

## ILRP SUPPLY & RISK WORKSHOP No.1 – MINUTES

### MEETING DETAILS

Date	Thursday 21 January
Time	3:30pm – 5:00pm
Location	Microsoft Teams
Secretariat	Jennifer Finlay, Senior Director Land Strategy and Policy, EPSDD

Previous meeting **23 December 2020 (Executive discussion on draft 2021-2025 ILRP)**

Chair	Lesley Cameron	EGM, Planning Land and Building, EPSDD
Attended	Bruce Fitzgerald	Urban Renewal, EPSDD
Apology	Dave Richardson	EPSDD, Land Development Projects
Attended	Daniel Santosuosso	EPSDD, Land Development Projects
Attended	Steven Gianakis	EPSDD, Planning
Apology	Tom Gordon	Development Delivery, SLA
Attended	Neil Bulless	D/CEO, SLA
Attended	Rob Thorman	SLA
Attended	Clint Peters	CRA
Attended	David Thornhill	SLA

*Nick Vithalis (SLA), Lea Durie (Urban Renewal, EPSDD), Sam Hatherly (SLA)*

### ITEMS

**1. Welcome, Apologies, Quorum (Chair)**

- The Chair welcomed the group, dismissed the need for a quorum but confirmed representation across agencies, noted apologies and opened the meeting at 3.32pm.

**2. Background and purpose for the workshop (Chair)**

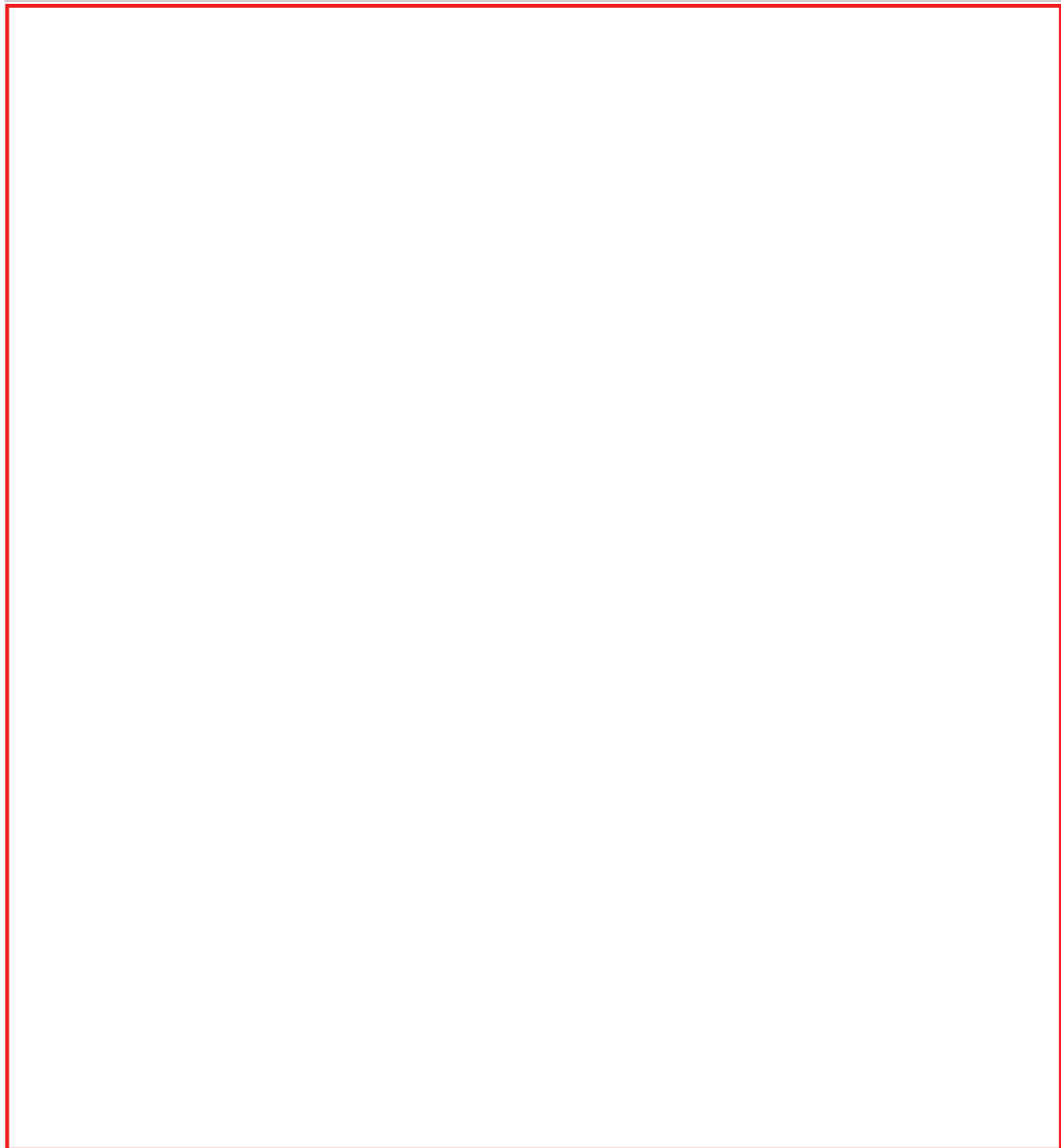
- The Chair noted the following actions from the ILRP Steering Committee meeting of 18 December 2020:
  - EPSDD to convene an Executive group discussion in the following week to initiate discussions on actions to address supply (focusing on the 2021-25 ILRP) and provide further information and options for a working session in January 2021.
  - EPSDD to convene a January Committee meeting/workshop to focus on matters impacting land release and identify where it might be possible to intervene and de-risk future releases, and to provide guidance for future funding and infrastructure programming.
- The Executive group discussion occurred on 23 December 2020. The outcome of this discussion was a revised draft ILRP for 2021-22 to 2024-25 (Attachment A), which was circulated to members with the agenda.



### 3.4 Consultation Draft 2023-24 ILRP

#### 3.4.1 *Molonglo Valley*

- SLA (NB) – Sought clarification about two lots in Molonglo over the last two years in the new program, which are the commercial centre and have the same yield (300 residential dwellings, 10,000 m<sup>2</sup> commercial and 10,000 m<sup>2</sup> mixed use). Asked whether there would be two planned releases of the same size in both years.
- EPSDD (DS) – Confirmed commercial core and gradual release over two years. It may be refined based on the retail needs assessment.
- EPSDD – The initial release in the Molonglo Group Centre is in the current ILRP for 2021-22 with advice from EPSDD due diligence suggesting release not before 2023-34 citing timing required for planning and infrastructure investigations.
- EPSDD (DS) – 2023-24 remains a tight timeframe for Molonglo group centre commercial releases.
- SLA (DT) – Acknowledged people need amenities in Molonglo, which now has a population of approximately 10,000 and therefore warrants the release of a site to progress shopping complex. If the site is delayed from previous published program there would need some commentary from EPSDD that the delay is due to economic reasons, not planning delays.
- SLA (NB) – Asked whether release could be achieved according to plan if government were to allocate more resources to the Molonglo commercial centre and Molonglo 3 suburb 2.
- EPSDD (DS) – Process time is the main issue rather than resources. \$800,000 to be spent on next stage of Molonglo 3 which has been progressing with planning and infrastructure works and should be finalised by the end of the month (January 2021). If Concept Plan and Territory Plan work could run concurrently with the handover, work could start on the site while background work continues. Needs to be communication between EPSDD and SLA during this process where SLA becomes the project owner with the Directorate supporting delivery, so assurance package needs to be clear about what is being delivered.
- SLA (DT) – The current state of planning approval being the Structure Plan, Estate Development Code and Planning and Design Framework (not statutory) were enough to undertake the development of Whitlam, so this could be enough to undertake the development of the next suburbs.



### 3.5 Consultation Draft 2024-25 ILRP

- SLA (DT) – Asked whether Molonglo 3 is a new suburb or the same suburb as the previous year.
- EPSDD (DS) – Next stage of Molonglo stage 3 – following Whitlam. There is a group centre in Molonglo 3, which would be across the creek. It would be best if the first EDP had the whole area in its land use plan to demonstrate that there is a group centre linked through an IBT route, and potentially have mixed use along creek line (e.g. retail) if appropriate through retail assessment etc. Work by Roberts Day and WSP to be completed by end of month (January 2021).
- SLA (DT) – Once complete, and an assurance package accepted by the SLA, SLA can work out stages, suburbs, market plan boundary, EDP, whether timing is influenced by resources or funding etc.
- SLA (NB) – Display village in Whitlam won't be operational until Q3 this year. Builder partners are asking about the plan for land releases in Whitlam, even though this ILRP only shows 3 more years of land releases, as they have made investments and want to see a good supply of land in Molonglo; not just Whitlam. Need to give a definitive answer so they can start confirming allocations to begin marketing and selling and try to get Molonglo 3 and the commercial centre to SLA earlier to allow SLA to lock in land releases.



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- EPSDD (JF) – Denman Prospect has increased from 700 to 1000. Is this uplift realistic and agreed?
- EPSDD (DS) – Confirmed there is enough land area for high density residential to achieve 1000 yield.
- SLA (DT) – There is still some risk with the site. EPSDD needs to come to SLA with an assurance package, then SLA needs to prepare a deed to run the approval process through government before going to market. It could be 2023-24 but more likely June timing.
- EPSDD (DS) – Confirmed site is part of planning for Molonglo commercial and surrounds. DS will speak to the Chair on 22 January 2021 about the assurance package for the commercial centre and Denman Prospect.



***Action: Daniel Santosuosso to discuss with the Chair on 22 January 2021 about the assurance package for the Molonglo commercial centre and Denman Prospect.***





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Action	Responsibility	Status
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Daniel Santosuosso to discuss with the Chair on 22 January 2021 about the assurance package for the Molonglo commercial centre and Denman Prospect.

EPSDD (DS)

## ILRP STEERING COMMITTEE MEETING NO. 1/ 2021 –MINUTES

### MEETING DETAILS

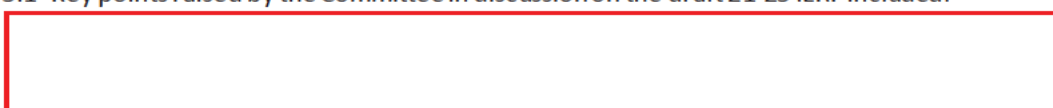
Date	Friday, 29 January 2021
Time	2pm -3pm
Location	Microsoft Teams
Secretariat	Jennifer Finlay, Senior Director Land Strategy and Policy, EPSDD
Previous meeting	<b>18 December 2020</b>
<b>Chair</b>	Dr Erin Brady, Deputy-Director General, Environment, Planning and Sustainable Development Directorate (EPSDD)
<b>Members</b>	
attended	Lesley Cameron, EGM, Planning Land and Building, EPSDD
apology	Bruce Fitzgerald, EGM Urban Renewal, EPSDD
attended	Neil Bulless, D/CEO SLA
attended	Tom Gordon, EGM Development Delivery, SLA
attended	Joey Lee, CFO, SLA
attended	Stephen Miners Deputy Under Treasurer, ACT Treasury CMTEDD
attended	Mark Whybrow, EGM Finance & Budget, ACT Treasury CMTEDD
attended	Sue Vroombout, EGM Economic & Financial, ACT Treasury CMTEDD
attended	Craig Gillman, Chief Operating Officer, CRA
apology	Clint Peters, EBM, Development CRA
Optional:	Wilhelmina Blount, EBM, Treasury; Hugh MacLauchlan, Treasury.
attended	Thao Le, CFO EPSDD; Rob Thorman, SLA


1. The Chair welcomed attendees, confirmed, presentation from across agencies and opened the meeting.
2. The Chair requested confirmation of the Minutes from the previous meeting. Treasury noted revisions were requested show members as an apology rather than declined.

**Action – Secretariat to circulate revised minutes to the Committee.**

3. The Chair explained the process undertaken to arrive at the revised draft 2021-22 to 2024-25 ILRP With a focus on the residential program, the revised draft ILRP, circulated to the committee as an attachment to the committee paper, shows increased residential releases for 2021-22 – noting the early draft ILRP presented at the December committee meeting indicated a very low release for 2021-22 financial year. The Chair reminded the Committee of the consistent message provided to government about diminishing supply and easing the residential release target also signals a change in the way government will manage and facilitate growth through the ILRP.

3.1 Key points raised by the Committee in discussion on the draft 21-25 ILRP included:



- ii. SLA reiterated a few future options have been flagged part of the ILRP January workshop including  transferring Molonglo Valley supply over to the SLA. These opportunities should be raised with

government to get feedback and a strategy for a way forward with opportunities not in the ILRP, whether it is a matter of funding or acquisition to accelerate supply options.



The Committee noted risks with the 2021-22 year of the draft 4-year ILRP:

- vii. *1,000 dwellings in Denman Prospect*: proposed to be brought forward and looks to be proposed as an englobo site. Risks associated with the land being planning ready in time for a 21-22 release date.
- viii. Overall, the risks and benefits of an englobo release needs further consideration and by SLA Board and government, in terms of how it delivers on land release objectives (englobo compared to 10-15 individual multi-unit sites), government having control over timing of the development of the land, as well as financials, the accounting treatment and impact on HNOB.
- ix. The Chair noted the release sounds like it is all about the numbers and not about the best strategy for land release and there is a need to be transparent about what the numbers in the ILRP mean.



- xiii. SLA advised it has a board meeting on 11 February 2021 and propose socialising this draft with the Board at that meeting. SLA advised it is doing further work to firm up yields

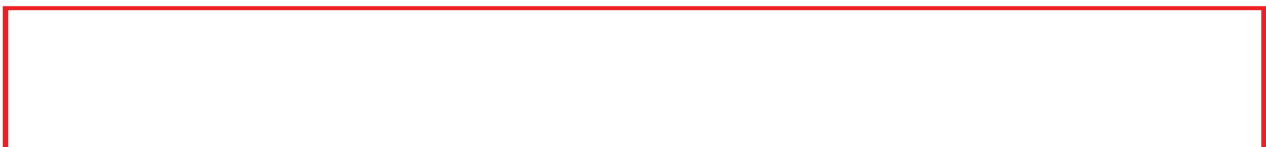


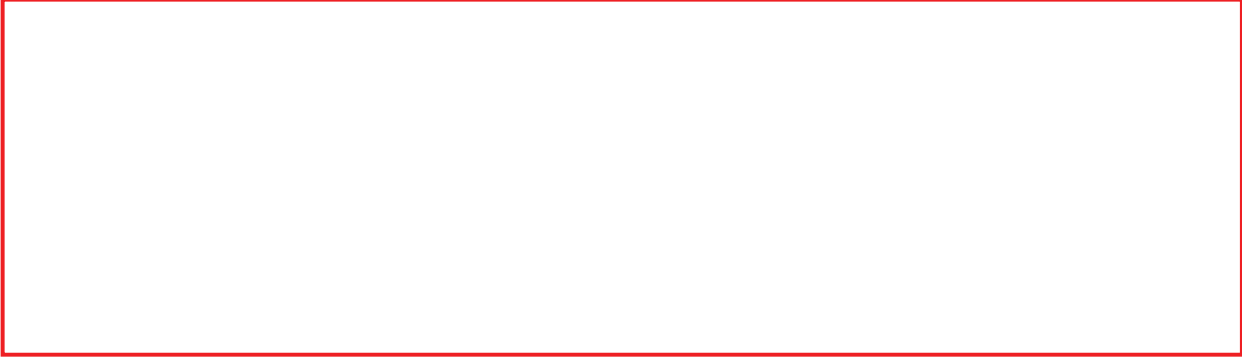
and raised the need for a handover of assurance package for Denman Prospect/Molonglo commercial centre.

- xiv. The Chair advised EPSDD will brief the Minister on the revised draft.

**Action: SLA to take the draft 21-25 ILRP to its Board (11/02/2021) for an early indication of release risks in particular Denman Prospect englobo release strategy.**

**Action: EPSDD to brief Minister on revised draft.**





4. Other business - EPSDD noted the next 4-year ILRP is tentatively scheduled for government consideration in April with the intention to publish to commence the 2021-22 financial year (ahead of the budget in August). SLA noted the timing for financials to be prepared.

***Action: EPSDD (Secretariat) to circulate a timeline for the ILRP Cabinet paper for consideration in April 2021.***

5. ***Action: The Secretariat will find a new date for the next Committee meeting*** as there is a clash with SLA Board meeting (11/02/2021). Next Committee meeting to be attended by DGs and CEOs.



SUBMISSION TO ILRP STEERING COMMITTEE

<b>Agenda Item No.</b>	3.2
<b>Date of Meeting</b>	29 January 2021
<b>Meeting No.</b>	1 of 2021
<b>Subject</b>	Workshop version of the draft 2021-22 to 2024-25 Indicative Land Release Program
<b>Directorate</b>	EPSDD
<b>Presented by</b>	EPSDD
<b>Action Required</b>	<input checked="" type="checkbox"/> For Discussion

**Background**

Actions from the ILRP Steering Committee meeting of 18 December 2020 included:

1. EPSDD to convene an Executive group discussion in the following week to initiate discussions on actions to address supply (focusing on the 2021-25 ILRP) and provide further information and options for a working session in January 2021.
2. EPSDD to convene a January Committee meeting/workshop to focus on matters impacting land release and identify where it might be possible to intervene and de-risk future releases, and to provide guidance for future funding and infrastructure programming.

The Executive group discussion occurred on 23 December 2020. The outcome of the Executive group discussion produced a revised draft ILRP for 2021-22 to 2024-25 (V2), for broader discussion at a workshop on 21 January 2021.

The outcome of the January 21 workshop is a further revised draft 2021-22 to 2024-25 ILRP (V3) at [Attachment A](#).

Minutes from the January 21 workshop are at [Attachment B](#).

**Issues**


Sites removed – shifted to later years:

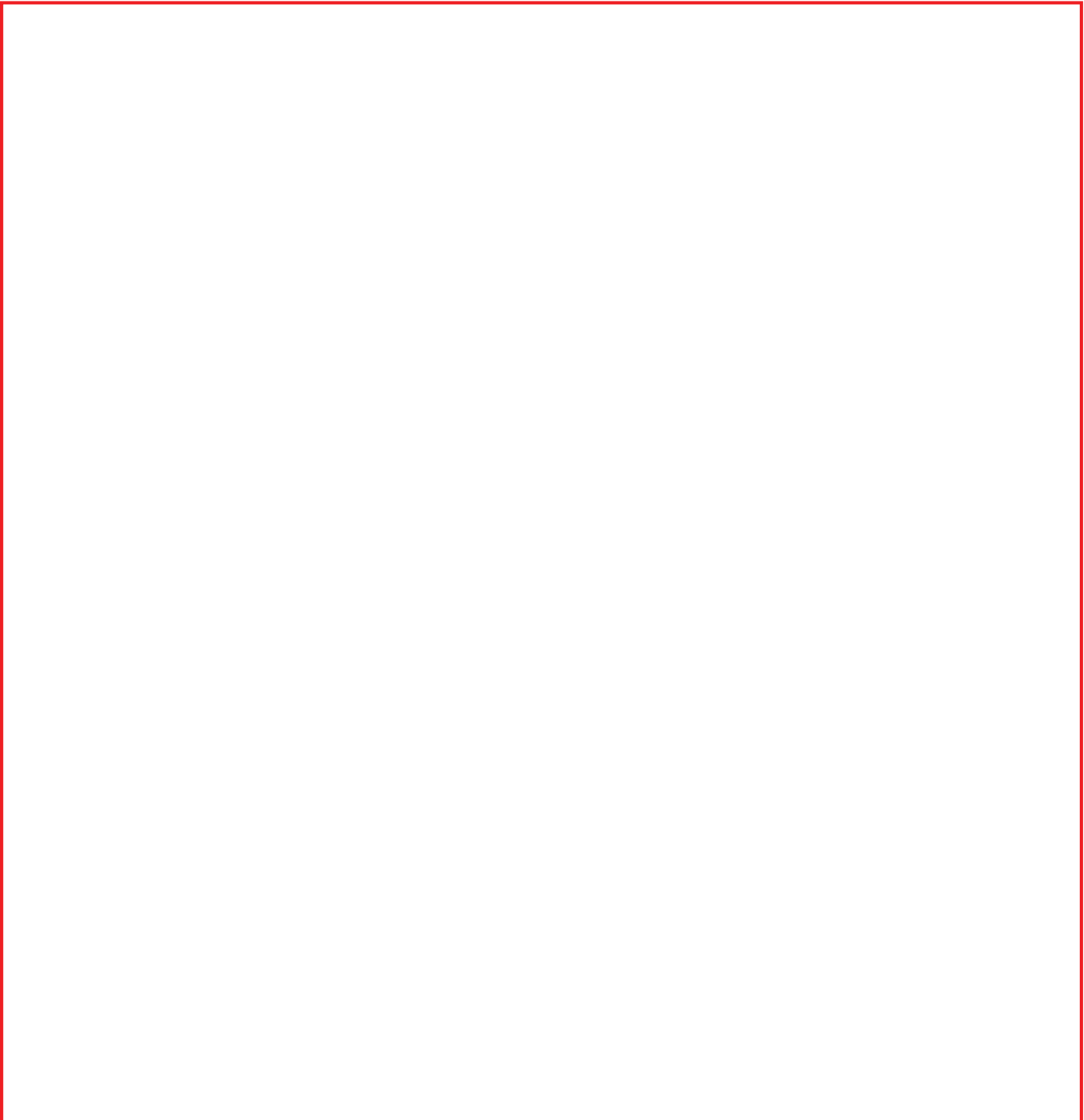


- Molonglo: 300 dwellings and 25,000m<sup>2</sup> of commercial site area associated with the initial release in the Molonglo commercial centre is delayed to 2023-24. Due diligence indicates further time is required to complete planning processes and infrastructure investigations.



Sites brought forward to 2021-22:

- 
- Denman Prospect: 1000 dwellings. SLA propose an englobo release of Stage 3 Denman Prospect can be brought forward from 2022-23 with an uplift in yield of 300 dwellings (700 dwellings currently included the ILRP). Denman Prospect share the same planning and infrastructure process and timing risks as releases in the Molonglo group centre.



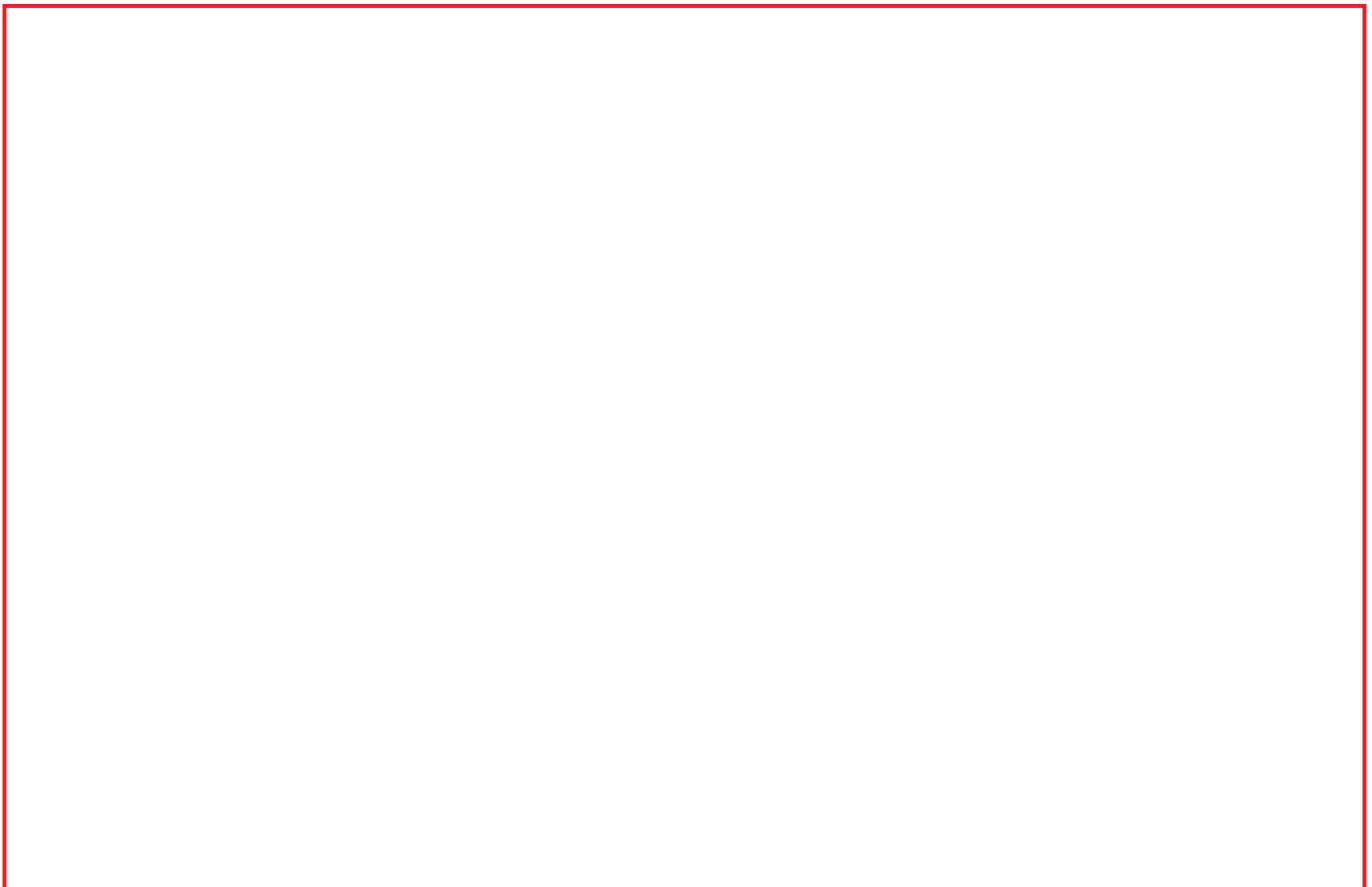
Risks to all releases on the ILRP, identified by EPSDD due diligence and delivery agencies, SLA and CRA, remain unchanged. EPSDD is arranging a further workshop to address issues relating to process to manage risks and achieve delivery timing and budget funding for due diligence.

**Key issues raised at the ILRP January 21 workshop**

Minutes from the ILRP January workshop are at [Attachment B](#). Key issues raised at the workshop are noted below:



- **Molonglo commercial centre and Stage 3** suburbs: SLA questioned whether release could be achieved according to plan if government were to allocate more resources to the Molonglo commercial centre and Molonglo 3 suburb 2.
- In response EPSDD advised process time is the main issue rather than resources. Funding of \$800,000 is available to progress due diligence on the next stage of Molonglo 3. Planning and infrastructure works should be finalised by the end of the month. Concept Plan and Territory Plan processes could run concurrently with the handover to SLA to achieve delivery times.



**Corporate considerations**

Legislative requirements: N/A

Financial/budget implications: N/A

Communications: N/A

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**Recommendation by Steering Committee:**

**Date:**

## Indicative Land Release Program (ILRP) Working Group Meeting (NO. 3/2021) – Minutes

### MEETING DETAILS

Date	Friday 19 March 2021
Time	11:00am-12:00pm
Location	Microsoft Teams
Secretariat	Jennifer Finlay, Senior Director, Land Strategy, Environment, Planning and Sustainable Development Directorate (EPSDD)

Previous meeting **Friday 19 February 2021**

### MEMBERS

Chair	Lesley Cameron	Executive Group Manager (EGM), Planning and Urban Policy Division, EPSDD
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Members		Representative
Apology	Hugh Maclachlan	Senior Director, ACT Treasury
Attended	Scott Hatton	A/g Assistant Director, Budget, ACT Treasury
Attended	Paul Roberts	Senior Director, Macroeconomics, ACT Treasury
Attended	Rob Thorman	Program Manager, Suburban Land Agency (SLA)
Attended	Sam Hatherly	Financial controller, Business Systems, SLA
Attended	Cindy Cantamessa	Project Director, City Renewal Authority (CRA)
Apology	Rowena Woods	Finance, CRA
Apology	Clint Peters	EBM, Major Projects, CRA
Attended	Dave Richardson	Senior Director, Due Diligence and Land investigations, EPSDD
Attended	Yunx Chen	Director, Strategic Finance, EPSDD
Attended	Graham Mundy	Senior Director, Development and Implementation, EPSDD
Attended	Jeremy Smith	EBM, Infrastructure Delivery, Transport Canberra and City Services (TCCS)
Attended	Tassany Price	Senior Director, Finance, TCCS
Attended	Helen McDonald	Director, Housing Strategy and Unit Title Reform, EPSDD

Other invitees: *Helena Seagrott (Land Strategy, EPSDD), Jack Steedman (EPSDD), Thomas Callaghan (ACT Treasury), Jessica Hillcrest (SLA), Jason Netting (SLA), Raphinah Worcester (Treasury)*

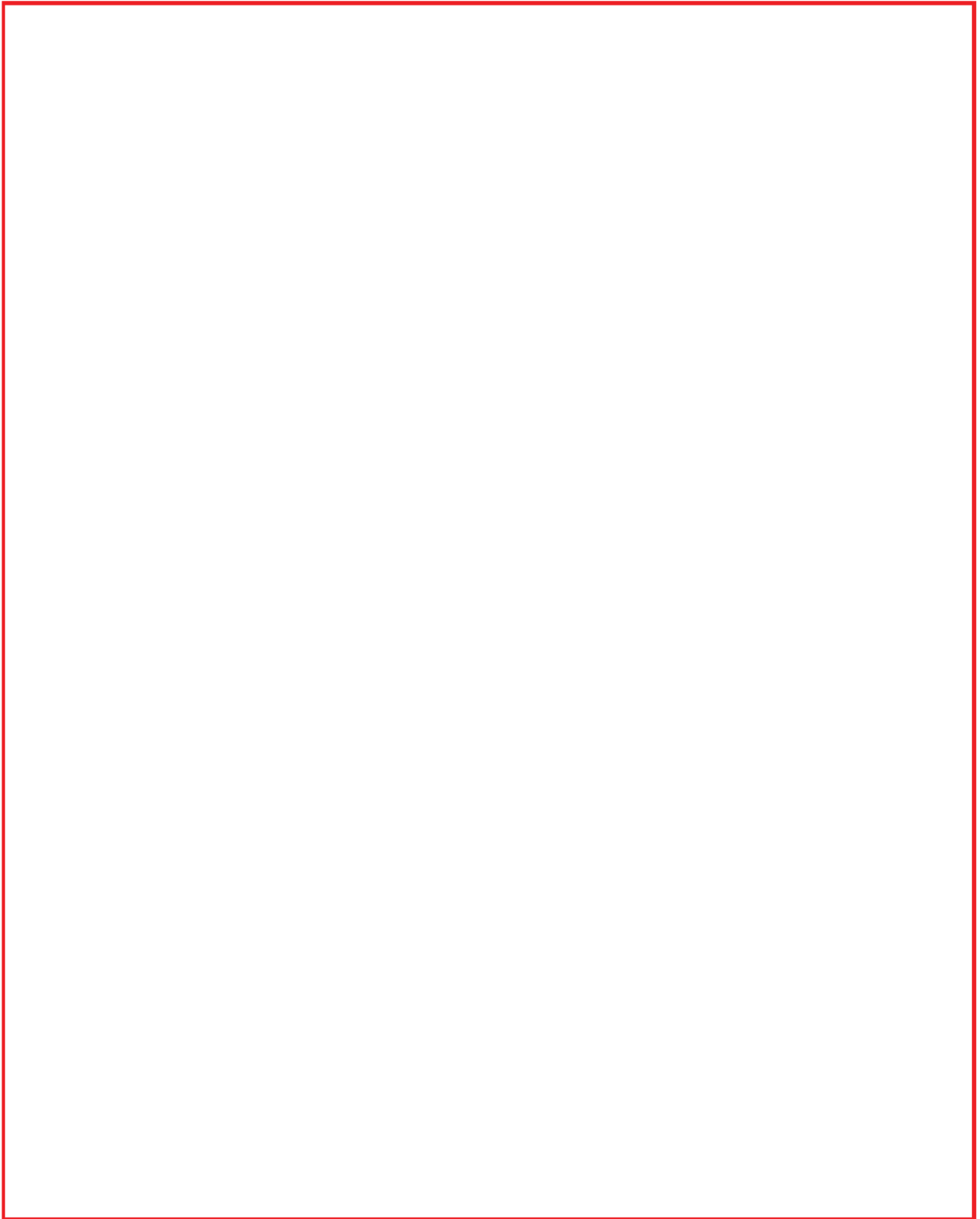
### ITEMS

#### 1. Welcome, Apologies, Quorum (Chair)

- 1.1 The Chair welcomed the group, confirmed quorum and representation across agencies, noted apologies and opened the meeting at 10:02am.



#### 3. Actions from previous meeting (Chair)



- 3.5 SLA (RT) – To hold ongoing meeting on assurance packages on  Molonglo Commercial Centre, Denman Prospect and Molonglo stage 3.
- Action complete.
  - SLA (RT) – I have met with Patrick Paynter and Daniel Santosuosso regarding  Molonglo. I also met with Bruce Fitzgerald on 11 March. Understand that today we are to have update on status of  Denman Prospect.
  - EPSDD (DR) – I thought most of the answer was in item 4.8 of 19 February minutes.



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- SLA (RT) – Yes but those minutes were me saying we really need the assurance package to come over in March for [redacted] commercial Denman Prospect. They haven't come across yet and its almost end of March. Are we going to get those by the end of month?
- EPSDD (LC) – We will discuss today at agenda item 5.1.

**4. ILRP Reports and Tracking**

**4.2 Tracking sheet (SLA)**



- SLA (RT) – Dashboard outlines risk assessment for latest draft 4-year ILRP (late February version is what we are working with). Risks include:
  - Denman Prospect for next financial year (2021-22);
  - [redacted]
  - [redacted]
  - Molonglo suburb 3;
  - Molonglo commercial; and
  - [redacted]
- SLA (RT) – noted the SLA dashboard can be distributed to the Group as is, and it will be updated once the final new ILRP is agreed/published.



#### 4.4 Land release related infrastructure update (TCCS, SLA)



[Redacted]

- SLA (RT) – At the last ILRP Working Group meeting we undertook to provide a more thorough update on the Molonglo Critical Infrastructure projects. The Molonglo Critical Infrastructure Projects are required to support the SLA’s various development projects in the Molonglo Valley and enable delivery of Indicative Land Release Program (ILRP). These 3 projects have all taken longer than expected due to EIS or exemptions. Submissions are in for approval. DA can be submitted. Currently with EPSDD Gateway Team. Have passed technical completeness check. Request for tender for relation works it out. As stated earlier, HS will distribute RT’s email from 17 March to the ILRP Working Group. This includes a detailed update on the 3 projects: Molonglo 132kV High Voltage Relocation Project, Molonglo Valley Interceptor Sewer (MVIS) Odour Mitigation Project and Deep Creek Water Quality Control Pond.

[Redacted]

## 5. Due Diligence

### 5.1 Assurance package/handover timing (EPSDD, JF)

- [Redacted]  
[Redacted]  
[Redacted]  
[Redacted] SLA (RT) has consistently raised a couple of sites for discussion under this agenda item – the handover time for [Redacted] Molonglo (group centre). Due diligence is a standing agenda item – for discussion on work being done on future release opportunities (not on the ILRP), but this could extend to cover all due diligence issues including assurance package / handover timing.
- SLA (RT) – Lets focus on short term, critical upcoming greenfield estates. Need to sperate out urban sites from longer term.
- (EPSDD) DR – Have agreement through Bruce Fitzgerald and yourself, RT, that way forward we are going. Molonglo first – that is – not one assurance package but 2 stage assurance package – 1st stage SLA look at and then discussion. At end of statutory process SLA gets formal and finalised assurance package. That’s what we are working to. At the moment the package is being checked by Bruce Fitzgerald and will go to executive and then gets clearance to do Territory Plan Variation (TPV). It’ll be draft variation that goes to public. Concept plan precinct code will be with it. ILRP timing I think is 2023-24 that is timing for first release in Molonglo group centre.
- EPSDD (DR) – As soon as you get package from us Simon Tenant will look closely at release and how to release. Up to SLA. As soon as we get the concept plan to stage where close to final and confirmation that TPV will go through then it’ll be all handed over to SLA.

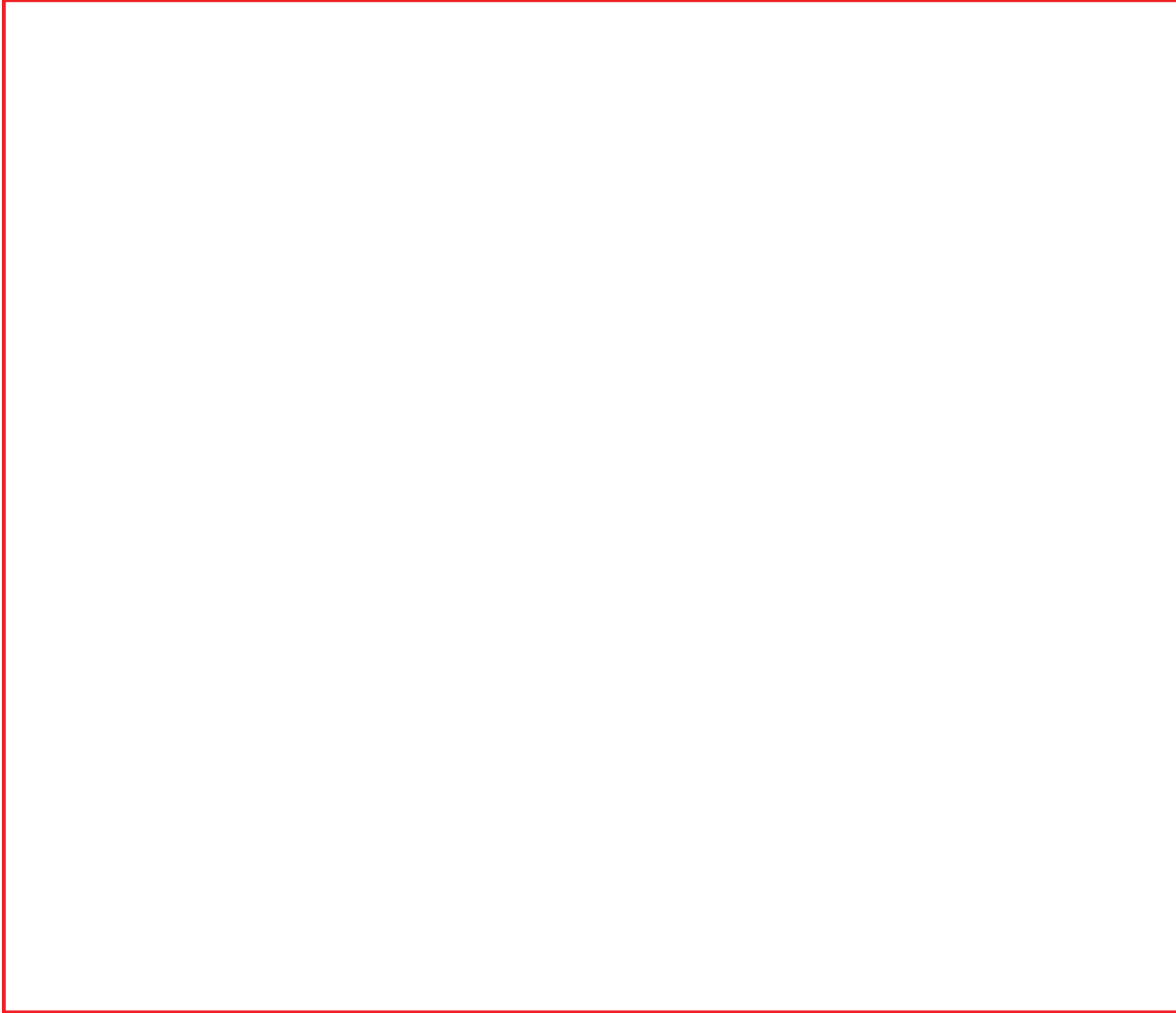
[Redacted]

- EPSDD (DR) – Molonglo 3. Patrick Paynter is doing infrastructure study looking at how the area as a whole can be serviced. Drafting the planning documents is underway and will require a TPV statutory process. Concept plan precinct code will cover whole of Molonglo Valley stage 3/east.
- SLA (RT) – Very impressed with work coming across. Way that being approached already addresses sustainability and active travel.
- EPSDD (DR) – Trying to get that done early in concept plans.
- EPSDD (DR) – Denman Prospect stage 3 is part of the planning for Molonglo group centre. TPV also required to put planning in place for this area.

[Redacted]



- EPSDD (DR) – Dealing with all in one package. Is being run through DRP.
- SLA (RT) – If projects go through DRP while still being worked up by EPSDD the project could also be presented to the DRP after it is transferred to the SLA.



**8. Next Meeting – Thursday 15 April 2021**

8.1 Meeting closed at 11.59am.

Action	Responsibility & Timing

Consultation Draft 2021-22 to 2024-25 Indicative Land Release Program

ILRP Release Year	District	Suburb	Block	Section	Zoning	Greenfield Infill	Entity: EPSDD CRA SLA	Comments / Reason for change and implications
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ILRP Release Year	District	Suburb	Block	Section	Zoning	Greenfield Infill	Entity: EPSDD CRA SLA	Comments / Reason for change and implications
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ILRP Release Year	District	Suburb	Block	Section	Zoning	Greenfield Infill	Entity: EPSDD CRA SLA	Comments / Reason for change and implications
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2023-24	Molonglo Valley	Molonglo			Mixed Use / Commercial Subject to TPV-Concept Plan	Greenfield	EPSDD	Initial release Molonglo commercial - shifted from 2021-22 - This release is aimed at providing shops for Molonglo Valley - ISSUES: release dependent on critical infrastructure - water, sewer, stormwater management & JGD3C. EPSDD greenfield advise of need to shift 1 year due to Concept Plan in draft & TPV process not commenced. Risk remains in having this release planning ready within 2 years. SLA still to advise on implications of pursuing englobo release strategy for the commercial centre. Site currently is with EPSDD. Program for assurance package is calendar year 2020. SLA consider the release method to be determined in consultation with SLA Board.
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ILRP Release Year	District	Suburb	Block	Section	Zoning	Greenfield Infill	Entity: EPSDD CRA SLA	Comments / Reason for change and implications
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2024-25	Molonglo Valley	Molonglo			Mixed Use / Commercial Subject to TPV-Concept Plan	Greenfield	EPSDD	
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Consultation Draft 2021-22 to 2024-25 Indicative Land Release Program

ILRP Release Year	District	Suburb	Block	Section	Zoning	Greenfield Infill	Entity: EPSDD CRA SLA	Comments / Reason for change and implications

ILRP Release Year	District	Suburb	Block	Section	Zoning	Greenfield Infill	Entity: EPSDD CRA SLA	Comments / Reason for change and implications

ILRP Release Year	District	Suburb	Block	Section	Zoning	Greenfield Infill	Entity: EPSDD CRA SLA	Comments / Reason for change and implications

2023-24	Molonglo Valley	Molonglo			Mixed Use / Commercial Subject to TPV-Concept Plan	Greenfield	EPSDD	Initial release Molonglo commercial - shifted from 2021-22 - This release is aimed at providing shops for Molonglo Valley - ISSUES: release dependent on critical infrastructure - water, sewer, stormwater management & JGD3C. EPSDD greenfield advise of need to shift 2 years due to Concept Plan in draft & TPV process not commenced. Risk remains in having this release planning ready within 2 years. SLA still to advise on implications of pursuing englobo release strategy for the commercial centre. Site currently is with EPSDD. Program for assurance package is calendar year 2020. SLA consider the release method to be determined in consultation with SLA Board EPSDD to prepare a more detailed timeline for infrastructure works, handover and planning.
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ILRP Release Year	District	Suburb	Block	Section	Zoning	Greenfield Infill	Entity: EPSDD CRA SLA	Comments / Reason for change and implications
2024-25	Molonglo Valley	Molonglo			Mixed Use / Commercial Subject to TPV-Concept Plan	Greenfield	EPSDD	

## ILRP STEERING COMMITTEE MEETING 3 of 2021 – MINUTES

### MEETING DETAILS

Date	8 April 2021
Time	11:30 to 12:15
Location	Microsoft Teams
Secretariat	Jennifer Finlay, Senior Director Land Strategy and Policy, EPSDD

Previous meeting **22 February 2021**

### MEMBERS

Chair	Dr Erin Brady	Deputy-Director General, Environment, Planning and Sustainable Development Directorate (EPSDD)
Members		Representative
Attended	Lesley Cameron	EGM Planning and Urban Policy EPSDD
Apology	Bruce Fitzgerald	EGM, Development & Implementation EPSDD
Attended	Mark Whybrow	EGM Finance & Budget ACT Treasury CMTEDD
Attended	Sue Vroombout	A/Deputy Under Treasurer ACT Treasury CMTEDD
Attended	Tom Gordon	EGM Development Delivery SLA
Apology	Joey Lee	Chief Financial Officer SLA
Attended	Neil Bulless	Deputy CEO SLA
Attended	Clint Peters	EBM Development CRA
Apology	Craig Gillman	Chief Operating Officer CRA
Apology	Bruce Fitzgerald	EGM Development & Implementation Division EPSDD
Attended	Hugh Maclachlan	A/ EBM Finance & Budget ACT Treasury CMTEDD
Attended	Melissa Tetley	Senior Finance Director, EPSDD
Apology	Thao Le	Chief Finance Officer, EPSDD
<i>Rob Thorman, SLA</i>		

### ITEMS

1. Welcome & Apologies (Chair)
2. Minutes from previous meeting (Chair)
3. Actions from previous meetings (Chair)





4. Discussion

4.1 Draft 2021-22 to 2024-25 ILRP



The Chair commenced discussion on the draft 21-15 ILRP,

- acknowledging Treasury has raised the need to address the high level of risk in the ILRP residential program - why is the release assessed as a high risk; what does the risk rating mean; and, what might need to be done to address this risk; and
- pointed to the paper just circulated to the Committee which outlined the approach to explaining the risks and mitigation strategies using the Denman Prospect release in 2021-22 as an example, as this release is assessed as a high risk release.



Treasury agreed, the ILRP should not propose anything that cannot be delivered and reiterated the need to consider what can be done to enable delivery –if we honestly consider it is not able to be delivered in the time then it should not be put up.

The Chair brought the discussion to a close by seeking actions / recommendations from the Committee on preparing a high level risk paper for Ministers to more clearly explain risks, to fully inform about risks and potential outcomes.



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7. Next Meeting – scheduled for 10 June 11.30-12.15

Meeting closed 12:35

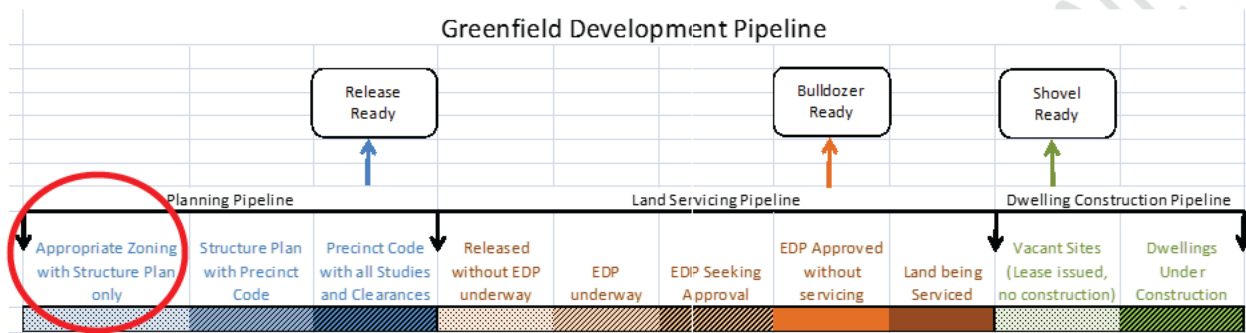


**Agenda item 4.1 Draft 21-25 ILRP – Risk mitigation strategies for high risk releases – Denman Prospect  
Draft for discussion purposes – ILRP Steering Committee meeting 3/2021**

*Risk rating guide - High risk release:*

- *Due diligence not commenced or significant issues to be addressed*
- **Planning, environment, and infrastructure approvals required but not commenced**
- *Release assessed as not financially viable based on associate costs*

The high risk assessment is based on planning approvals required and not commenced and infrastructure approvals/interdependencies needing to be resolved.



**Planning risk**

Planning status

The final stage of Denman Prospect is assessed as *zoning ready* (according to the Greenfield Development Pipeline, above), with appropriate (urban) zoning and Structure Plan<sup>1</sup> in place. A non-statutory Planning and Design Framework for Molonglo Valley Stage 2 was approved in 2012<sup>2</sup>.

More detailed statutory planning is proposed to be put in place to guide the development outcome for Denman Prospect. A Concept Plan and Precinct Code applying to the remaining area of Denman Prospect and the adjacent Molonglo groupentre have been drafted and are proposed to be incorporated in the Territory Plan (Territory Plan Variation required). The timing for the TPV is between May 2021 to October 2022. Denman Prospect would be considered release ready (according to the Greenfield Development Pipeline, above) when detailed planning is in place (Precinct Code and all studies and clearance obtained).

The existing planning framework does not provide sufficient guidance and requirement to provide for future land uses including community use, open space and residential development in terms of density, yield and building heights. The Structure Plan provides very high level principles and policies for the development of the broader area (no map) which would be inadequate to guide the development of an estate development plan or guide future land use and sustainable development outcomes. The non-statutory PDF is also not sufficient in detail to guide land use and sustainable development outcomes.

The existing planning framework is dated and Government’s intentions for the development of this area has changed. Specifically, the Education Directorate is now seeking a school site in this area of the suburb, which is not provided for in the existing planning framework but was mooted in the draft 2015 Concept Plan (not publicly

<sup>1</sup> Structure Plan for Molonglo and North Weston, 19/12/2008 [2008-27 \(10\).pdf](#)

<sup>2</sup> Molonglo Valley Stage 2 Planning and Design Framework, April 2012 [Molonglo Valley stage 2 \(act.gov.au\)](#)

**Agenda item 4.1 Draft 21-25 ILRP – Risk mitigation strategies for high risk releases – Denman Prospect  
Draft for discussion purposes – ILRP Steering Committee meeting 3/2021**

released). The draft Concept Plan/Precinct Code plans for 3.5 hectares for an additional school site. Delivery of this community facility (Government school site) needs to be a mandatory requirement set out in detailed statutory plans. The timing for delivering the school site to Education Directorate is to be confirmed.

Planning via sales documents – Deed of Agreement

It is possible to incorporate detailed planning and development requirements in the sales documentation, for example a Deed of Agreement or Project Delivery Agreement.

Relying on sales documents as quasi planning documents lacks transparency (not publicly accessible documents) and the ability of the Government to account to the ACT community on what is planned for this area, timing of the development and the overall outcome as it would be in the hands of the developer (s). In addition, the Government loses control over the development in the area including the timing of the supply of future housing, delivery of identified housing targets and land required to be handed back, usually for community use. The Deed is subject to variation by request of the developer with minimal to no consultation and in this instance the high level Structure Plan would serve as the only guide on the appropriateness of these changes.

Is it noted previous stages of Denman Prospect (stage 1b and stage 2) are being developed under a Deed.

**Infrastructure risks**

Interdependencies- Denman Prospect and Molonglo group centre

Infrastructure interdependencies between the (majority) of this area a land to the east of John Gorton Drive – the commercial core of the Molonglo group centre. Sewer and stormwater infrastructure servicing this area of Denman Prospect come from the east through the group centre. EPSDD has undertaken preliminary design for the infrastructure in this area, and ideally and usually this infrastructure would be delivered as estate infrastructure by the Agency with the timing of land servicing and land development used to inform release and settlement timing.

Delivery by a developer under a Deed would mean the Government's future release intentions for the Molonglo group centre is subject to the developer complying with the requirements (including delivery timing) in the Deed. This approach is subject to several risks such as the developer delay, delay to approvals, varying the Deed or going broke.

Interdependencies – Denman Prospect and John Gorton Drive 3c construction timing

Interface issues with TCCS construction of John Gorton Drive 3c also impact this area of Denman Prospect. The corridor required for the JGD 3c road construction overlaps with (a majority of) the development site. The construction period for JGD3c is between June 2023 and December 2025.

This impacts settlement timing for Denman Prospect as settlement would not be possible until TCCS/contractor has relinquished possession of the site – possibly not until 2025.

The feasibility of a partial release of this area needs further (joint) investigation.

**Market risk**

Uncertainty and incomplete planning and development requirements intended to apply to the land and infrastructure interdependencies increases the risk that the market may not be interested in the site, particularly if a developer is seeking a land development ready or build ready opportunity.

**Agenda item 4.1 Draft 21-25 ILRP – Risk mitigation strategies for high risk releases – Denman Prospect  
Draft for discussion purposes – ILRP Steering Committee meeting 3/2021**

**Strategies/Options**

Option 1 – Eliminate the high release risk (due to matters associated with planning and infrastructure) by shifting the release of Denman Prospect to no earlier than 2023-24, to remain aligned with commercial releases in the Molonglo group centre

- This allows time for the TPV to commence and the Agency to deliver estate infrastructure to eliminate this infrastructure interdependency.

Option 2 – Manage the high release risk of delivering Denman Prospect in 2021-22 by incorporating / duplicating specific planning requirements from the draft Concept Plan and Precinct Code into a Deed(s), requiring compliance with the draft planning documents and any subsequent changes made through the TPV process:

- accept the market risk due to uncertainties of the planning and development requirements applying to the land;
- accept the settlement risk (possibly not before 2025) due to the infrastructure interdependency with JGD 3c construction timing.
  - EPSDD/the Agency to jointly investigate feasibility of a partial release of Denman Prospect not impacted by infrastructure interdependencies, particularly the impact of JGD 3c.
- and
- accept the risks associated with developer delays to delivery of infrastructure, hand back community land and the potential to impact Government release of land in the Molonglo group centre and a Government school site.

DRAFT FOR DISCUSSION PURPOSES ONLY

## **Risk Rating Guide**

### Low risk

Due diligence completed and any issues resolved.

Planning, environmental and infrastructure approvals completed or not required.

Release assessed to be financially viable.

### Medium risk

Due diligence commenced and/or issues to be resolved.

Planning, environmental and infrastructure approvals required and commenced.

Release financial viability still to be assessed.

### High risk

Due diligence not commenced or significant issues to be resolved.

Planning, environmental and infrastructure approvals required but not commenced.

Release assessed as not financially viable based on associated costs.

DRAFT

**To:** Minister for Planning and Land Management

Tracking No.: 21/81875

**From:** Deputy Director-General, Planning and Sustainable Development

**Date of meeting:** Tuesday, 12 October 2021

**Subject:** Molonglo Group Centre – Meeting with the Molonglo Valley Community Forum

- DG .../.../...

#### Purpose of the meeting

To discuss planning for the Molonglo group centre in the suburb of Molonglo and the June 2021 National Capital Design Review Panel comments on the draft Molonglo group centre concept plan.

#### Recommendations

That you:

- **Note** the possible discussion topics for your meeting with representatives of the Molonglo Valley Community Forum at Attachment A.

**Noted / Please Discuss**

Mick Gentleman MLA ...../...../.....

Minister's Office Feedback

Signatory Name: Carolyn O'Neill Phone: 76842

Ben Green 77387

Action Officer: Steven Gianakis Phone: 71741

Dave Richardson 75616

<b>Purpose of the meeting:</b>	To discuss: <ul style="list-style-type: none"> <li>• Planning and development of the Molonglo group centre; and</li> <li>• National Capital Design Review Panel comments (<u>Attachment C</u>) on the draft Molonglo group centre concept plan.</li> </ul>
<b>Attendees:</b>	<ul style="list-style-type: none"> <li>• [REDACTED] Interim Chair/Spokesperson for Molonglo Valley Community Forum (MVCF); and</li> <li>• [REDACTED] members MVCF</li> </ul>
<b>Directorate representative in attendance:</b>	<ul style="list-style-type: none"> <li>• Dr Erin Brady Deputy Director-General Planning and Sustainable Development, EPSDD</li> <li>• Carolyn O’Neill Executive Group Manager Planning and Urban Policy, EPSDD</li> </ul>
<b>Day / date:</b>	Tuesday 12 October 2021
<b>Time:</b>	12.30pm – 1.00pm
<b>Venue:</b>	Webex meeting
<b>Background:</b>	<p>The most recent meeting between the Minister and the above representatives of the MVCF was on 15 April 2021. There has also been Minister correspondence to the MVCF on 22 April 2021 about the Molonglo Valley Commercial Centre and the rezoning of Coombs peninsula.</p> <p>Separately, EPSDD Executives (and advisor Ms Crossman) met with the same MVCF representatives on 30 August 2021 to discuss broad planning for Molonglo Valley, including the opportunities for improved engagement and consultation through the Community Council.</p>
<b>Discussion:</b>	<p>On 26 May 2021, the National Capital Design Review Panel received a presentation by EPSDD on an internal draft Molonglo group centre concept plan. As you are aware, the approach to the Panel allowed for insights and early advice to be provided for the Directorate’s consideration as part of its ongoing work to reach a settled concept plan that can provide a supporting basis for engagement with the community.</p> <p>On 11 June 2021, the Panel’s views on the draft planning were provided to EPSDD. As the draft planning work was not within the meaning of a ‘prescribed development’, the Panel’s views (while informative) do not have the status of ‘advice’ and will be used to inform ongoing internal work.</p> <p>On 15 June 2021, [REDACTED] lodged an access application under the <i>Freedom of Information (FOI) Act 2016</i> application seeking the panel’s comments on the draft concept plan. On</p>

	<p>23 July 2021, the panel's advice was formally released under FOI (<u>Attachments B and C</u>).</p> <p>The planning for the Molonglo group centre and Denman Prospect Stage 3, the last remaining stage of the suburb to be released by the Government, is being considered concurrently by EPSDD (see <u>Figure 1</u>).</p> <p>Relevant to this meeting is the publication of the ACT Government's Indicative Land Release Program 2021-2022 to 2025-2026 on 6 October 2021, which relevantly forecasted a deferral of land release in the Molonglo group centre from 2021-2022 to 2023-2024. The land uses signalled for 2023-24 were:</p> <ul style="list-style-type: none"> <li>• commercial land (10,000m<sup>2</sup>)</li> <li>• mixed use land (10,000m<sup>2</sup>)</li> <li>• residential yield (300 dwellings)</li> <li>• a community facility site for an ACT Government school/College (40, 000m<sup>2</sup>)</li> </ul>
<b>Consultation Internal:</b>	Development and Implementation Division
<b>Cross directorate:</b>	Not applicable
<b>External:</b>	Not applicable
<b>Media implications:</b>	<p>It is expected that the outcomes of this meeting will be presented to the Community Forum members, which may attract media coverage. (The next MVCF AGM meeting is proposed for 21<sup>st</sup> October).</p> <p>Following the release of the ACT 2021-22 Budget and 2021-22 to 2025-26 Indicative Land Release Program on 6 August, the directorate received a media enquiry from RiotACT about the delay of the release of the land for the Molonglo Group Centre, to 2023-24, two years later than promised.</p> <p>The Directorate has responded, acknowledging that the deferral allows time for further strategic planning and the associated infrastructure delivery to be refined and brought to the community for engagement and consultation.</p> <p><span style="border: 1px solid red; display: inline-block; width: 100px; height: 1.2em; vertical-align: middle;"></span> the interim spokesperson for the MVCF also posted a media release on the Forum website noting disappointment about the delay of the release of land in the commercial centre on 6 October, 2021</p> <p><a href="https://mvcommunityforum.org.au/2021/10/06/media-release-disappointed-with-molonglo-commercial-centre-delays/">https://mvcommunityforum.org.au/2021/10/06/media-release-disappointed-with-molonglo-commercial-centre-delays/</a>.</p>

## Items to be discussed

### 1. WHAT IS THE STATUS OF THE NATIONAL CAPITAL DESIGN REVIEW PANEL COMMENTS?

#### 1.1 Policy Position

The *Planning and Development Act 2007* requires that 'prescribed developments' consult with the NCDRP before lodging a development application for assessment and that a written response to the Panel's Advice needs to be provided as part of any subsequent development application process.

#### 1.2 Suggested Talking Points

- The briefing of the Panel provided an ideal opportunity for EPSDD to obtain peer review insights from external experts as part of the planning process for the group centre, recognising its significance in the broader context of the design, planning and development of the Molonglo Valley District.
- A 'prescribed development' is a building with five or more storeys or a proposal to increase the floorspace of a shop by more than 2,000m<sup>2</sup>. EPSDD presented to the Panel on its internal draft Molonglo group centre concept plan, which sits outside the meaning of a 'prescribed development'. Accordingly, the Panel's views in response are taken to be comments for EPSDD's consideration.
- Future development within the suburb of Molonglo that meets the definition of 'prescribed development' under the Act, will require referral to the NCDRP. That will be a matter for individual proponents.

### 2. HOW ARE THE NATIONAL CAPITAL DESIGN REVIEW PANEL COMMENTS BEING CONSIDERED?

Noting that the Panel's comments are not formal advice under the P+D Act, the comments provide an input to the Directorate's internal review of their work as it progresses.

#### 2.2 Suggested Talking Points

- Due to a time limit for the presentation to the Panel, EPSDD's presentation focused on aspects of the draft concept planning and not the long history of planning, investigations and capital works that have been undertaken since the rezoning of the Molonglo Valley for urban development in 2008.
- I am advised that a number of the aspects raised by the Panel in their written advice of 11 June 2021 had not been raised directly with EPSDD during the presentation (and therefore relate to material the panel hadn't seen / were aware of).
- Notwithstanding, EPSDD is considering all the Panel's comments in their further development of the draft concept plan and will document how the comments have been considered and addressed, as required.

### **3. WHAT IS A CONCEPT PLAN AND WHY IS IT REQUIRED?**

#### **3.1 Suggested Talking Points**

- A concept plan for the suburb of Molonglo was a requirement of the 2012 Planning and Design Framework for Molonglo Valley Stage 2, which was an ACT Government commitment in the Molonglo Valley Plan for the Protection of Matters of National Environmental Significance (NES Plan). A concept plan was deemed necessary to provide greater planning influence and certainty over the future group centre and adjacent higher density residential within the suburb of Molonglo.
- A Concept Plan is a document that is given statutory effect equivalent to a Territory Plan Precinct Map and Code under Section 93 of the *Planning and Development Act 2007*. The concept plan relates to a geographical area, typically a future suburb, and applies the principles and policies in the applicable Territory Plan structure plan, in this instance being the Molonglo and north Weston structure plan, to the future urban areas (i.e. future suburb).
- The concept plan guides the preparation and assessment of subdivision and development through design controls in future urban area. A concept plan strives to provide a balance between prescriptive and flexible control.
- A concept plan is introduced through a statutory process into the Territory Plan and includes formal public consultation in that process.

### **4. WHAT ARE THE NEXT STEPS FOR THE DRAFT MOLONGLO GROUP CONCEPT PLAN AND WHEN WILL COMMUNITY ENGAGEMENT OCCUR?**

#### **4.1 Suggested Talking Points**

- EPSDD is currently further considering the draft concept planning work in response to the National Capital Design Review Panel's comments, an internal review, internal EPSDD processes and in the context of nearby capital works infrastructure projects.
- I am advised that ESPDD is anticipating undertaking pre-engagement on the draft concept planning work with key community stakeholders in early December 2021, but this will be confirmed directly by EPSDD. The Directorate wants to engage with key stakeholders before the formal consultation in the statutory process.
- It is then expected that formal public consultation on the draft concept plan and its incorporation into the Territory Plan will be undertaken later in Quarter 1 of 2022 and would apply statutory consultation eg, 30 days. Again, this will be confirmed by EPSDD closer to the time.

### **5. WHAT IS THE MOLONGLO GROUP CENTRE EXPECTED TO INCLUDE?**

#### **5.1 Suggested Talking Points**

- The draft concept planning to date has included provision for retail, commercial, community and residential uses.

- There will also be community facilities and services and schools within the group centre.
- In addition, the suburb of Molonglo will accommodate higher density residential to support the group centre being the heart of the district and with access to transport infrastructure.
- The final configuration and lessees will be confirmed by the future lessee, but it is expected that there will be supermarkets and a range of retail and services.

## **6. WHY HAS THE FIRST COMMERCIAL RELEASE IN THE MOLONGLO GROUP CENTRE BEEN DELAYED TO 2023-24?**

### **6.1 Suggested Talking Points**

- Based on the forecast residential land releases across the district, the pace of development and population growth in the Molonglo Valley, it was initially anticipated that the Molonglo group centre would begin to take shape from 2020-21.
- In the course of setting the 2021-22 to 2025-26 ILRP, the Government decided to defer release of land in the Molonglo group centre to a later release date of 2023-24 to allow time to refine, settle and conclude planning work and to ensure coordination with infrastructure matters.
- There are a number of large infrastructure projects underway and planned for Molonglo Valley that directly impact the Molonglo group centre and surrounds including the final design and alignment of John Gorton Drive (stage 3C) and the East-West arterial road.
- EPSDD continues its work to conclude draft concept planning for the group centre and surrounds. This will be informed by the peer review insights provided through preliminary engagement with the National Capital Design Review Panel on the draft work of the planning team. The concept plan will reflect the commitments made by the Government with respect to Molonglo Valley as part of the Parliamentary and Governing Agreement of the 10th Legislative Assembly.
- It is critical that this work progress and that a settled strategic context for land use across Molonglo Valley be reached to attract the desired level of industry investment in the group centre and in turn achieve the level of amenity, activation and community use that is desired across the community.
- The Government is committed to bringing to community a draft concept plan for delivery of the group centre, which can enable consultation as part of a broader commitment to adopting a place making approach.
- The 2021-22 to 2025-26 ILRP includes the release of 300 dwellings, 10,000m<sup>2</sup> mixed use land, 10,000m<sup>2</sup> commercial land and 40,000m<sup>2</sup> community facility zoned land for an ACT Government College.
- While the ILRP indicates the release timing, the release method and community engagement on the land release is determined by the Suburban Land Agency (SLA). The 2023-24 timing also allows the SLA to undertake their processes to achieve land release.

**7. WHY WASN'T THE COMMUNITY ADVISED PREVIOUSLY THAT LAND RELEASE IN THE GROUP CENTRE HAD BEEN DELAYED?**

**7.1 Suggested talking points**

- Ordinarily, a four-year Indicative Land Release Program (ILRP) would have been published with the 2020-21 ACT Budget. However, due to the Covid-19 public health emergency, the 2020-21 budget was delayed and only a single year ILRP for 2020-21 was published part of the Economic and Fiscal Update in August 2020.
- Therefore, the forward three-years of the four-year ILRP were not published. If it had been, the delay in the release of the group centre would have been indicated.

**8. WHEN COULD THE FIRST SUPERMARKET IN THE MOLONGLO GROUP CENTRE BE OPENED?**

**8.1 Suggested Talking Points**

- Timing is a matter for the subsequent lessee and is dependant on a number of factors such as the land selling, their ability to secure financial backing, proposed design, potentially securing a supermarket operator early to confirm user requirements, receiving development application approval and the timeframe it takes to build the development.
- I understand that the first supermarket at the 'Koko development' could be operating by early 2022 when construction is forecast to be complete on stage 1 of the development. But again, this is a matter for the lessee and the supermarket operator.
- There are several specialty shops and a supermarket currently operating in the Molonglo Valley. As the community of the Molonglo Valley has grown, the delivery of its earliest suburbs has been supported by the planning for and delivery of services and amenity at a local level.
- The release of the Whitlam local centre is scheduled for the 2021-22 financial year with shops potentially opening around 2023.

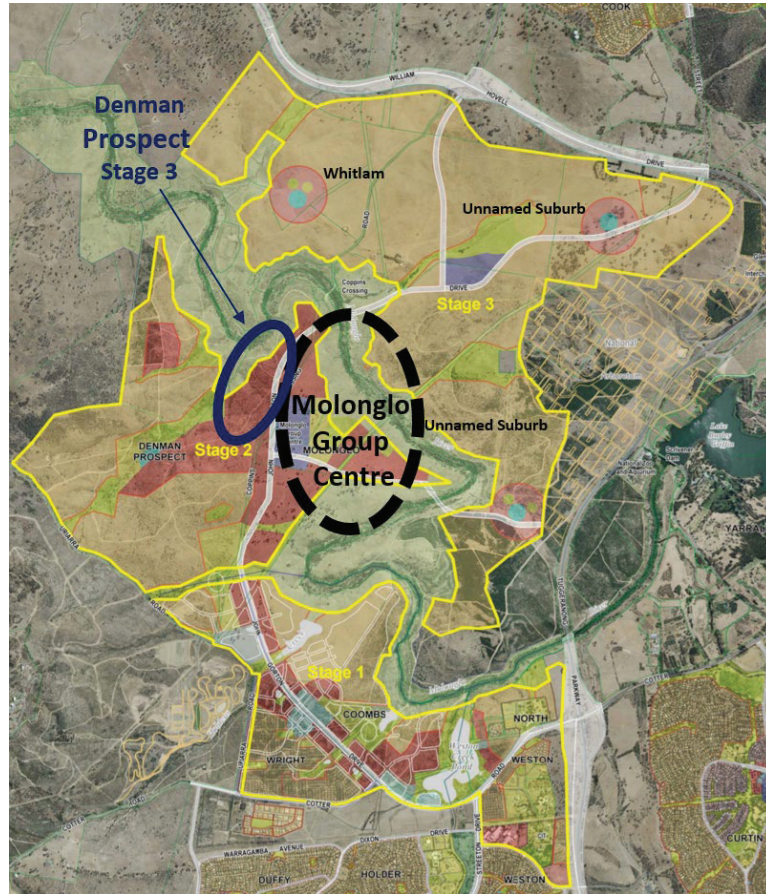


Figure 1 – Location of the Molonglo Group Centre and Denman Prospect Stage 3

**2021**

**THE LEGISLATIVE ASSEMBLY FOR THE  
AUSTRALIAN CAPITAL TERRITORY**

**Talking Points  
Molonglo Valley Group Centre**

**Mr Mick Gentleman MLA  
Minister for Planning and Land Management**

Madam Speaker

### **Molonglo Valley planning for shops**

- Typically, when the Government undertakes its initial forward planning for new greenfield residential areas, a commercial retail needs assessment is undertaken to identify the number, type, size and general location of commercial centres in the new area. The needs assessment is based on the suburb's or district's projected total population, demographic profile, density and dwelling type mix, such as the number of standard residential dwellings and apartments, and proximity to other commercial areas. Importantly, the needs assessment also nominates the retail hierarchy (or scale) of commercial centre that will apply in the new area and in consideration of the broader context. In this way, all the proposed commercial centres in the new area are planned to be sustainable and commercially viable for the long term.
- As part of the final stages of planning for the new residential areas, the Government reviews the needs assessment to confirm the actual provision and requirements that will apply to the proposed commercial centre(s).
- At the appropriate time, which is typically based on the suburb's population reaching a critical mass to support the commercial centre together with expert industry advice, the land for the centre is released by the Government to the market. In other instances, the commercial centre is included within a residential estate release to be developed by the private sector. Notwithstanding the release method, the release timing is identified in the Government's Indicative Land Release Program

and marketed extensively.

- When the government releases land for a commercial centre, the lessee under the provisions of the crown lease has 48 months to complete the development and obtain a certificate of occupancy. This timeframe is an acknowledgement of the scale and complexities of commercial developments and the time it takes to plan, gain approval, construct and tenant the development. Notwithstanding, there are provisions in certain circumstances to seek an extension from the Government to complete the development.
- For the Molonglo Valley over its 30 year development life span from when land release commenced in 2010, the Territory Plan specifically proposes 2 group centre scale commercial centres (within the suburb of Molonglo and north of the Molonglo River, between John Gordon Drive the National Arboretum) and five local centres. In addition, retail is also permitted in other Territory Plan zonings, such as CZ5 and “Koko” development.
- Molonglo Valley is now home to over 9,000 residents and is planned to be home for around 55,000 residents.
- While the first suburbs developed in Molonglo Valley, Wright and Coombs, are nearing completion, Denman Prospect is taking shape and the first family moved into their new home in Whitlam last month.
- The Government is also investigating ways to make Molonglo group centre all electric, while being compliant with national legislation regarding the provision of utilities. Once this investigation is complete, the appropriate mechanisms will be used to make sure the centre is all

electric.

### **Existing shops in the Molonglo Valley**

- As of October 2021, there are several specialty shops and a supermarket operating in the Molonglo Valley.

#### *Denman Prospect*

- In the Denman prospect village centre, there is a 1,000 sqm IGA supermarket operating in space that was constructed, fitted out, and remains under the ownership of Capital Estate Developments.
- The Denman Prospect Village Centre also has a Chemist, Café, Pub and Restaurant, Pizza Shop, and several private health practices.

#### *Coombs*

- In the Coombs local centre, there is a small Indian Grocery Store. There is space available in the Coombs shops to provide the opportunity to attract a variety of shops and services to meet the expectations of the local community.

### **Shops in Planning or Under Construction in Molonglo Valley**

#### *Wright*

- Stage One of the development known as Koko Molonglo has commenced construction.
- This was provided conditional Development Approval on 17 March 2020 (DA201834814). The approval provides for a lease variation and construction of stage 1 (of 3 stages) of the proposed development

comprising: an 8 storey mixed use development comprising ground floor commercial tenancies, 132 residential units at the upper levels, associated parking (549 spots) and landscaping.

- Stage two of the development is expected to include a single level supermarket with a GFA of ~1,500m<sup>2</sup>. This DA application (DA202139321) is expected to be lodged with planning and land authority soon.
- The proponent has advertised that the Koko development will include commercial tenancies for a Woolworths supermarket and other retailers.
- Considering the likely development outcomes on the Koko Molonglo mixed use development, and ahead of the release of the three (3) sites adjacent to Koko and the Coombs Shops, the Suburban Land Agency (SLA) consulted with the Molonglo valley residents on their expectations for the development of the sites. Based on the feedback from the Molonglo Valley residents, a Village Concept Plan and Design Guidelines has been prepared by the SLA that will among other things, mandate ground floor mixed use areas to allow the provision of small retailers adjacent to Koko and the Coombs Park.

#### **Draft Territory Plan Change – Supermarket size increase for local centres - CZ4 zoned land**

- Consultation closed on 25 June 2021 on a draft Territory Plan variation to increase the allowable size of supermarkets on land zoned CZ4 local centre from 1,000sqm to 1,500sqm.

- The consultation report on the Draft variation (DV) 381 will be made available when it and the recommended version of DV381 are referred to me as Minister for Planning. It is anticipated that this will be before the end of the year.
- This change has immediate interim effect until 7 May 2022 while the variation progresses.
- This change positively impacts the current planning for the Whitlam Local Centre and should attract the larger supermarket operators to the suburb.

### **Indicative Land Release Program (ILRP) and commercial releases in Molonglo Valley.**

- Each year the ACT Government publishes an Indicative Land Release Program to outline the proposed supply of Government land for the residential, community, commercial, mixed use and industrial sectors.
- The program is reviewed each year and is subject to change year-to-year as the Government's priorities adjust to better respond to the circumstances impacting the Canberra community.
- The program also may change to respond to shifts in the market and more generally due to the very complex nature of land planning and development processes.
- The program plays a strategic role in catering for our population growth, to meet the housing needs for Canberrans and to contribute to delivering a sustainable, compact and liveable city. This year the ACT Government is publishing a 5-year program for the years 2021-22 to

2025-26 alongside the 2021-22 ACT Budget.

- A strong program of land release is forecast for Molonglo Valley over the next 5-years. This reflects an increasing focus on Molonglo Valley as the main supply of greenfield housing moving forward.

### **2021-22 commercial land releases**

- 10,000m<sup>2</sup> of commercial land is programmed for the release this financial year (2021-22) to develop the Whitlam local centre.
- To deliver the best urban design outcome and to maximise the commercial viability of the centre, the Suburban Land Agency (SLA) is preparing a set of place-led design guidelines that will serve as a template for building design and layout as well as car-parking, open space and pedestrian connectivity.
- The SLA have chosen the proposed sales process for the Whitlam local centre is via a two-stage expression of interest (EOI) and request for tender (RFT) sales process.
- Release the sites under a Concept Delivery Deed that will require among other items the developer to prepare a Development Application (DA) for approval that aligns with the Place-led design guidelines.

### **Whitlam Heartbeat Café and Shop**

- Residents are beginning to move into their new homes in Whitlam, therefore in the interim a site has been reserved for a small temporary

café/shop with a landscaped, shaded outdoor area for the new residents to gather.

- The SLA has developed the “Heartbeat Café” initiative in response to the recommendations from the Whitlam place plan and builds on the learnings of Coombs and Wright by giving early residents access to a small shop and café ahead of the release and development of the Whitlam local centre.
- The Heartbeat café is part of the construction of the Whitlam Display Village in Whitlam Stage 1.
- The SLA will fund the hire and fit-out of the shop and the landscaping and put the operation out to tender with a low rental rate.

#### **2023-24 Molonglo group centre commercial land releases**

- The Molonglo group centre will start taking shape with commercial land releases commencing in 2023-24.
- Molonglo group centre land releases commence with the following land uses signalled:
  - commercial land (10,000m<sup>2</sup>)
  - mixed use land (10,000m<sup>2</sup>)
  - residential yield (300 dwellings)
  - a community facility site for an ACT Government school/College (40,000m<sup>2</sup>)

#### **2024-25 Molonglo group centre commercial land releases**

- In 2024-25 commercial land (10,000m<sup>2</sup>), mixed-use land (10,000m<sup>2</sup>) and

associated residential yield (300 dwellings) are programmed for release in the Molonglo group centre and

**2025-26 Molonglo group centre commercial land releases**

- In 2025-26 commercial land (10,000m<sup>2</sup>), mixed-use land (10,000m<sup>2</sup>) and associated residential yield (300 dwellings) are programmed for release in the Molonglo group centre.

**Mr Mick Gentleman**  
Manager of Government Business  
Minister for Planning and Land Management  
ACT Legislative Assembly  
GPO Box 1020,  
Canberra, ACT 2601

6 October 2021

Dear Minister Gentleman,

### **Delay to the Molonglo Commercial Centre**

We are writing to you regarding the two-year delay to the first commercial land release of the Molonglo Commercial Centre, as revealed in today's ACT Budget papers.

At the 2020 Territory Election, ACT Labor made an explicit commitment to "fast track" the Molonglo Commercial Centre (see [Attachment A](#)). Based on the latest available indicative land release program (2019-20 to 2022-23) this would have entailed releasing the first piece of land in 2021-22. This timeline is consistent with your letter to the Molonglo Valley Community Forum in April 2021 (see [Attachment B](#)).

We would sincerely appreciate your urgent clarification as to why this land release has been delayed to 2023-24, as detailed in the Indicative Land Release Program (2021-22 to 2025-26) released today as part of the 2021 ACT Budget.

Yours sincerely,

[Redacted signature line]

Interim Spokesperson  
Molonglo Valley Community Forum

Member  
Molonglo Valley Community Forum

[Redacted box]

[Redacted box]

[info@mvcommunityforum.org.au](mailto:info@mvcommunityforum.org.au)



Find us on Facebook [@mvcommunityforum](#)

Attachment A

**LABOR'S  
PLAN FOR**  
*Molonglo*



AUTHORISED BY MELISSA JAMES FOR ACT LABOR.



## Attachment B



### **Mick Gentleman MLA**

Manager of Government Business  
Minister for Planning and Land Management  
Minister for Police and Emergency Services  
Minister for Corrections  
Minister for Industrial Relations and Workplace Safety

Member for Brindabella

21/28951

Interim Spokesperson  
Molonglo Valley Community Forum  
[info@mvcommunityforum.org.au](mailto:info@mvcommunityforum.org.au)

Dear

Thank you for your letters of 30 March 2021 about the Coombs peninsula and the Molonglo commercial centre. I also note that we met in person on Thursday 15 April 2021 and also discussed the items in your correspondence.

The Coombs peninsula has undergone extensive environmental assessment. These showed that the area had low environmental value due to its past use as a commercial pine plantation. This made the area not suitable for inclusion into the adjacent Molonglo River Reserve.

For the final zoning of the peninsula to be determined in accordance with the *Planning and Development Act 2007*, a development application for an estate development plan is required to be lodged with the independent planning and land authority. No application has been lodged at this time.

The area also does not appear on the Indicative Land Release Program associated with the 2020-21 Budget. The future of the area may be considered further as part of the next ACT Budget and the new Indicative Land Release Program.

Block 3, Section 17 Coombs is the final Community Facility Site to be released in Coombs. The release timing for the site is currently being considered as part of the development of the 2021-22 ACT Government Indicative Land Release Program.

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Prior to its scheduled release, the Suburban Land Agency (SLA) will consult with the community on the site's future uses in accordance with those allowed under the Community Facility zoning in the Territory Plan. These uses include a Community Activity Centre.

In relation to the Molonglo Commercial Centre, planning for this is well underway. The centre will include land for supermarkets, retail, commercial, emergency services and community facilities such as education facilities and a library. The Government recognises that this is important for delivering services for this growing region.

**I anticipate the first stages of land associated with this centre to be released next financial year.**

Following the initial release, land will continue to be progressively released, as occurred with the Gungahlin Town Centre.

The method of land release has yet to be considered by the SLA. A land release strategy will be developed by the SLA once planning is finalised. Market conditions and opportunities for innovative solutions will be considered at that time.

Thank you for raising these matters with me and I hope this information is of benefit.

Yours sincerely



Mick Gentleman MLA  
Minister for Planning and Land Management  
22/4/2021



**Mick Gentleman MLA**

Manager of Government Business  
Minister for Planning and Land Management  
Minister for Police and Emergency Services  
Minister for Corrections  
Minister for Industrial Relations and Workplace Safety

Member for Brindabella

21/91768

[Redacted]

Molonglo Valley Community Forum  
[info@mvcommunityforum.org.au](mailto:info@mvcommunityforum.org.au)

Dear [Redacted]

I write in reply to your letter of 6 October 2021 about the release of land in the Molonglo group centre under the [2021-22 to 2025-26 ACT Government Indicative Land Release Program](#).

First, thank you for the opportunity to meet with you both on 12 October about this same matter. As discussed in our meeting, the deferral of the release of commercial land for the Molonglo group centre will provide an opportunity to work closely with you and the community to refine, settle and conclude planning work and coordination of supporting infrastructure required to deliver the release. It will allow for a settled, strategic land use context for the Molonglo Valley more broadly to attract the desired level of industry investment in the group centre and in turn, achieve the level of amenity, activation and community use that is desired by the community.

I was pleased to be able to discuss this approach with you both and hear your views. As agreed in our meeting, the Environment, Planning and Sustainable Development Directorate (EPSDD) will be leading engagement with yourselves and the Molonglo Valley Community Council as work continues on the planning for the group centre. Additionally, I will be providing information through Legislative Assembly processes later in the year, which EPSDD will also discuss with you when they are able to.

Recent developments across the Molonglo district have meant that additional shops and community services will soon be available in Wright, Coombs, and Whitlam. The Koko Molonglo development, for example, is intended to have a second supermarket and more retail tenancies than had originally been anticipated when planning for the area. I understand that Minister Steel is writing to you separately about community facilities. While I appreciate that these are still under construction and

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not to the scale of a Group Centre, these additional shops and services will ensure the existing community has local facilities available very soon.

I look forward to continuing our positive relationship as we work to deliver an inclusive and welcoming District that meets the needs of the community now and for the generations to come.

Yours sincerely

  
Mick Gentleman MLA  
20/10/2021

## ILRP STEERING COMMITTEE MEETING 11 - MINUTES

### MEETING DETAILS

Date	18 December 2020
Time	11:00 – 12:00
Location	Microsoft Teams
Secretariat	Jennifer Finlay, Senior Director Land Strategy and Policy, EPSDD

Previous meeting **8 October 2020**

### MEMBERS

Chair	Dr Erin Brady	Deputy-Director General, Environment, Planning and Sustainable Development Directorate (EPSDD)
Members		Representative
Apology	Ben Ponton	DG, EPSDD
Attended	John Dietz	CEO, SLA
Apology	Malcolm Snow	CEO, CRA
Apology	David Nicol	UT, CMTEDD
Attended	Bruce Fitzgerald	EGM, Urban Renewal
Attended	Lesley Cameron	EGM, Planning Land and Building Division EPSDD
Apology	Stephen Miners	Deputy Under Treasurer, ACT Treasury, CMTEDD
Apology	Mark Whybrow	EGM Finance & Budget, ACT Treasury, CMTEDD
Apology	Sue Vroombout	EGM Economic & Financial, ACT Treasury (CMTEDD)
Attended	Tom Gordon	EGM Development Delivery, SLA
Attended	Joey Lee	Chief Financial Officer, SLA
Attended	Neil Bulless	Deputy CEO, SLA
Apology	Clint Peters	EBM, Development CRA
Apology	Craig Gillman	Chief Operating Officer, CRA
Attended	Thao Le	EPSDD CFO

*Wilhelmina Blount (tsy) – apology; Rob Thorman (SLA) - attended*

### ITEMS

1. The Chair welcome the Committee, noting apologies and explained the need for the meeting to proceed indicating an additional meeting in January may be necessary.
2. Minutes from previous meeting accepted unchanged.

#### 3. Updates:

- 3.2 2020-21 ILRP risks to release & proposed changes

3.2.1 SLA Board Update and ILRP Risks, SLA paper – to note / for discussion

(refer paper 3.2.1 and Attachment)

- SLA, CEO presented an update that had been provided to the SLA Board and noting ILRP risks discussed and presented in a risk summary attachment.
- The paper raises high level risks from SLA and includes future releases programmed in Molonglo commercial, Molonglo stage 3 suburbs
- The Committee noted the need to track risks regularly through each stage of the land development framework to ensure risks can be delivered on time.
- The Chair noted the need to document delays clearly through process and early and there should be discussion and agreement on delays and reasons at suitable level (eg, steering committee); and noting the reasons given in the paper for the delays are not endorsed in their entirety.



**ACT**  
Government

Environment, Planning and  
Sustainable Development

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SUBMISSION TO ILRP STEERING COMMITTEE

<b>Agenda Item No.</b>	3.2.1
<b>Date of Meeting</b>	18 December 2020
<b>Meeting No.</b>	11
<b>Subject</b>	SLA reporting of risksto the ILRP in the current and future years
<b>Directorate</b>	EPSDD / SLA
<b>Presented by</b>	Neil Bulless
<b>Action Required</b>	<b>Note For Discussion</b>



Risks to future years of the ILRP (2021-22 to 2023-24)

- A number of release risks have been identified in the second year (2021-22) of the existing program. These include:



- Molonglo Commercial Centre: 300 dwellings and 25,000m<sup>2</sup> commercial site area identified for release. Site is currently with EPSDD and Assurance Package would have been due early 2019 in order to allow for timely release. As such, this site presents a high risk to release.



- Furthermore, there remain risks around the delivery of future stages of [redacted] Molonglo 3 - new suburb (located opposite Whitlam), the Molonglo Commercial Centre, and Denman Prospect 3. [redacted] In some cases, these are subject to Budget funded business cases and require the completion of necessary planning studies and approvals, as well as EPSDD's timely provision of the Assurance Package to the SLA to meet ILRP timeframes.



**Recommendation by Steering Committee:**

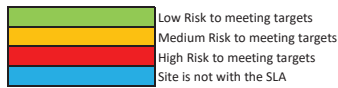
- *Noted.*

**Date:**

Year 2 - 2021-22

District	Suburb	Block	Section	Residential Dwellings	Area	Risk to Release	November 2020 Comments
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Molonglo Valley	Molonglo			300	25,000	High Risk to meeting targets	EP&SU are preparing a concept plan. Despite advice that an Assurance Package could be provided by December 2020, this does not allow the SLA enough time to release within the financial year. A number of pre-release phases need to be undertaken for release to occur including a commercial analysis of the various release options (JV, Englobe). High risk for achieving release.
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Year 3 - 2022-23

District	Suburb	Block	Section	Residential Dwellings	Area	Risk to Release	November 2020 Comments
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Molonglo Valley	Molonglo			300	15,000		EPSDD are preparing a concept plan. Despite confirmation that we'll have the site transmitted to us by December 2020, this does not allow the SLA enough time to release within the financial year. A number of pre-release phases need to be undertaken for release to occur including a commercial analysis of the various release options (JV, Englobe). High risk for achieving release.
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SUBMISSION TO ILRP STEERING COMMITTEE

Agenda Item No.	4
Date of Meeting	18 December 2020
Meeting No.	11
Subject	Consultation draft ILRP – 2021-22 to 2024-25
Directorate	EPSDD
Presented by	EPSDD
Action Required	<b>Update on current activities</b> <b>For Discussion</b>

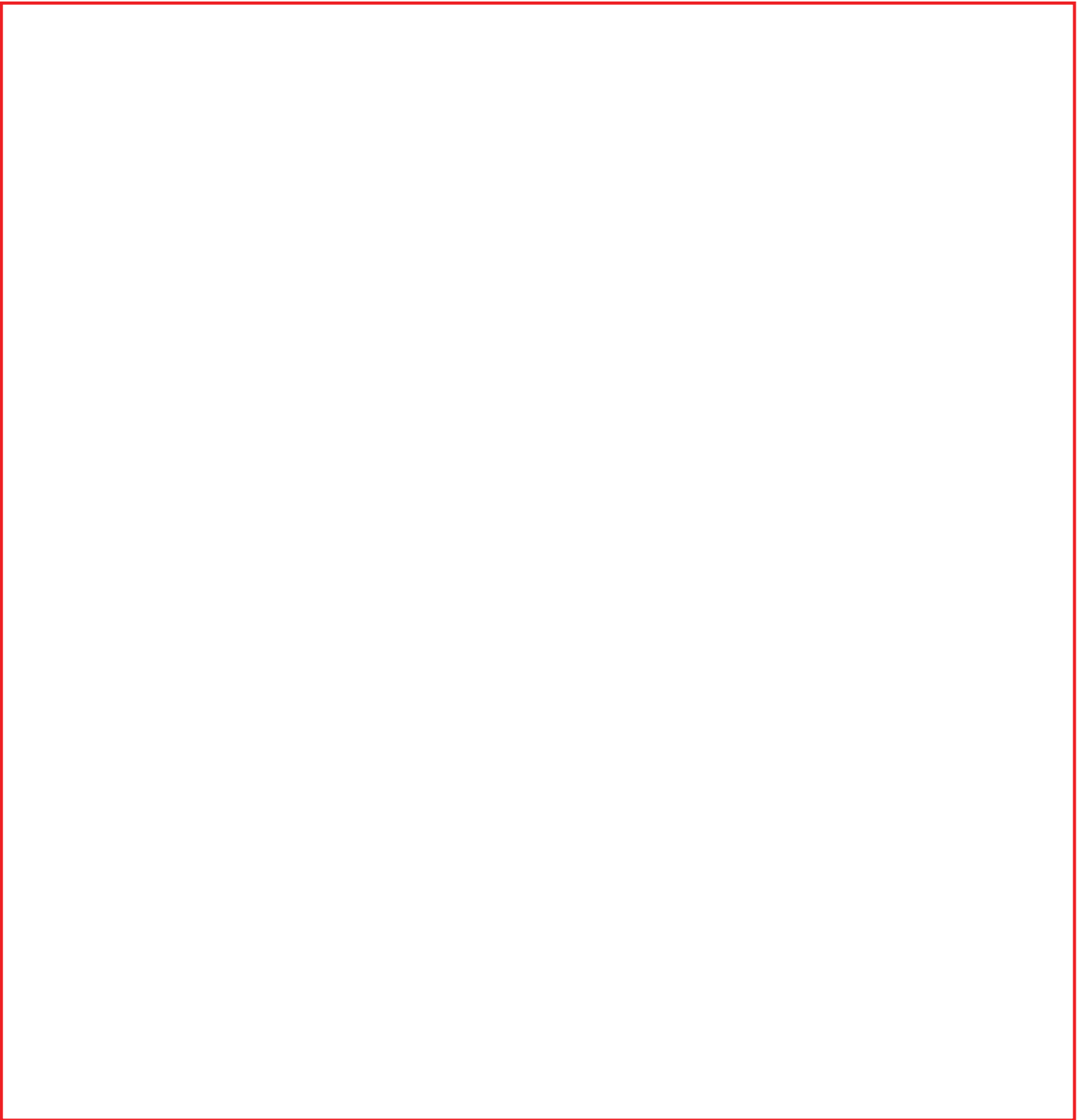
**Background**

- At the October 2020 ILRP steering committee meeting, in the context of a discussion on future supply, the committee requested the ILRP working group to *start focusing on what the next 4-year ILRP would look like*. At the time, the task was to prepare for a February budget process and possibly Cabinet consideration of draft new ILRP in December. Subsequent to this meeting, Treasury confirmed the way forward for the land revenue estimates (to prepare for the 2020-21 Budget process) and ILRP following a meeting with the Treasurer.
- It was agreed that work necessary to publish the next ILRP (2021-22 to 2024-25) in line with usual timeframes (May/June 2021) can proceed. On this basis, through the working group, consultation commenced on the annual review of the ILRP to develop a draft program for 2021-22 to 2024-25, aiming for Cabinet consideration around April 2021 and consideration as part of the 2021-22 budget process proposed for August/September 2021.
- Consultation on the draft ILRP commenced through the October (22/10/2020) and November (19/11/2020) working group meetings and offline discussions with EPSDD, SLA and CRA. The working group was requested to advise of changes and justification for change the published 4-year ILRP as the first step in developing the next 4-year ILRP. A consultation draft ILRP for 2021-22 to 204-25 was tabled at the December working group meeting (17/12/2020). Consultation through the working group is ongoing.

**Issues**

- The consultation draft ILRP for 2021-22 to 2024-25 at [Attachment A](#) consolidates the advice of the agencies (SLA, CRA) and directorates (EPSDD, TCCS) represented in the ILRP working group.





**Details**

- Consultation with EPSDD due diligence areas and the delivery agencies has identified a number of changes to release timing across all years of the ILRP with justification for the change noted in Attachment A.
- Changes to the 2021-22 program of release include:



- Molonglo: 300 dwellings and initial commercial release, EPSDD advise the release is delayed for planning process and infrastructure investigations. Indicative release timing shifted to 2023-24.





**Corporate considerations**

Legislative requirements: N/A

Financial/budget implications: Financial and budget implications of the consultation draft ILRP for 2021-22 to 2024-25 have not been assessed. At this stage, the annual review of the ILRP focussed on changes to releases not revenue.

Communications: N/A

**Recommendation by Steering Committee:**

- *Update on current activities of the ILRP working group – noted.*

**Date:**

## Consultation Draft 2021-22 to 2024-25 Indicative Land Release Program

2023-24	Molonglo Valley	Denman Prospect	Residential High Density (TPV)	Greenfield	EPSDD	Shares issues with Molonglo comercial & MVIS - Concept Plan timing - potential englobo release but would need to be planning ready for release or accept a extended settlement period eg like with DPstage2
2023-24	Molonglo Valley	Molonglo	Mixed Use / Commercial Subject to TPV-Concept Plan	Greenfield	EPSDD	Initial release Molonglo commercial - shifted from 2021-22 - This release is aimed at providing shops for Molonglo Valley - ISSUES: release dependent on critical infrastructure - water, sewer, stormwater management & JGD3C. EPSDD greenfield advise of need to shift 1 year due to Concept Plan in draft & TPV process not commenced. Risk remains in having this release planning ready within 2 years. SLA still to advise on implications of pursuing englobo release strategy for the commercial centre. Site currently is with EPSDD. Program for assurance package is calendar year 2020. SLA consider the release method to be determined in consultation with SLA Board.
2024-25	Molonglo Valley	Molonglo	Mixed Use / Commercial Subject to TPV-Concept Plan	Greenfield	EPSDD	
REMOVED FOLLOWING CONSULTATION						
2021-22	Molonglo Valley	Molonglo	Commercial (Town Centre) subject to TPV-Concept Plan	Greenfield		This release was to provide shops into Molonglo Valley - dependent on critical infrastructure - water, sewer, stormwater management & JGD3C - 300 dw & 25000 commercial. EPSDD greenfield advise of need to shift 1 year due to Concept Plan in draft & TPV process not commenced. Risk remains in having this release planning ready within 2 years. SLA still to advise on implications of pursuing englobo release strategy for the commercial centre. Site currently is with EPSDD. Program for assurance package is calendar year 2020. SLA consider the release method to be determined in consultation with SLA Board.
2022-23	Molonglo Valley	Molonglo	Commercial (Town Centre) Subject to TPV-Concept Plan	Greenfield		

Issues to highlight:

Molonglo Valley - delays to critical infrastructure projects - need more detailed explanation of delay and implications for land release