell

Phone 02 6205 3697

Actsmart Sustainability Programs

From: Keighley, Matthew <Matthew.Keighley@act.gov.au>
Sent: Thursday, 10 June 2021 2:15 PM

To: Ahuja, Eshan <Eshan.Ahuja@act.gov.au>
Cc: Bell, Andrew <Andrew.Bell@act.gov.au>; Boland, Lynley <Lynley.Boland@act.gov.au>
Subject: RE: Actsmart Business providing advice: Gas-free commercial centre

OFFICIAL

Hi Andrew and Lynley,

Thanks Eshan for organising. Great, I'll have a look through our calendars and schedule a Teams meeting for next week. Appreciate your help with this project!

Let me know if you'd like more information prior to catching up.

Regards,
Matt

From: Ahuja, Eshan <Eshan.Ahuja@act.gov.au>
Sent: Thursday, 10 June 2021 2:02 PM
To: Keighley, Matthew <Matthew.Keighley@act.gov.au>
Cc: Bell, Andrew <Andrew.Bell@act.gov.au>; Boland, Lynley <Lynley.Boland@act.gov.au>
Subject: Actsmart Business providing advice: Gas-free commercial centre
Importance: High

Hi Matt,

I would like to e-introduce you to Andrew and Lynley from the Actsmart's Business Energy and Water team. I have provide them with a brief background information regarding the development of the Gas-free Molonglo Commercial Centre. It would be good to have a catch-up (all of us) on the above topic next week. The team will be doing some prework based on programs delivered and individual technical and managerial expertise in order to assist you in the best way possible.

Regards,

Eshan Ahuja | Assistant Director, Business and Economic Development | Climate Change & Energy Division
T 02 6207 4167 | E Eshan.Ahuja@act.gov.au
Environment, Planning and Sustainable Development Directorate | ACT Government
480 Northbourne Avenue, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: Mossfield, Steve
Sent: Thursday, 3 June 2021 11:00 AM
To: Keighley, Matthew
Subject: RE: Gas-free commercial centre survey

Follow Up Flag: Follow up
Flag Status: Flagged

OFFICIAL

Hi Matt,

I've had a look at the survey and the engagement process and can suggest the following:

- As the climate warms, you'd expect heating demand to fall and cooling demand to rise. What affect would the former have on gas considerations and how is this captured in your survey or its analysis?
- While the survey focusses on gas, the different elements of a building / precinct are interrelated e.g. a better building envelope will reduce heating/cooling demand. How is this taken into account in your considerations?
- One of the issues we are dealing with at the moment is insufficient energy supply to electrify a site. The cost of upgrading supply is making some projects unviable.
- Electrification has the advantage of on site generation (solar PV) and off peak storage (batteries). Both of these are important financial drivers and are becoming cheaper.
- Charging points for EVs is important as is their potential to provide additional storage on site.
- We did a quick calc on gas vs electricity costs for large sites (e.g. Molonglo) vs households. Gas price for large sites is 1/3 that for households which is a financial incentive for gas to remain in place. This is a Territory wide issue but will impact on your considerations.
- If you want to engage with the ZEGIC members, I'd target Beth Mitchell, Trish Campbell, Elliot Fraval, Kai Andersen, Phil Yapp and Nan Zhou as they'll be able to give you the most relevant feedback via the survey

FYI

Steve

From: Keighley, Matthew <Matthew.Keighley@act.gov.au>
Sent: Wednesday, 2 June 2021 4:44 PM
To: Mossfield, Steve <Steve.Mossfield@act.gov.au>
Subject: Gas-free commercial centre survey

OFFICIAL

Hi Steve,

As discussed, we have recently engaged Arup to undertake a study into barriers and solutions towards a gas-free commercial centre site in Molonglo.

1. Seeking your input into the survey and relevance for the ZEGIC stakeholders (scroll down to the table at the bottom), and
2. Advice on how best to engage ZEGIC stakeholders to participate in the survey

The report will be for internal ACT Government use only. More info in the blurb below.

Thanks heaps

The Suburban Land Agency is seeking written responses from key Directorates/Agencies (and key teams within them) to inform the development of the Molonglo Commercial Centre.

As part of the ACT’s commitment to net zero emissions by 2045, the SLA will be leading the delivery of the Molonglo Commercial Centre that will not be connected to the natural gas network. The Centre is a pilot for the ACT and is a commitment under the recent Parliamentary and Governing Agreement. It will be a mixed-use precinct providing a variety of commercial, residential, educational and community facilities for the Molonglo community.

Arup is supporting the SLA through a study into the barriers and opportunities of this shift from gas to electricity for particular uses (e.g. space heating and cooking) users (e.g. restaurants and schools), and scales (e.g. building and precinct). This will inform not only the pilot Molonglo Commercial Centre but the more general transition away from gas in the ACT and the national shift to all-electric precincts.

Arup and the SLA would like to provide the opportunity to local Directorates/Agencies to provide written feedback into the study through this survey. This survey covers:

- Uses of the natural gas network
- Perceived barriers and benefits of the transition away from gas
- Alternative technologies and future plans
- Recommendations for resources / stakeholders to consult

The survey can be completed via this [Microsoft Form](#), or by responding to this email in the below table. The questions in the survey and this email are the same.

Given this survey is going to multiple Directorates/Agencies and teams within them, not all questions will be equally applicable to all respondents, for example some focus on facilities and some focus on policy. Please write ‘not applicable’ if this is the case.

The report that Arup is developing is for internal ACT Government use. An acknowledgment of your time and general outcomes of the survey will be documented.

Arup and the SLA would appreciate your responses by 11 June 2021, though earlier responses would be useful for the project team.

If you have any questions please contact either:

- Arup: 
- SLA: Matthew.keighley@act.gov.au

| Category | Question | Response |
|----------|--|--|
| Info | Please provide your name, team, Directorate/Agency and email address. | |
| Gas uses | For which of these purposes do facilities or stakeholders you work with currently use the natural gas network? | Highlight relevant responses: <ul style="list-style-type: none">• Space heating• Cooking• Hot water• Other• Not applicable |
| | Are there any other / specialist uses of natural gas that you have | |

| | | |
|---|--|--|
| | <p>come across? For example, for Bunsen burners.</p> | |
| | <p>Are you aware of cases where gas from sources other than the network (i.e. delivered bottles) are stored and used onsite? If so, what type of gas and what applications are they used for?</p> | |
| Perceived barriers and benefits | <p>What are the perceived / actual barriers of shifting away from using natural gas from the network?</p> <p>What kind of stakeholder do these concerns typically come from? This could be staff, the community, a particular sector or industry, etc.</p> | |
| | <p>What are the perceived / actual benefits of shifting away from using natural gas from the network?</p> <p>What kind of stakeholder do these views typically come from? This could be staff, the community, a particular sector or industry, etc.</p> | |
| Alternative technologies / future plans | <p>Does your Directorate / Agency (or your team) have any plans or programs in place for transitioning away from using gas?</p> <p>Please list relevant programs and, if you are able to, please share any plans or communication material.</p> | |
| | <p>What initiatives have been put in place by you to encourage the shift away from the gas network?</p> <p>How successful have these been?</p> | |
| | <p>Is the use of hydrogen gas being considered for any purposes?</p> <p>If so, please list these applications.</p> | |
| Other | <p>Are there any stakeholders you believe we should talk to as part of this study or future work?</p> | |

| | | |
|--|---|--|
| | Are there any internal or external resources you would recommend is considered within this study? | |
| | Is there any other information you would like to share with the project team? | |

From: Keighley, Matthew
Sent: Tuesday, 18 May 2021 2:50 PM
To: Ahuja, Eshan
Subject: Advice on gas-free commercial centre - detailed specifications
Attachments: 20210401 Attachment 1 - Attachment A - Detailed Specification (A28670483).docx

OFFICIAL

Hi Eshan,

I've attached the RFQ detailed spec we used.

Will be in touch shortly.

Matt

Matthew Keighley | Project Officer

Phone: 02 6207 7896 | Email: Matthew.Keighley@act.gov.au

Sustainability and Land Release | Suburban Land Agency | ACT Government

480 Northbourne Avenue, Dickson ACT 2602

Advice on a Gas-Free Commercial Centre

Background and Objectives

About the Suburban Land Agency

The Suburban Land Agency is a statutory authority established under the *City Renewal Authority and Suburban Land Agency Act 2017*. The Suburban Land Agency is responsible for delivering the ACT Government's suburban development program, including urban renewal in established town centres and suburbs. This comprises releases for residential, commercial, industrial, mixed use and community purposes.

The Suburban Land Agency seeks to encourage and promote inclusive communities through the delivery of people-focussed neighbourhoods. Importantly, this includes the delivery of suburban development which supports:

- affordable living;
- a safe and healthy population;
- social inclusion;
- housing choice, and
- environmental sustainability.

The Suburban Land Agency and joint venture partners are working to deliver environmentally and socially sustainable developments. Examples include [Ginninderry](#), [Whitlam](#) and the future suburb of [Jacka](#).

Molonglo Commercial Centre

The Molonglo Commercial Centre is a proposed commercial centre located in the Molonglo Valley in the ACT. It will accommodate commercial, retail, residential and community facilities and will commence development in the coming years. Further detail on the Molonglo Valley and planning work is available at <https://www.planning.act.gov.au/planning-our-city/planning-studies/molonglo-valley>.

As part of the [Parliamentary and Governing Agreement](#), which outlines the shared commitments from ACT Labor and ACT Greens for this term of government, the following action was identified:

Develop the Molonglo Commercial Centre as an all-electric commercial centre (no new connections to gas mains network, but allow transition gas arrangements such as tanks), in partnership with expert stakeholders, and use lessons from this project to assist the phase out of fossil-fuel gas in the ACT, and demonstrate national best practice.

Suburban Land Agency Requirements

The Suburban Land Agency will be responsible for undertaking the detailed design, including the Estate Development Plan, and civil construction for the Molonglo Commercial Centre. The Suburban Land Agency is seeking advice on requirements for a gas-free commercial centre (without reticulated gas) in order to address the above commitment from the Parliamentary and Governing Agreement while also delivering a sustainable and high-quality outcome.

Scope of Works

Respondents are required to provide advice about development of a gas-free commercial centre in the ACT, in the format of a report outlining:

- a review of sustainable, all-electric, gas-free commercial centres/precincts (or similar) of a similar scale to the proposed Molonglo Commercial Centre, including examples from Australia and internationally, with a minimum of four specific case studies
- an outline of typical uses within a commercial centre that would usually require gas to operate (such as restaurants/cafes, shops/supermarkets, schools, offices, residential etc)
- an analysis of ACT stakeholders, based on the above uses, to identify attitudes towards gas usage or all-electric operations (including surveys or interviews with selected locally-based stakeholders including CIT catering school and relevant businesses)
- consultation with other relevant stakeholders such as the Green Building Council of Australia, the Restaurant and Catering Industry Association of Australia, commercial suppliers and building and plumbing organisations
- a summary of potential barriers for the Molonglo Commercial Centre if natural gas was not available, based on the above uses and stakeholder analysis, covering the following areas:
 - technical (for example capacity of electric systems)
 - socio-cultural (for example preference for gas cooking)
 - financial (for example cost of commercial induction cooking)
 - other
- an outline of possible solutions (including innovative, best practice solutions and cost-effective solutions) to the above barriers for the Molonglo Commercial Centre, which may mitigate issues and/or support future adaptation (for example financial incentives)
- a cost analysis of the identified solutions, including upfront costs and ongoing expenses

Response Requirements

Respondents should submit:

- no more than two (2) A4 pages outlining their experience with similar projects and demonstrating knowledge of commercial developments, energy and sustainability, and stakeholder analysis.
- no more than three (3) A4 pages outlining their proposed methodology to achieve the scope of works as detailed in the Statement of Requirements.
- no more than three (3) A4 pages outlining a proposed program for the work and an organisational chart showing the proposed team structure and team responsibilities. A Curriculum Vitae of no more than half an A4 page should be provided for each team member.

Evaluation

Responses will be evaluated on:

| Criterion | Weighting |
|---|-----------|
| 1. Demonstrated knowledge and technical skills in commercial developments, energy and sustainability, and stakeholder analysis, providing confidence that the Respondent can provide robust advice. | 50% |
| 2. Proposed methodology and program demonstrates understanding of the scope of works and capacity to deliver the tasks within required timeframes. | 50% |

Following the technical evaluation, the evaluation team will consider price as part of determining overall value for money.

From: Santosuosso, Daniel
Sent: Tuesday, 8 June 2021 12:24 PM
To: Thorman, Rob
Subject: 20210517 - Molonglo Group Centre and Denman Prospect 3 Presentation (A29288246)
Attachments: 20210517 - Molonglo Group Centre and Denman Prospect 3 Presentation.obr
Categories: Red Category

OFFICIAL

Daniel Santosuosso has sent you a link to "20210517 - Molonglo Group Centre and Denman Prospect 3 Presentation" (A29288246) from Objective.

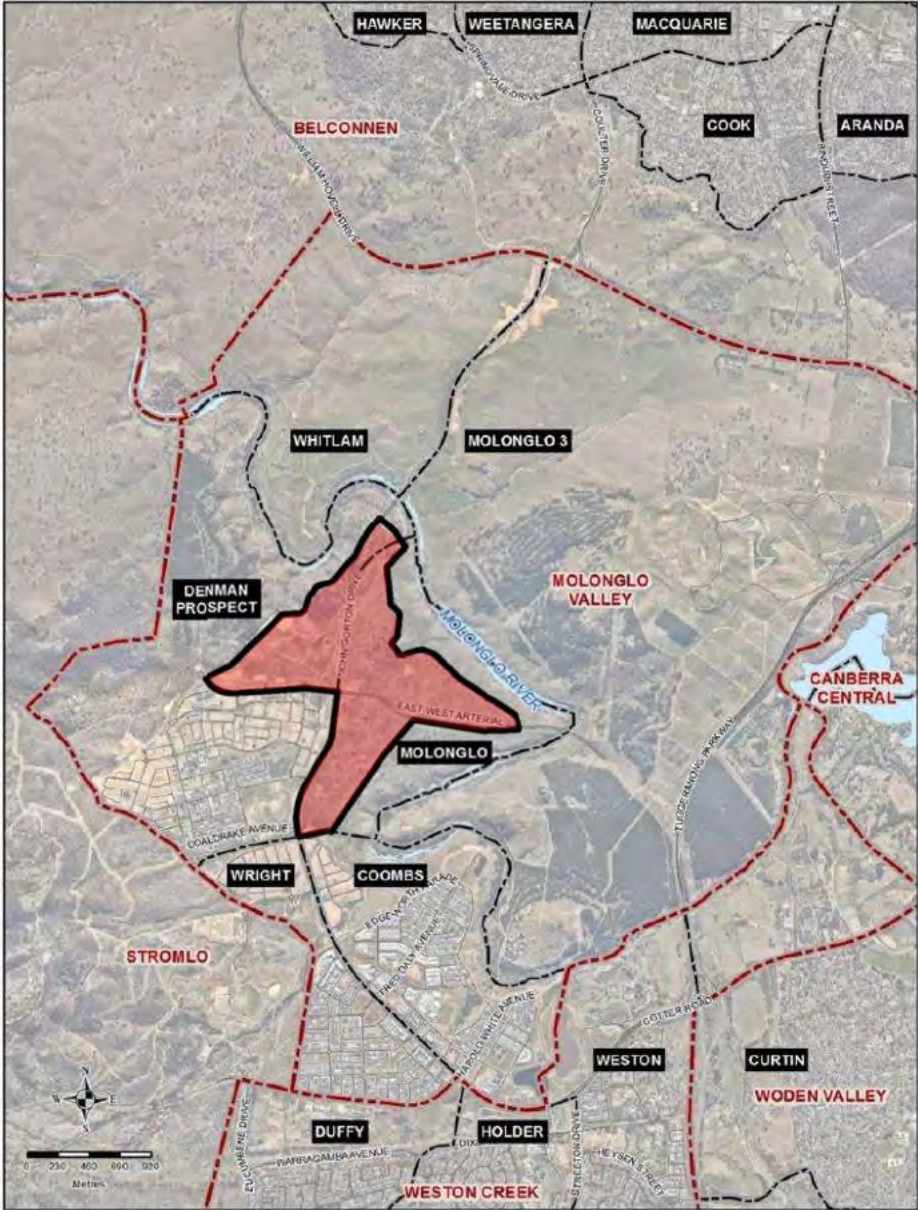
Open in Navigator
Double click on the attachment

Open in ECM for Browser
<https://objective.act.gov.au/#/documents/A29288246/details>

Molonglo Group Centre and Denman Prospect 3

May 2021

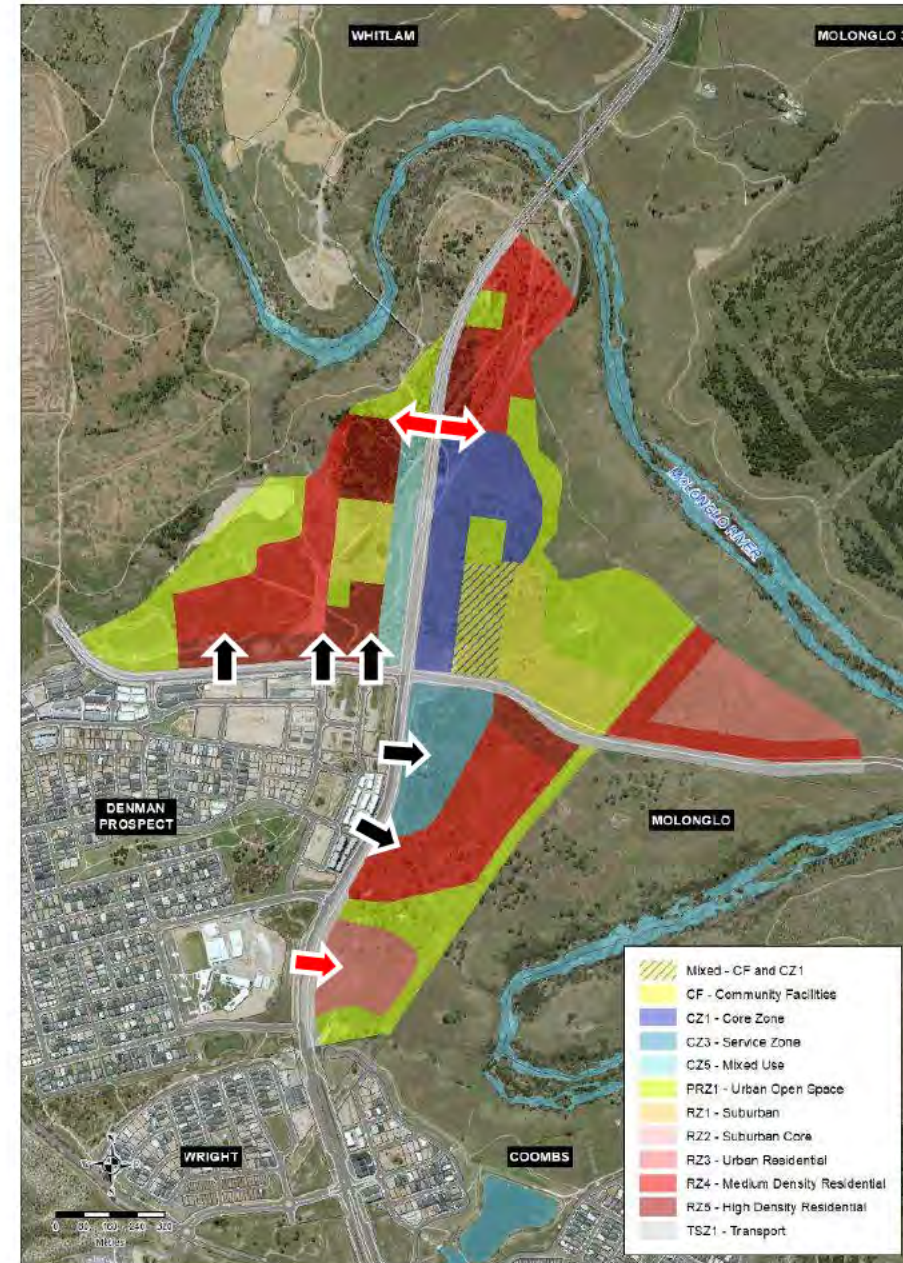
Site Location



Territory Plan

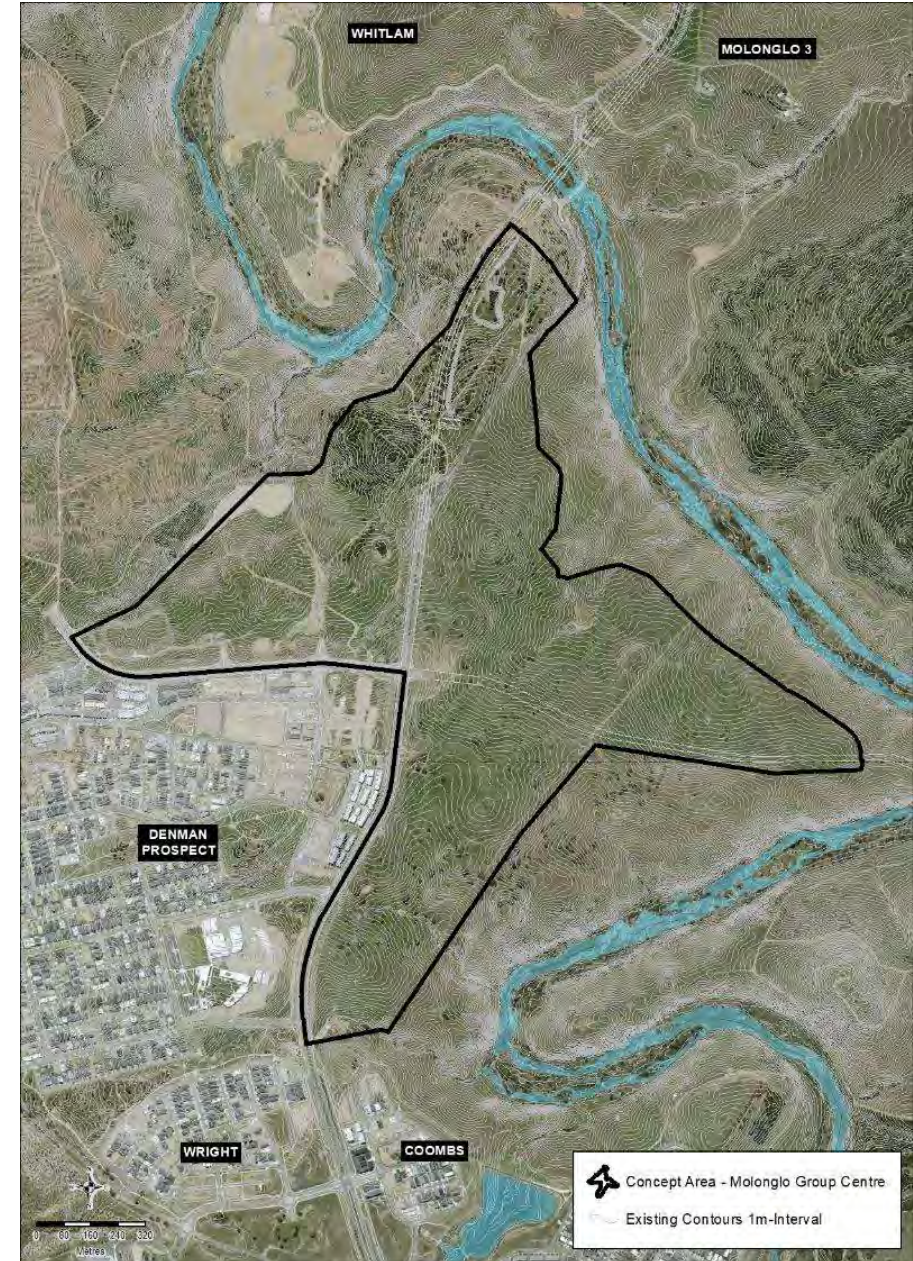
Community/commercial/retail hub with allied facilities and services that includes

- Education – Primary school, high school and college
- Health facility (walk in or community)
- flexible community spaces (includes Libraries)
- full line and discount supermarkets
- retail
- non-retail (eg bank and office)
- food outlets, cafes
- urban open space that includes a town square and gathering spaces
- residential
- other community uses
- core tower – consideration will be given for a taller element than the mandatory 6 storeys
- pedestrian-centric thoroughfare and links
- significant features at key entry points and junctions



Topography

- Undulating
- Generally grassland
- Rocky outcrops
- Distinct drainage lines
- Bounded by Molonglo River
- Views



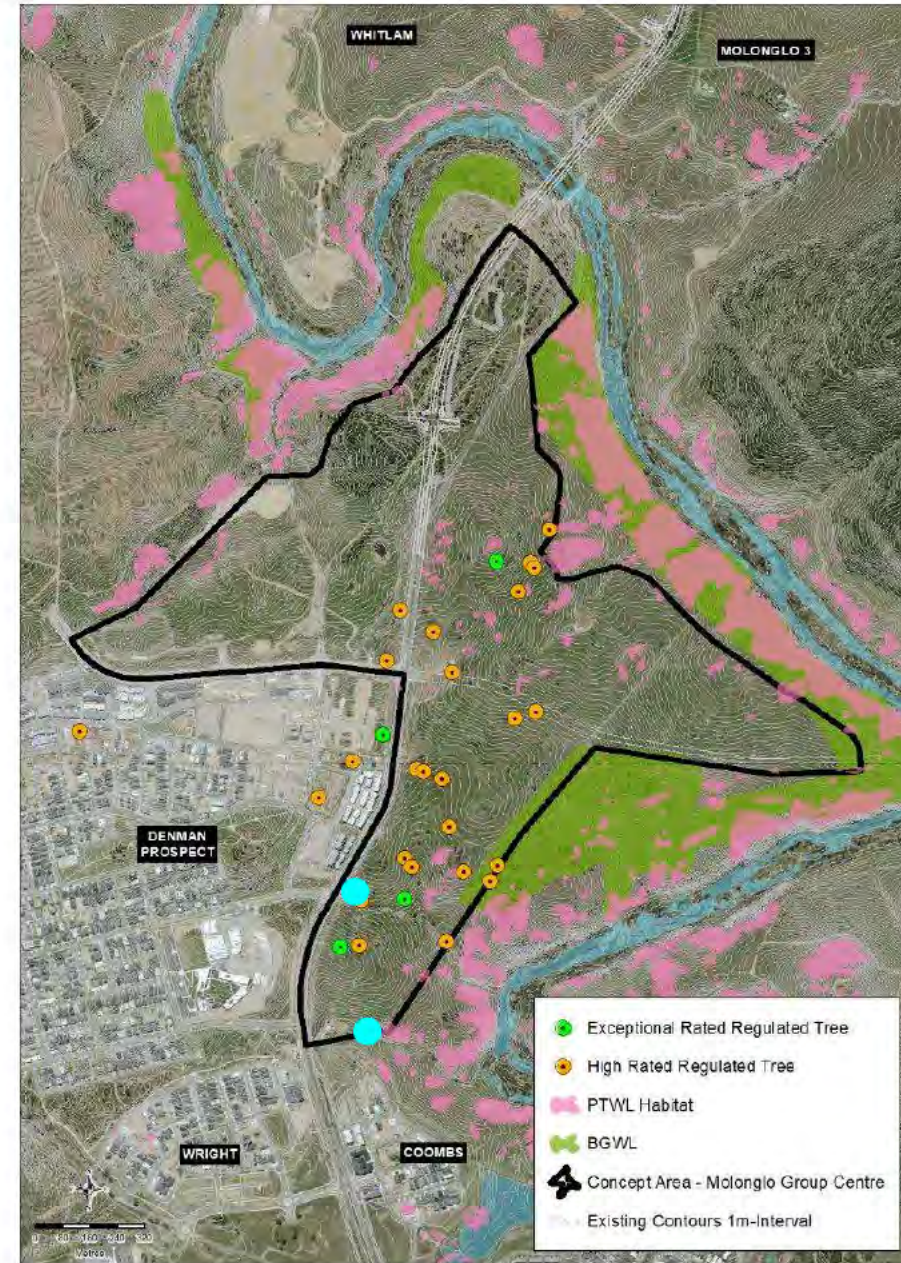
Key Site Information

- Molonglo Valley Plan for the Protection of Matters of National Environmental Significance (NES Plan)
- Establishment of Molonglo River Reserve as a biodiversity offset for development areas
- Box Gum Woodland and Pink Tail Worm Lizard Habitat



Key Site Information

- Scattered Paddock trees
- Large number of High and Exceptional Quality trees
- Two Registered Trees



Building heights

Provide a variety of housing choices with a focus on residential density towards the heart of the district

RZ 3 (Urban Residential) – Maximum 2 storeys

RZ 4 (Medium Density Residential) – Maximum 3 storeys

RZ 5 (High Density Residential) – Maximum 6 storeys

CZ1 (Commercial Core) – Maximum 6 storeys with 1 tower



Infrastructure requirements and staging

Stage “Offsite works”

- 1A Master planning for Extra Low Zone water supply Stage 3 and 4. Master planning for future road connections to Stage 4 and East-West Arterial. Temporary Extra Low Pressure Zone PRV. Imported fill material.
- 1B Master planning for sewer, water supply, stormwater, traffic for Stage 2. Construction of sewer and stormwater through Stage 2. Master planning for future road connections to Stages 2 and 4. Interim WSUD/OSD requirements for section draining to Pond A in Stage 4. Significant excess spoil material.
- 2 Extension of John Gorton Drive.
- 3 Extension of John Gorton Drive. Connection of sewer to the west of John Gorton Drive. Extension of Extra Low Pressure Zone water main from Western Low Pressure Zone. Significant excess spoil material.
- 4 Extension of East/West Arterial Road Significant imported fill material.
- 5 Extension of East/West Arterial Road Construction of sewage pump station and rising main to Stage 4. Imported fill material.

Timing

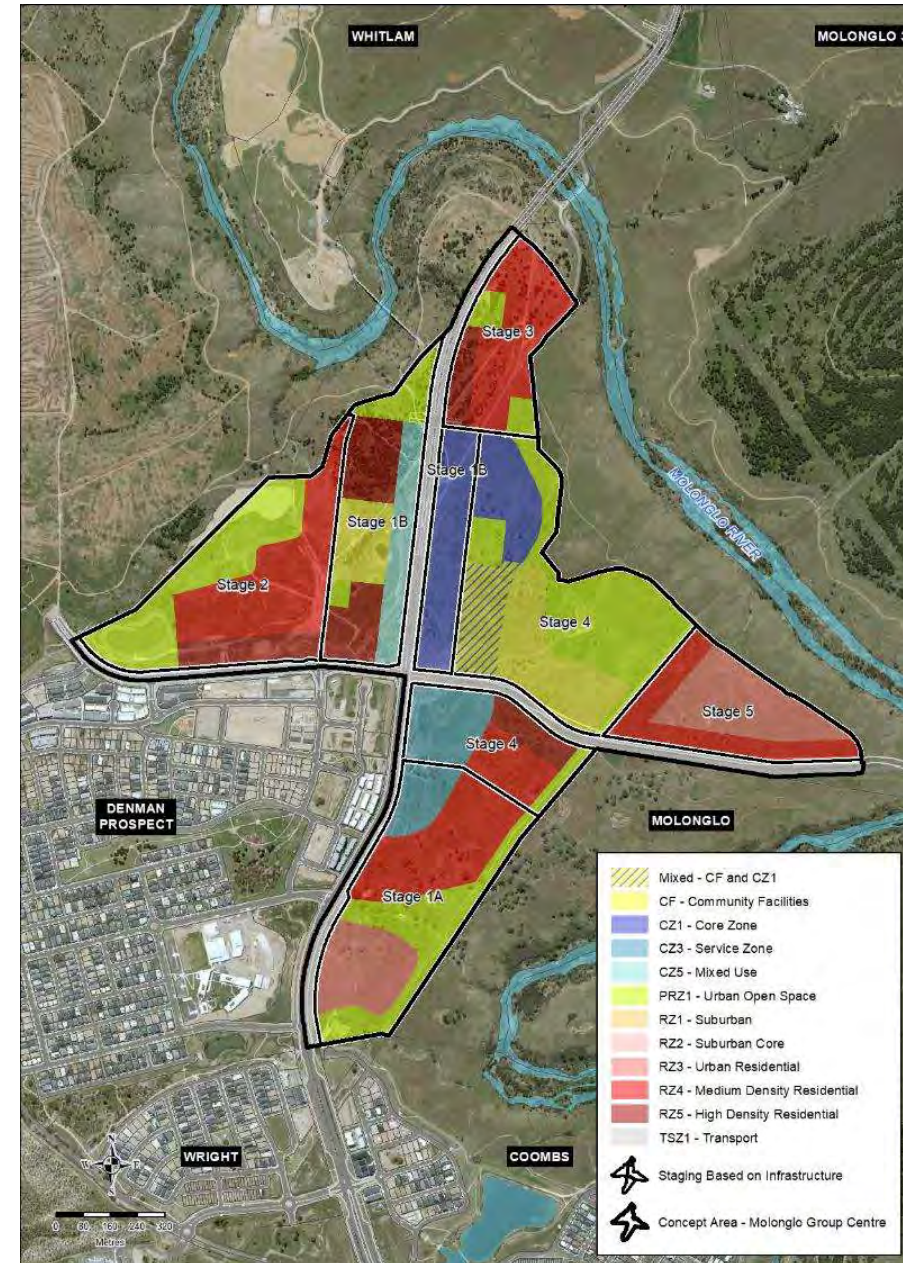
- 1A design 1A design 1A design Link to Stage 1B**
- 1B design 1B construction 1B design 1B design Link to Stage 1A and Stage 4**

Link to capital works design

Link to capital works construction Link to Stage 4

Link to capital works construction Link to Stage 1B and Stage 3

Link to capital works construction Link to Stage 3





| Completed Task | Timing | Responsibility |
|---|--|--------------------|
| Information brief approval | 7 May 2021 | DDG |
| Assurance package (Stage 1) transferred to SLA | 7 May 2021 | D&I to SLA |
| Task to be done | Details | Responsibility |
| Territory Plan Variation or Technical Amendment | Request progression of TPV or TA and provide all information to P&UP TP team | D&I to P&UP |
| Outstanding tasks | | SLA and D&I |
| None identified, may come up during preliminary estate design | | |
| Infrastructure Works | 1. JGD 3C D&C, EWA PSP | TCCS |
| 1. Roads and Intersections | 2. WSUD design through EDP's in accordance with Indesco Concept | SLA / TCCS / EPSDD |
| 2. WSUD | 3. Sewer design through EDP's in accordance with Indesco Concept | SLA / ICON |
| 3. Sewer | | |
| 4. Water Supply | 4. Water Supply design through EDP's in accordance with Indesco Concept | |