

Savery, Neil

From: McFarlane, Trina
Sent: Tuesday, 1 March 2011 1:53 PM
To: Savery, Neil
Cc: Gianakis, Steven; Chambers, Harvey; Metha, Nan; Neal, Colleen
Subject: Molonglo Stage 2 - Governance arrangements

Neil

We had our fortnightly ACTPLA Molonglo Working Group meeting this morning, and among other things discussed the forthcoming changes to governance arrangements (Task Force and associated CE Group and Tiger Team) for Stage 2 that you reported on last Friday 25 Feb.

We spent a little time discussing how the arrangements might best help in terms of achievement of the objectives for Molonglo draft PDF project:

- Retain current programming/approach for draft PDF consultancy
 - Including arrangements now in place - working through key issues, involving parties as appropriate, and bringing issues to CPE for decision or a request from you for further action/review.
- Focus of new teams
 - Major benefits would be seen from each of the 3 teams being focussed on the problems which involve complex unresolved cross agency considerations (which are limited now).
 - The arrangement might help in securing endorsement to decisions now very well advanced, e.g. facilitates process of acceptance of the Molonglo stormwater management scheme.
 - One option is that the Tiger Team adopt a "portfolio" approach, where TAMS reps take back and assist in driving decisions that particularly involve TAMS related matters (e.g. roads), LaPS drive decisions on LaPS matters (e.g. confirming housing mix solution) etc. Although it is noted that many of the issues involve multiple agencies.
 - If deadlines are to be met it would seem to be problematic for the new teams to re-analyse the draft PDF planning decisions taken or now well advanced in the draft PDF. Infrastructure timeframes and related decisions are particularly critical.
 - Perhaps the most critical issue at present is the finalisation of the sewer strategy, the decision around which is related to the location of the group centre and north-south arterial road. We have a plan to progress this matter that includes a comparative analysis likely forthcoming over next 3-4 weeks. It would be useful to discuss how the new governance arrangements might be involved especially over the next few weeks.
 - A question is whether the Task Force and Tiger Team will be separate from the cross-agency Steering Group formed for RPCP work, or whether the new arrangement would actually also accommodate the current RPCP SC?
 - We would appreciate the opportunity to comment on the draft ToR for these teams. There some concerns are about the Tiger Team outside members being full-time as the project has moved forward over the last month and having access to the building, and that there is no infrastructure rep on this group. There is a need for someone to really need drive these teams if they are to be successful, as we only have 4 months now left to complete the draft PDF.

Happy to discuss.

Thanks
Trina

Tiger Team and Task Force to meet on the
9/3 at 10. Need Steve. will be intense for a
~~wednesday morning~~ week.
Circulate to Sandra and David.
Provide Steve with ToR (need from David).

Agency sovereign decisions
Taskforce TOR and composition 25/2

MOLONGLO STAGE DRAFT PLANNING AND DESIGN FRAMEWORK PROJECT

Establishment of Taskforce

Tiger Team 3.00pm
Jan Chair.

February 2011

CEs: David, Herb
Sandra, Gary (Faye)

Chris (Steve) / Tirona / Patrick
Paul Lewis
Pamela Averill secretarial

BACKGROUND

Need for a taskforce?

There is the need to confront complex cross-agency and diverse, if not competing, aspirations in planning for Molonglo Stage 2 as part of the Draft Planning and Design Framework (draft PDF) project.

There is also the added complexity with compressed decision timeframes and the unusual physical constraints involve significant areas of sloping terrain.

There is a need for a more direct way to successfully deliver the project in its final five months to meet the accelerated land release program; one that confidently secures the required decisions in a timely manner during the planning process.

If the programme is to be met, there is a need to remove barriers to streamline the decision making process so that ACTPLA can progress work knowing that key decisions are 'locked in'.

* first meeting after 15 March when Chris is back?

Role of taskforce?

To provide high level decision-making resolving critical cross-agency issues to keep the project on track for completion to meet the accelerated land release program. Tirona's email.

Note: Is there are further potential reporting/tracking role to provide a single reference point.?

Current situation & timing

The draft PDF project must be finished by June 2011 to meet the land release program and enable the completion of the planning requirements for the first land releases (refer to figure below).

The draft PDF has reached the stage where physical planning decisions (whole-of-government) will need to be made that involve points of difference with existing policy.

Decisions on the key issues are required in the next 1-3 months.

KEY ISSUES AND CRITICAL DECISIONS

A number of key issues/critical decisions are currently foreseen. Others may emerge over the balance of the project. These key planning and policy issues are as follows:

Timing of reporting to Cabinet

* Colleen for ETC and next PSB meetings please. By 25/2

The draft PDF will be completed at the end of June 2011, with important planning requirements (IPRs) for the first 3,000 dwellings. A Cabinet process has not been factored into this program.

A decision needs to be made if a Cabinet process is required to endorse the IPRs at the end of the draft PDF project, or if a Cabinet process is only required when the final PDF project is completed.

Confirmation of urban form (yield/housing mix, housing occupancy rates)

The target for Molonglo Valley overall was set at 55,000-60,000 through the structure planning work, of which 18,000 is to be in stage 2 (noting there is already a shortfall in the target for stage 1 – Coombs and Wright).

ACTPLA is working to an 18,000 population target for Molonglo stage 2. This is seen as a firm planning/target population figure and clearly the proposed dwelling mix would need to support it. Maintaining the population target for the whole of Molonglo and for stage 2 is therefore a key priority, and this is particularly important due to the shortage of greenfields land in the ACT. But, at the same time, we are conscious there is also a need to maintain yield and the challenges of ensuring a good mix of housing.

Confirmation of urban structure (arterial roads and group centre)

A decision on the location of the group centre and alignment of the arterial roads is required early as this establishes the overall framework for stage 2 and will enable critical infrastructure projects to be progressed.

There are two viable options available for the location of the group centre - the location indicated in the Structure Plan and a more northerly option. The preference is for the northern site, subject to further analysis of costs.

If there is a large margin in costs for earthworks, the southern option may be investigated further considering revenues and other issues and market advice. Connectivity and extent and costs of bulk earthworks are important considerations.

The arterial road structure being proposed can accommodate either option, and the IPRs are required for the first land release (3,000 dwellings), so there is flexibility if a decision is not made during the draft PDF project.

Design standards for roads (whole of government position required)

Site characteristics of stage 2, with the steep topography compared to most other parts of Canberra and with land at a premium, make it difficult to meet the design standards for roads.

A more innovative approach to road standards is required to deliver the outcomes required.

The issues that require a new approach include:

- Challenging the need for main roads with on-road cycle lanes with an alternative network and experience for cyclists and pedestrians
- Road planning for genuine shared spaces
- Achieving maximum 5% grades for pedestrians and cyclists on steep land
- Narrowing road widths to minimise cut and fill
- Considering one-way streets for shorter distances.

It is noted that a round table is being established to investigate similar roads standards challenges for East Lake PDF project.

Defining the western boundary (bushfire and ecological management)

Resolution of the western boundary is critical to the Molonglo Stage 2 Draft Planning and Design Framework project to define the urban edge and the land available for development, and to meet the accelerated land release program.

The options for the Molonglo Stage 2 western boundary alignment and treatment paper prepared by SGS/Eco Logical Australia examines the environmental, bushfire, and planning considerations around the issue, and presents 4 options.

The issues considered in defining the western boundary alignment/treatment are:

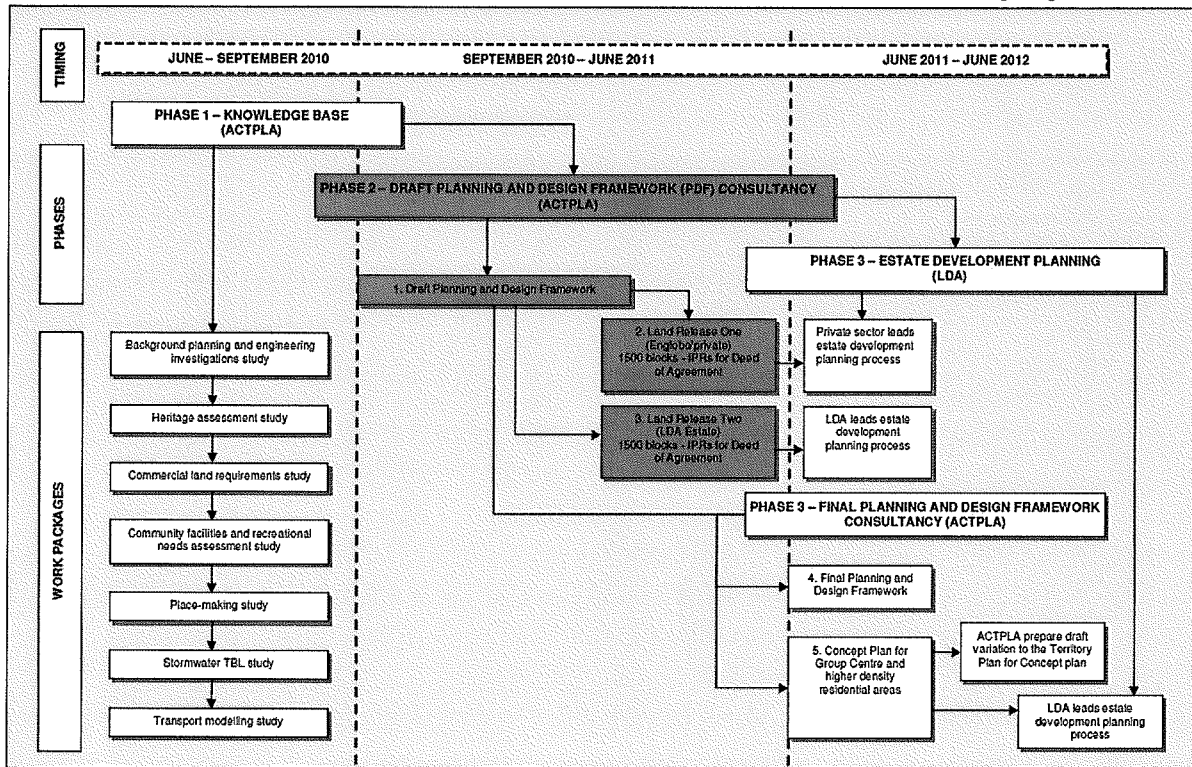
- Bushfire risk management
- Optimising land development opportunities (housing supply and returns to government)
- Retention of vegetation and natural resource management
- Ongoing maintenance, servicing and other public costs
- Recreation, visual quality and amenity for future Molonglo residents
- Time/cost and risk management of regulatory processes.

There are many inter-relationships among the above. Ideally, a response would seek out opportunities for practical integrated solutions to the issue that delivers multiple benefits for the land and minimise costs/losses to government.

Given the range of constraints on Molonglo Stage 2 – topographical (steep slopes typically 15% but up to 30%), bushfire and environmental – developable land is at a premium. With the high population target (18,000 people) and dwelling yield requirements for Stage 2, and imperatives to optimise financial return to government, there is a need to maximise areas of land available for urban development. This may require different approaches to development than in the rest of Canberra.

A decision will need to be made, based on the recommendations of the River Park Concept Plan Steering Committee. This decision may, in turn, initiate a round of complex referral and environmental assessment processes.

Molonglo Stage 2 accelerated land release process and draft PDF project



Molonglo Stage 2 Draft Planning and Design Framework

Issues for Discussion with the Community and Industry Reference
Group

ACTPLA
February 2011



This Report has been prepared for:
ACT Planning & Land Authority

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In designing the group centre a range of issues need to be considered to ensure that it is an attractive and lively centre for future residents of Stage 2 and the Molonglo Valley. The range and mix of uses that are accommodated in the group centre are also important for example – public spaces, residential, mixed use and schools as well as commercial uses.

The local centre also needs to be commercially viable and have the appropriate level of commercial floor space and community facilities.

Key issues for the design of the group centre are:

- Using the topographic features of the site within the design including having green and open space networks and also accommodating the change in levels
- Having a fine grain street and lane network to maximise pedestrian thoroughfares
- Providing for pedestrian and cyclist connections with nearby residential areas
- Ensuring that public transport is integrated into the design
- Ensuring residential development can be accommodated in the centre
- Planning for staging (of development including surface to structured parking)
- Considering the microclimate and aspect within the design
- Ensuring there are sufficient community + education facilities in the group centre

The local centre also needs to be central to future residents for walkability and access, and be commercially viable. A range of community facilities should also be accommodated in the local centre such as child care centres, medical centres and community halls.

1.3.2 Key Questions for Resolution

- How can the design of the group centre ensure that it is attractive and lively for future residents?
- What are the public realm elements that should be accommodated in the group centre?
- What is the appropriate mix of uses in the Group and Local Centre?

1.4 Environment including Bushfire

1.4.1 Summary of Analysis

There are significant ecological and bushfire constraints and management requirements associated with the Molonglo Stage 2 development area and its surrounds.

The Molonglo Valley contains important habitat and ecological values for a number of Matters of National Environmental Significance (NES) identified under the *EPBC Act*, including:

- Box-Gum Woodland;
- Natural Temperate Grassland;
- Pink-tailed worm lizard (PTWL) habitat; and
- Bird habitat.

The Molonglo Valley also contains important habitat and ecological values identified under the *Nature Conservation Act 1980 (ACT) (NCA)*.

In September 2008 the ACT and Commonwealth Governments commenced a strategic assessment under Section 146 of the *EPBC Act*. The latest version (Nov 2010) of the Molonglo Valley Plan for the Protection of Matters of National Environmental Significance (the NES Plan), sets out the protection and conservation strategies to avoid unacceptable impacts on matters protected by the *EPBC Act* as a result of development in the Molonglo Valley as specified in the Molonglo and North Weston Structure Plan.

The NES Plan includes the identification of “offset” areas outside the developable area, which will be protected and enhanced as a means of addressing the loss of some native habitat within the urban development area.

The Commonwealth Minister for Sustainability, Environment, Water, Population and Communities can make further modifications to the NES Plan.

A preliminary bushfire risk assessment for Molonglo Stage 2 has been prepared in accordance with:

- *Planning for Bushfire Risk Mitigation General Code (ACTPLA 2008)*; and
- *Strategic Bushfire Management Plan for the ACT (ESA 2009)*.

This bushfire assessment included identification of the need for inner and outer asset protection zones (APZs) to protect urban development.

As well as identifying the need for planning and building provisions to support ecological and bushfire protection objectives, the need for ongoing and effective environmental and bushfire risk management regimes was also discussed.

Key issues that arise include the following.

- There is a need to achieve interrelated bushfire/ecological/recreational objectives – while maximising the developable land area.
- The development footprint and design features of Molonglo Stage 2 need to take into account bushfire risk mitigation measures such as APZs, water supply and access to fire fighting. This will require close consultation with stakeholders including ESA and TAMS.
- If all outer APZs are outside the specified urban boundary, there are some significant areas of overlap with areas of ecological sensitivity.
- To include all APZs outside the specified urban boundary could maximise the area potentially available for development but risk Commonwealth intervention under the EPBC Act.
- Conflict between the achievement of environmental, fire protection and land sales objectives associated with the western boundary of Molonglo Stage 2 in particular, will need further attention. If the outer APZ is outside the urban boundary in this area, it overlaps with an area of ecological sensitivity leading to potential problems with conflicting management requirements.
- There is a need to co-ordinate plans for use of the Molonglo River corridor with environmental and bushfire protection plans for Molonglo Stage 2.

1.4.2 Key Questions for Resolution

- How can conflicting biodiversity, fire management and land sales objectives be best managed, particularly in relation to decisions associated with the urban edge boundary (western edge in particular)?
- How can links with the Molonglo riparian corridor best be managed to ensure ecological connectivity and health and appropriate recreation opportunities?
- How can the natural environmental features and values of Molonglo Stage 2 be incorporated to create a unique identity for the development?
- How can remnant native vegetation within the urban area best be protected, the use of native local species in landscaping be supported and the use of exotic species discouraged?

1.5 Cultural Heritage

1.5.1 Summary of Analysis

The Molonglo Valley contains a range of places associated with the history of Aboriginal and European settlement. A number of sites or places, both within and in proximity to Molonglo Stage 2 are listed on the Commonwealth Heritage List and the ACT Heritage Register.

ACTPLA has commissioned separate and independent heritage reviews, which have catalogued all known Indigenous and European sites in the area, and identified likely locations of other Indigenous sites using a predictive model.

One site of particularly high significance, MV18 Indigenous grinding groove, was recognised as requiring a Conservation Management Plan, and was recommended for inclusion within local open space.

The Molonglo Valley also has a pastoral history spanning over 100 years, but the Molonglo Stage 2 area does not include any sites of significance associated with these pastoral activities.

The Structure Plan for Molonglo and North Weston states that Aboriginal and European heritage places will be recognised and significant sites conserved in public open space.

Key issues that arise include the following.

- Cultural heritage considerations need to be linked to development, particularly to contribute to a unique identity for the area.
- There is a need to take into account heritage issues as part of the management plan for the Molonglo River Corridor, and to identify any implications for the development of Molonglo Stage 2.

1.5.2 Key Questions for Resolution

- How will the 'cultural heritage' aspects of the site be used to enhance its unique identity?

MOLONGLO PROJECT REFERENCE GROUP
11:00am-12:00noon Wednesday 9 March 2011
ACTPLA Ground Floor North Function Room
AGENDA

Members:

Sharon Lane / Trish Bootes, Parks Conservation and Lands, TAMS
Damian McNamara, Land Release, LAPS
Jim Corrigan / Gabriel Joseph, Asset Acceptance, TAMS
Tony Gill / Carl Dias, Roads ACT, TAMS
Ian Baird, Natural Environment, DECCEW
Patrick Paynter, Infrastructure Policy, ACTPLA
Stuart Mackenzie, Land Policy, ACTPLA
Trina McFarlane, Land Policy, ACTPLA (Chair)

Optional attendees:

Neil Savery, Chief Planning Executive, ACTPLA
Steven Gianakis, A/g Manager Land Policy, ACTPLA
Harvey Chambers, Manager Infrastructure Policy, ACTPLA

Presentation: [REDACTED] (SGS Economics and Planning)

- 1. Welcome and previous minutes** *(5 mins)*
- 2. Molonglo Stage 2 - Draft PDF project** *(10 mins)*
 - Update on Molonglo Stage 2 process.
 - Brief summary of feedback from the Community and Industry Reference Group meetings – November 2010 and March 2011
- 3. Presentation of issues being considered in Draft PDF** *(35 mins)*

Including issues such as:

 - Housing
 - Community Infrastructure and Open Space
 - Group and Local Centre
 - Environment, including Bushfire
 - Cultural Heritage
 - Movement and Access
 - Water and Utilities.
 - Discussion
- 4. River Park Concept Plan** *(10 mins)*
 - Brief introduction to the project and key objectives.

Close



MOLONGLO VALLEY STAGE 2

Draft Planning and Design Framework

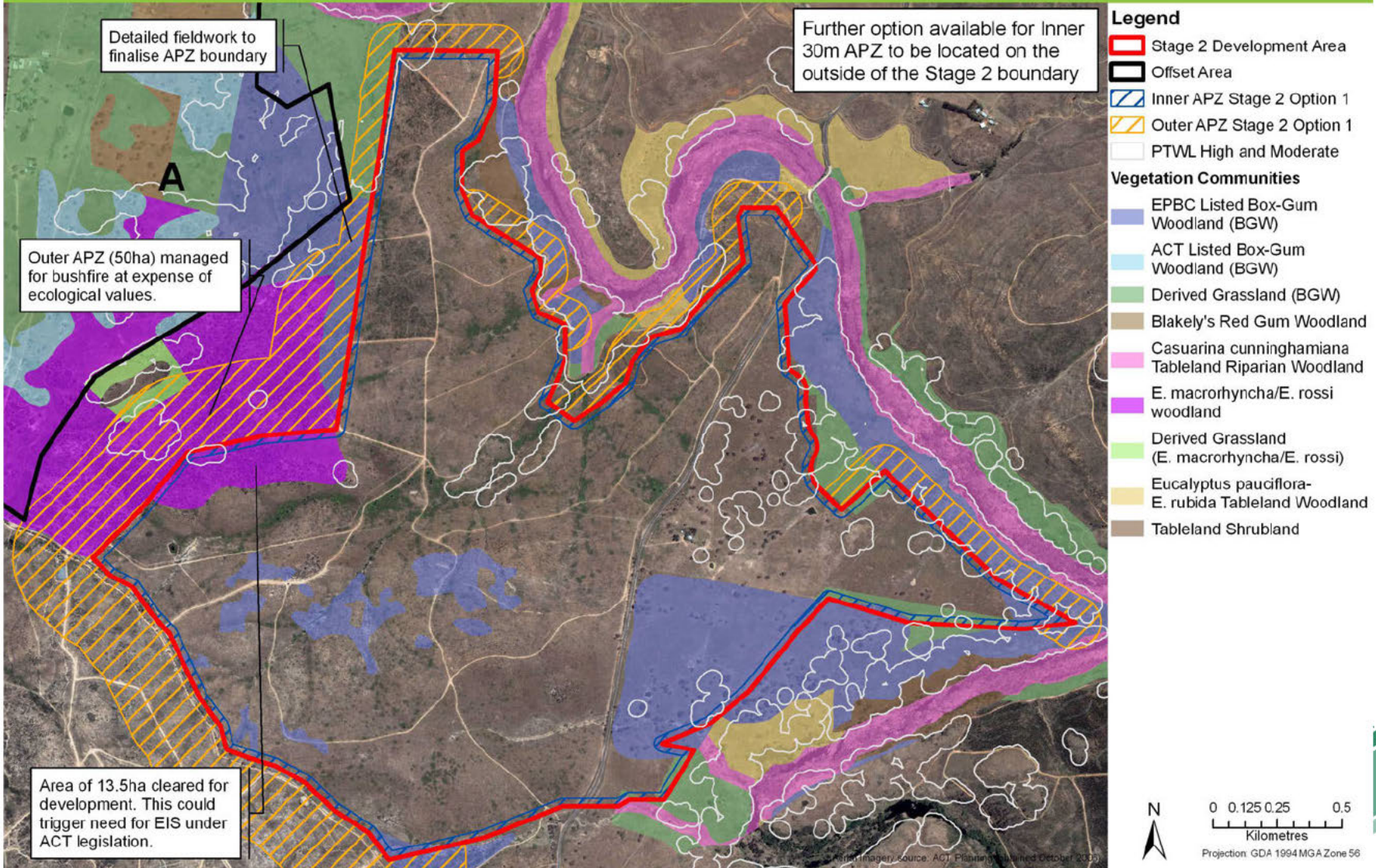
Molonglo Stage 2 Update on Key Issues

Project Reference Group

9 March 2011

Environment & Bushfire

Western Boundary Molonglo Stage 2 - Option 1 (Maximum Yield)



Molonglo Taskforce

Molonglo Overview Presentation
Thursday 17 March 2011
11.00am to 12.15pm

Agenda

1. Molonglo Valley Overview (5 minutes) – Trina McFarlane
2. Molonglo stage 2 Planning Overview (15 minutes) – Trina McFarlane
3. Molonglo stage 2 Infrastructure Overview (15 minutes) – Patrick Paynter
4. Molonglo stage 2 Issues (15 minutes) – Trina McFarlane ✖

MOLONGLO STAGE 2 – PLANNING OVERVIEW AND UPDATE ON PROGRESS

Study area

- Future urban area boundaries indicated in Structure Plan, now being refined, requires discussion with NCA.

Draft PDF stages

- Draft Planning and Design Framework (PDF) project is on track to finish end June 2011.
- Four reports were received as part of Step 1 of the project.
- Current work (Step 2) is finalising planning and design elements, themes and options.
- IPRs for first 3,000 blocks prepared in step 4.

Update on progress

- Focussing on key issues through a series of papers and workshops:
 - Arterial road alignment/profile and group centre location
 - Western boundary
 - Community facilities and open space
 - Housing mix, yield, density and marketability
 - .Developable land.

Site constraints

-

Environment and bushfire

- Boundaries being determined as part of draft PDF, e.g. western boundary reconciliation of bushfire and environmental issues, paper prepared, decision by RPCP SC.
- This decision may, in turn, initiate a round of complex referral and environmental assessment processes.

Land reconciliation

-

Innovation is required

-

Housing mix

- The target for Molonglo Valley overall was set at 55,000-60,000 through the structure planning work, of which 18,000 is to be in stage 2 (noting there is already a shortfall in the target for stage 1 – Coombs and Wright).
- ACTPLA is working to an 18,000 population target for Molonglo stage 2. This is seen as a firm planning/target population figure and clearly the proposed dwelling mix would need to support it. Maintaining the population target for the whole of Molonglo and for stage 2 is therefore a key priority, and this is particularly important due to the shortage of greenfields land in the ACT. But, at the same time, we are conscious there is also a need to maintain yield and the challenges of ensuring a good mix of housing.

Street orientation

-

Movement and access

-

Bus routes



MOLONGLO VALLEY STAGE 2

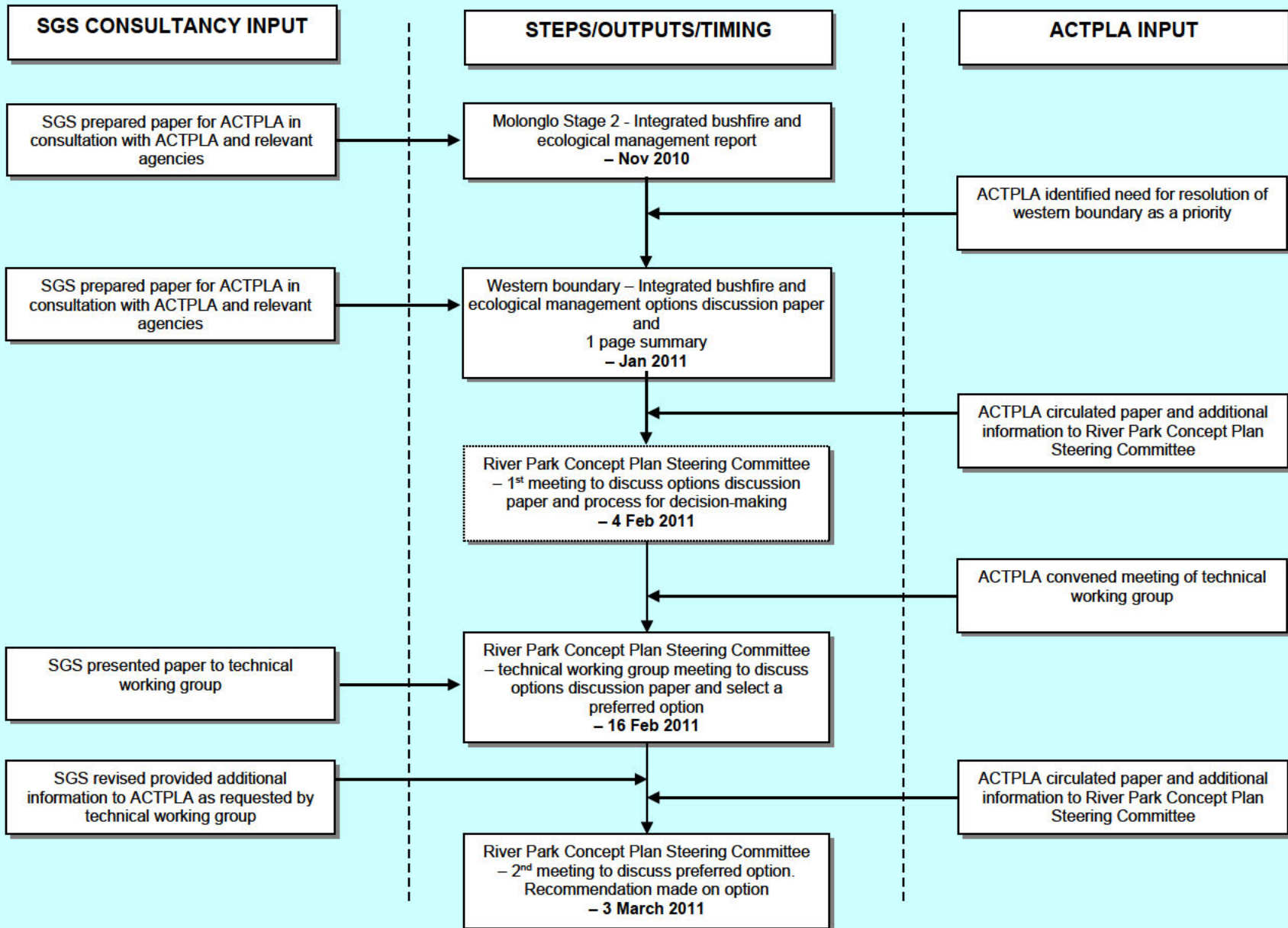
Draft Planning and Design Framework

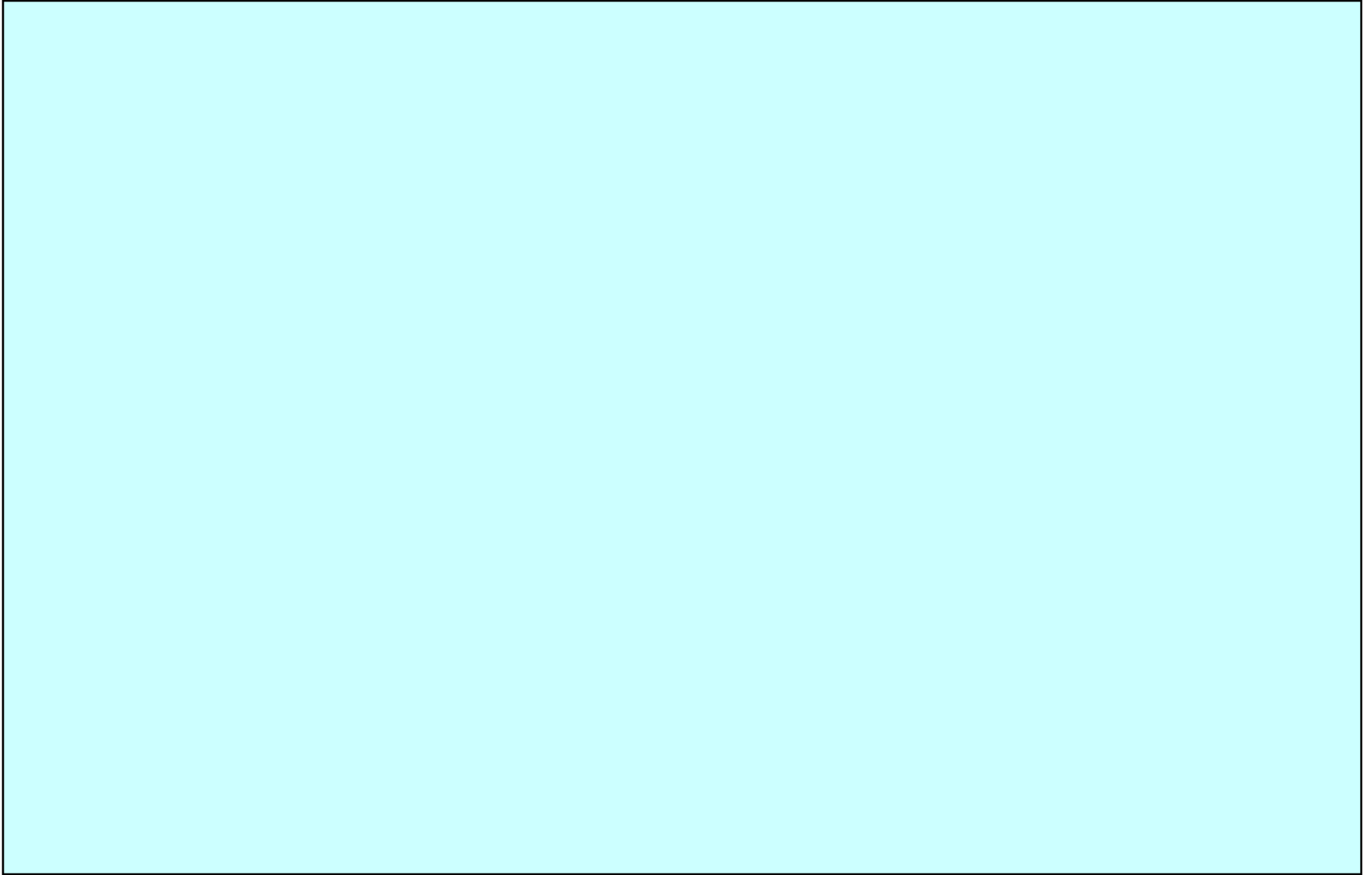
Molonglo Stage 2 Update on Key Issues

Taskforce

17 March 2011

FLOW CHART OF PROCESS/STEPS – MOLONGLO STAGE 2 DRAFT PDF – WESTERN BOUNDARY ISSUE





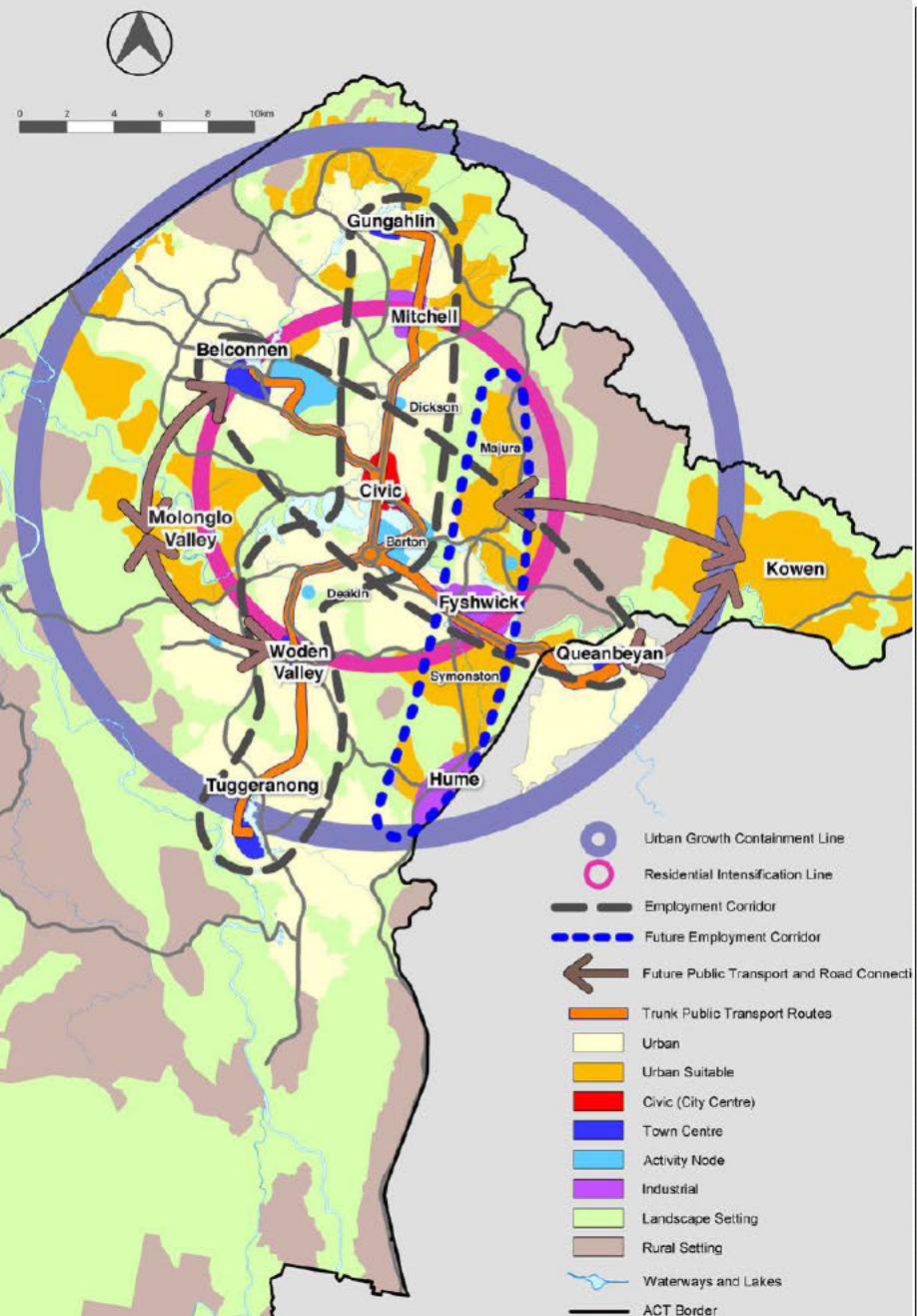
Molonglo Stage 2 Community Forum

24th March 2011

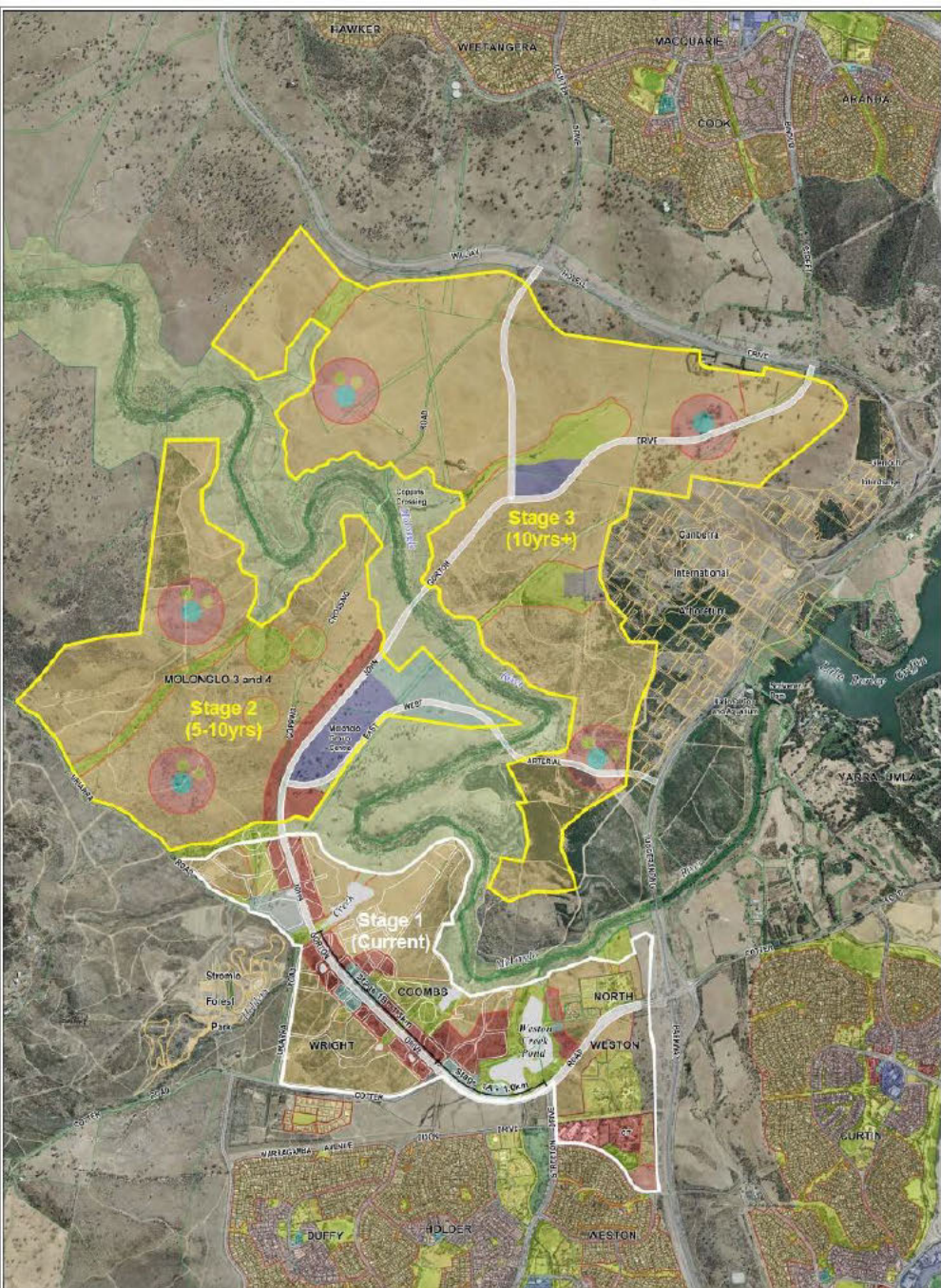


ACT Planning &
Land Authority





The maps of *The Canberra Spatial Plan* outline the Strategic Direction for the development of Canberra over the next 30 years and beyond. Policy boundaries are not to be regarded as precise and are intended to inform more detailed planning.



East Molonglo Staging
 From Digital Orthophoto Map based on March 2009 photography
<http://www.actplanning.act.gov.au/actpl> DPMI - 16 Charles Street Dickson ACT 2601

The Vision

A living place that grows over time in response to the special qualities of Molonglo Valley - its waterways, hills, histories and people.

The brief is to house 18 000 people in stage 2

Building on Previous Studies and Consultations

- 2004 Spatial Plan
- 2006 Molonglo Valley Structure Planning Study
- 2008 Molonglo and North Weston Structure Plan
- 2008 -11 Molonglo Valley Strategic Assessment
- 2010 Molonglo Valley Stage 2 Background planning, engineering and environmental studies and investigations
- 2010 Coombs and Wright Concept Plan

What is a Planning and Design Framework?

Describes the location of:

- **housing, shops, schools and community facilities**
- **infrastructure such as water, sewer and electricity**
- **roads, walkways, and cycle ways and**
- **recreation and open space**

The next stages cover detailed engineering and delivery mechanisms.

Stages for the Study

1. Project Inception (base analysis)

mid Dec 2010

2. Planning and Design

Feb/March 2011

3. Implementation

April 2011

4. Planning for Land Release

May 2011

5. Final Reporting

June 2011

Community and Industry Feedback Important

Community and Industry Reference Group (CIRG)

•22 Nov 2010, 3 March 2011, 3rd meeting TBC

Planning and Development Forum

•14th Dec 2010

Community Forums (2)

•24th March and late May/early June 2011

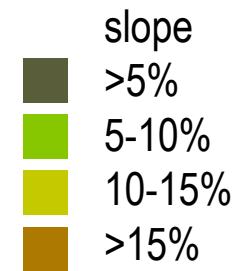
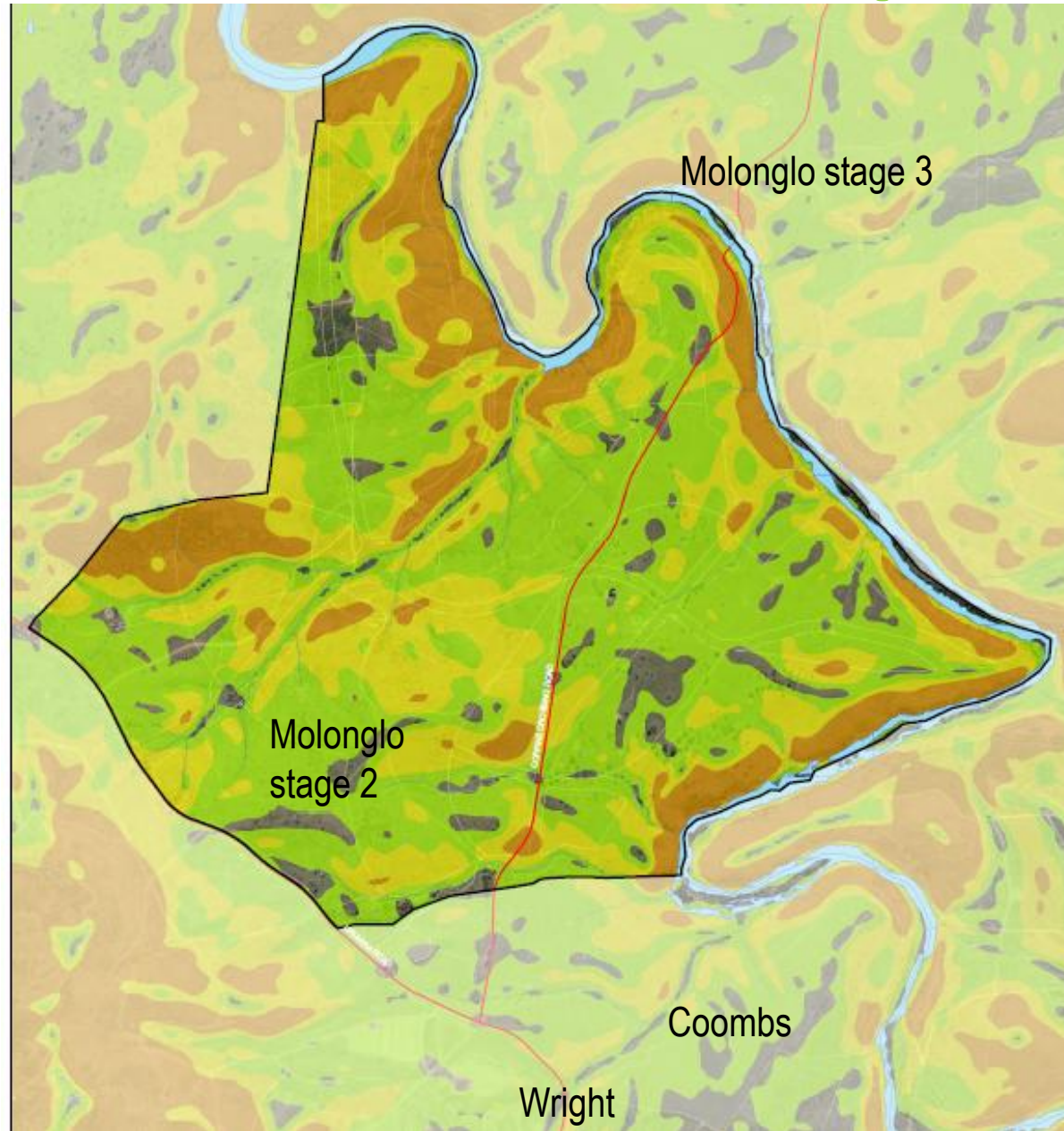
Local Schools and University

Feedback on the Web

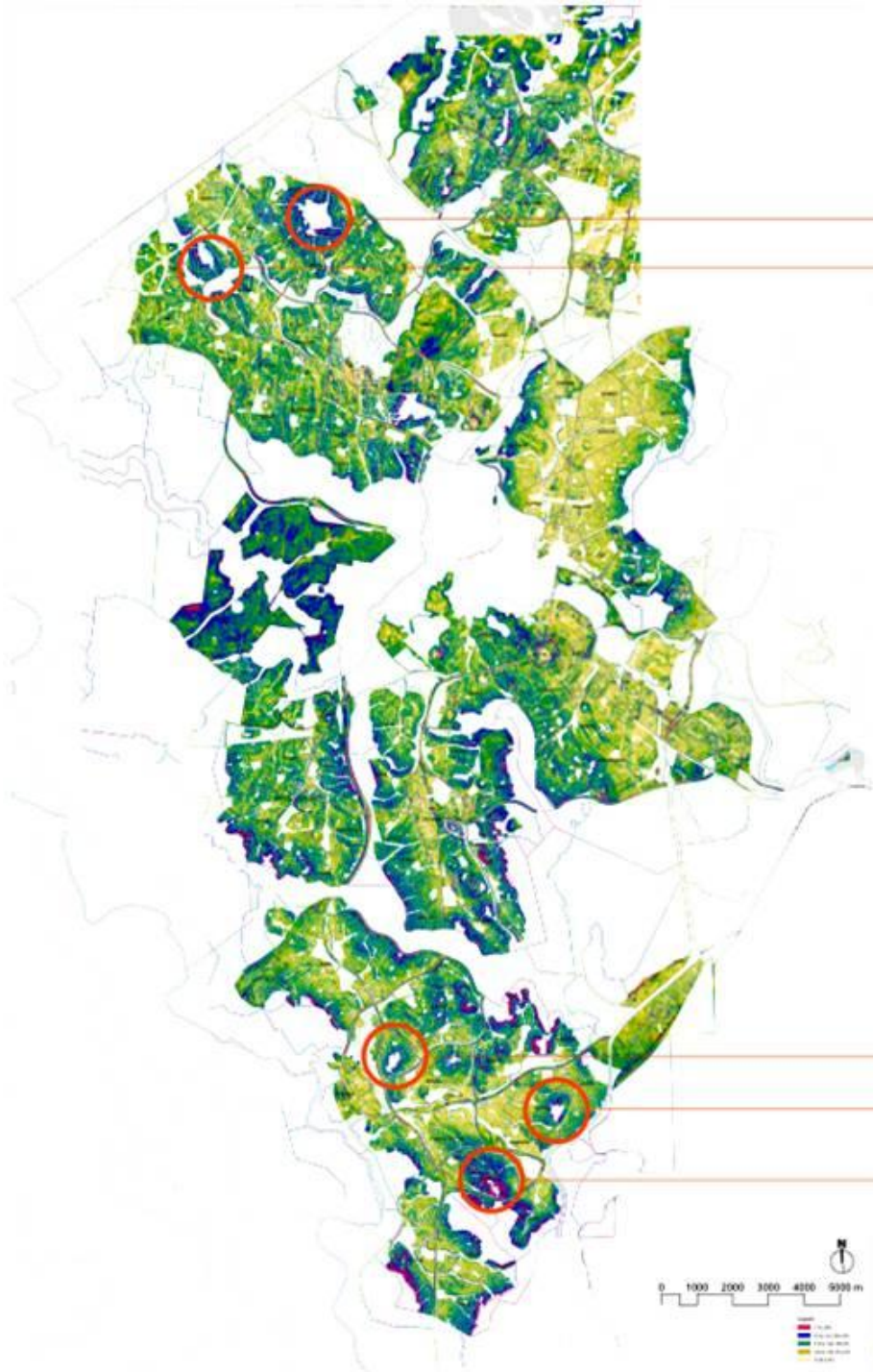
Key Issues - from CIRG

- **Sustainability**
- **The river as a feature**
- **Steepness of the site**
- **Compact city challenge**
- **Allocation and design of public realm**
- **Landscape setting.**

Slope



1km



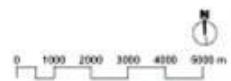
SPENCE + FRASER

MACGREGOR

OXLEY

CHISHOLM

CALWELL



17.11.2010



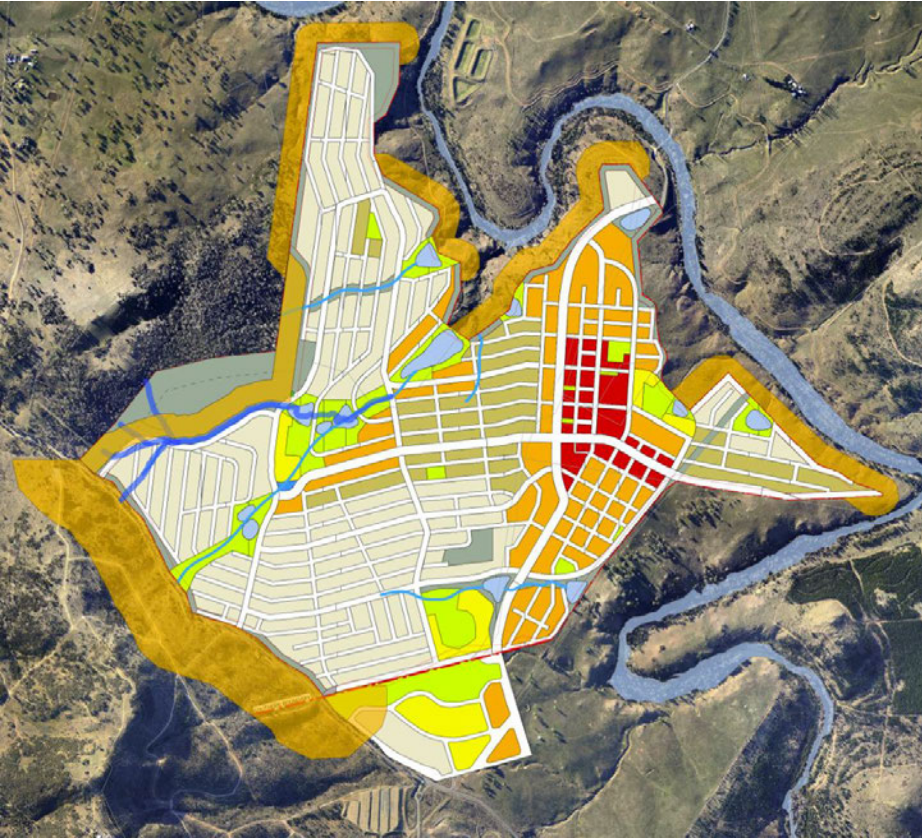




DRAFT PROPOSAL



Land Reconciliation



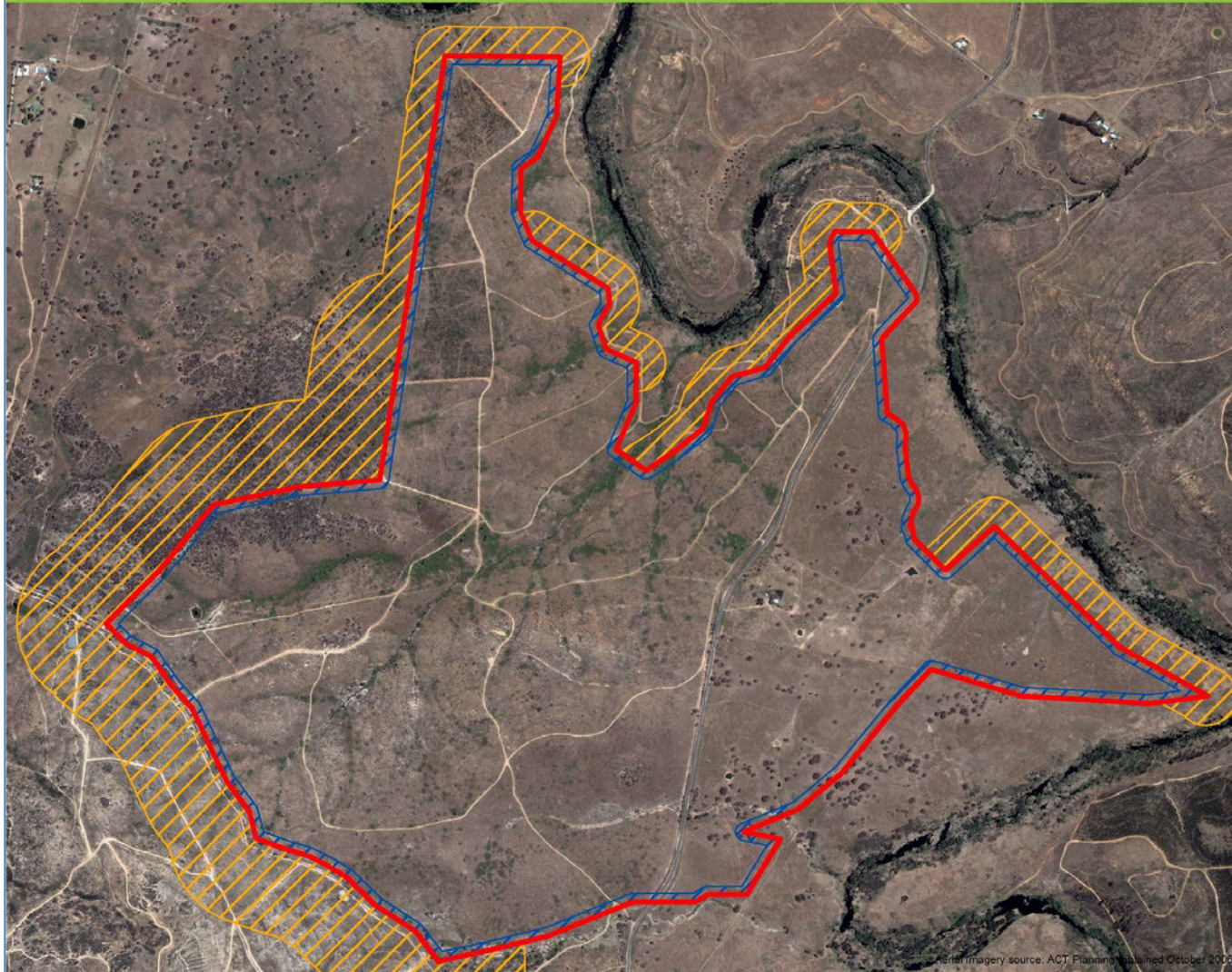
Landuse	Ha	%	excl constrained
Constrained + Water	73.7	15%	
Roads incl arterials	151.2	30%	36%
Open space and schools	38.8	8%	9%
	263.6	53%	45%
Low Density incl local centre	132.4	27%	31%
Medium Density	36.5	7%	9%
High Density	53.1	11%	12%
Group Centre	13.1	3%	3%
	235.0	47%	55%
	498.6		

ENVIRONMENT

How can the natural environmental features and values of stage 2 be incorporated to create a unique identity for the development?

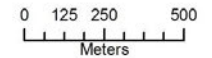
Bushfire

Bushfire Asset Protection Zone



Legend

- Stage 2 Development Area
- Inner APZ Stage 2 Option 1
- Outer APZ Stage 2 Option 1



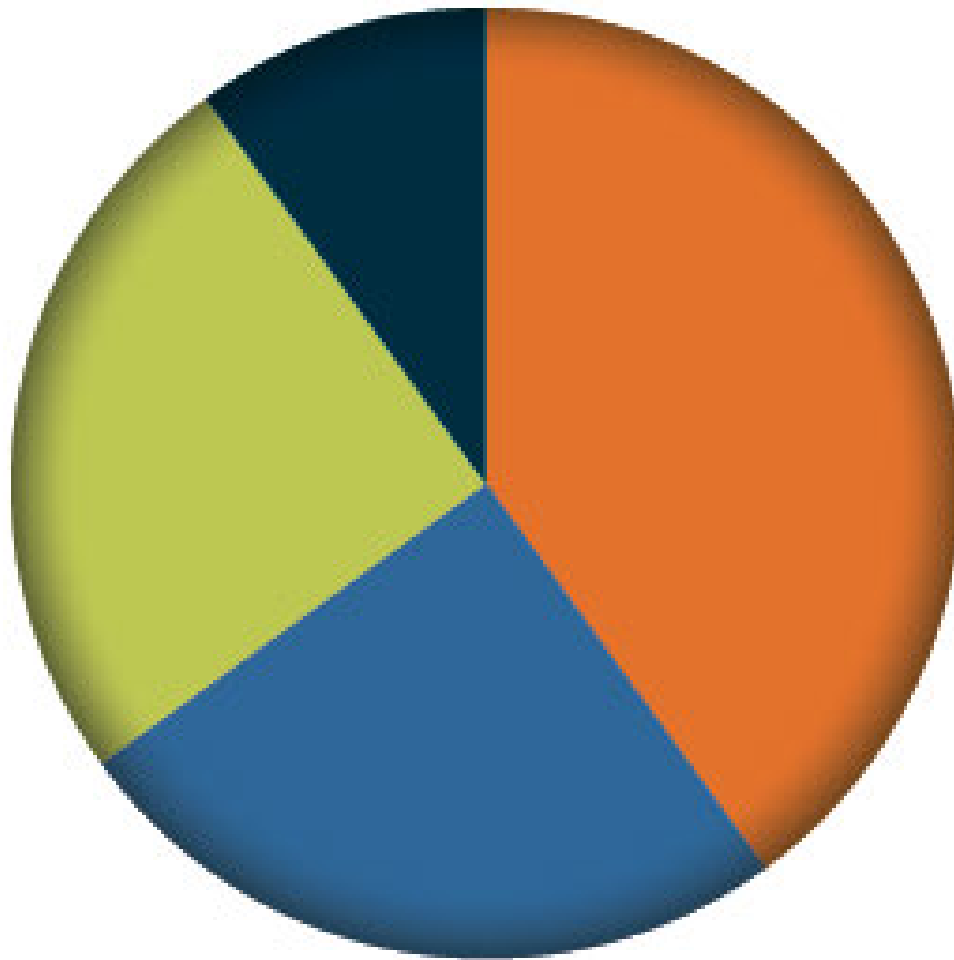
Projection: GDA 1994 MGA Zone 56

Aerial imagery source: ACT Planning, obtained October 2009.

HOUSING

What's the best way to deliver compact and affordable housing?

Housing Mix



	single houses	40%
	compact lots	25%
	apartments	25%
	terrace style	10%

Single houses 500-600m² blocks



Compact Housing



Component	Area	Mix
Area	5.3 ha	
Road	1.5 ha	29%
Open Space	1.0 ha	25%
Residential Lot Area	2.45 ha	46%
Dwellings	112	
Average Lot Size	218.75 sqm	
AMCORD	21 Dwellings per Hectare	

Compact Housing



Apartments



Terrace Style



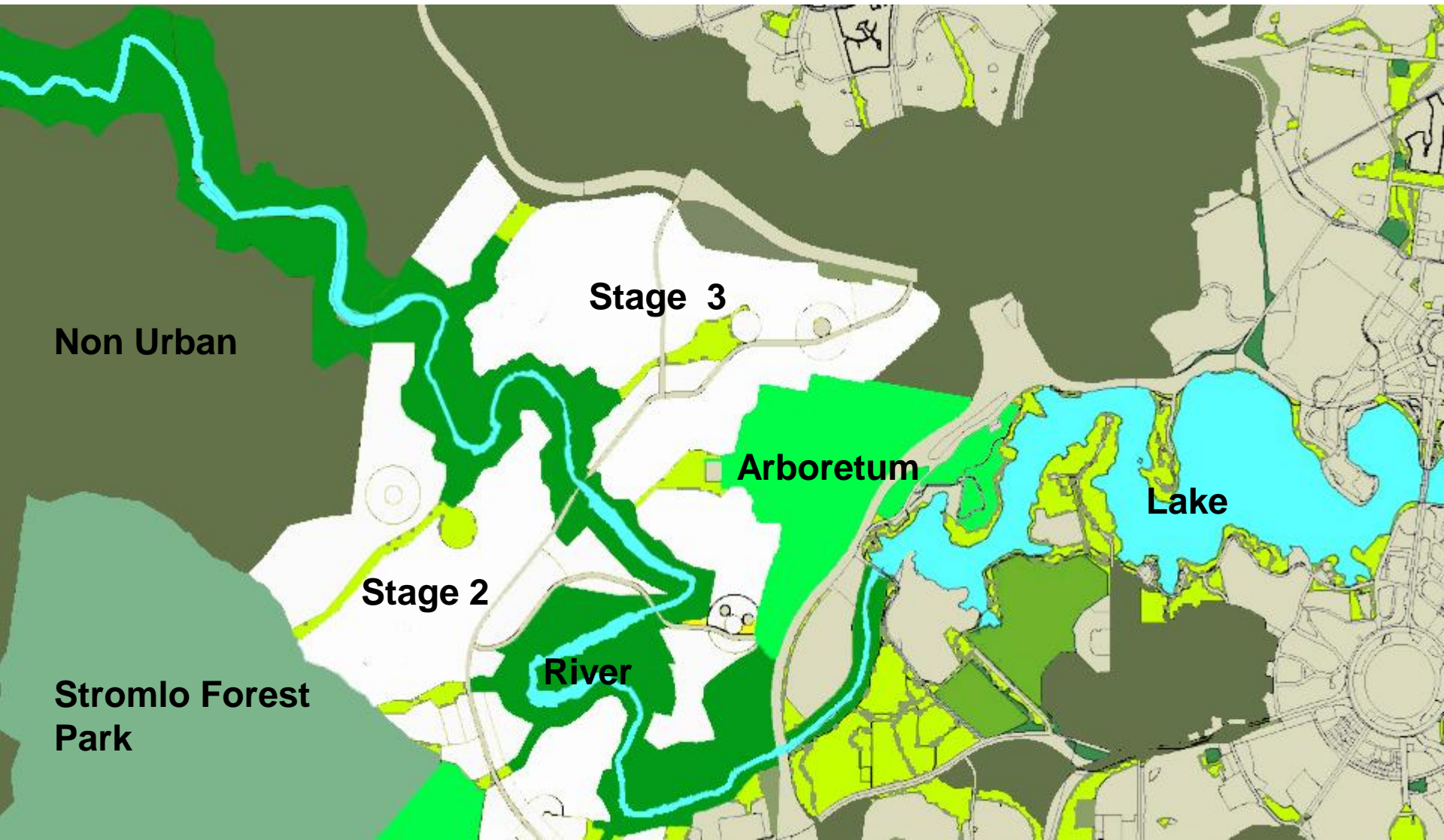
CRACE

Solar orientation



OPEN SPACE AND COMMUNITY FACILITIES

What is the best way to collocate and integrate community facilities?



Non Urban

Stage 3

Stage 2

**Stromlo Forest
Park**

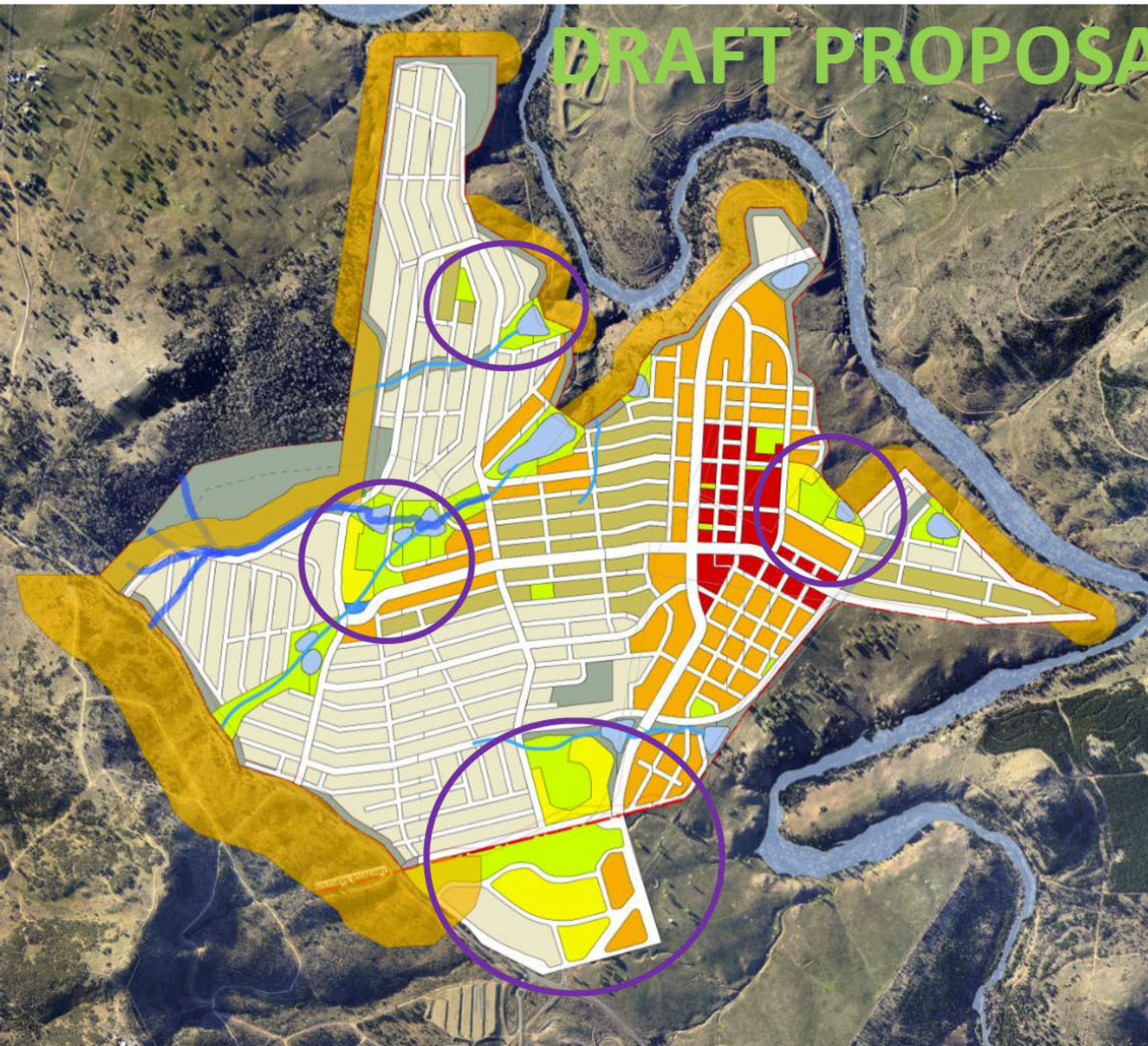
River

Arboretum

Lake



DRAFT PROPOSAL

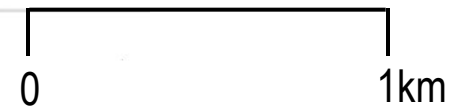
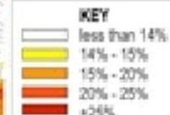
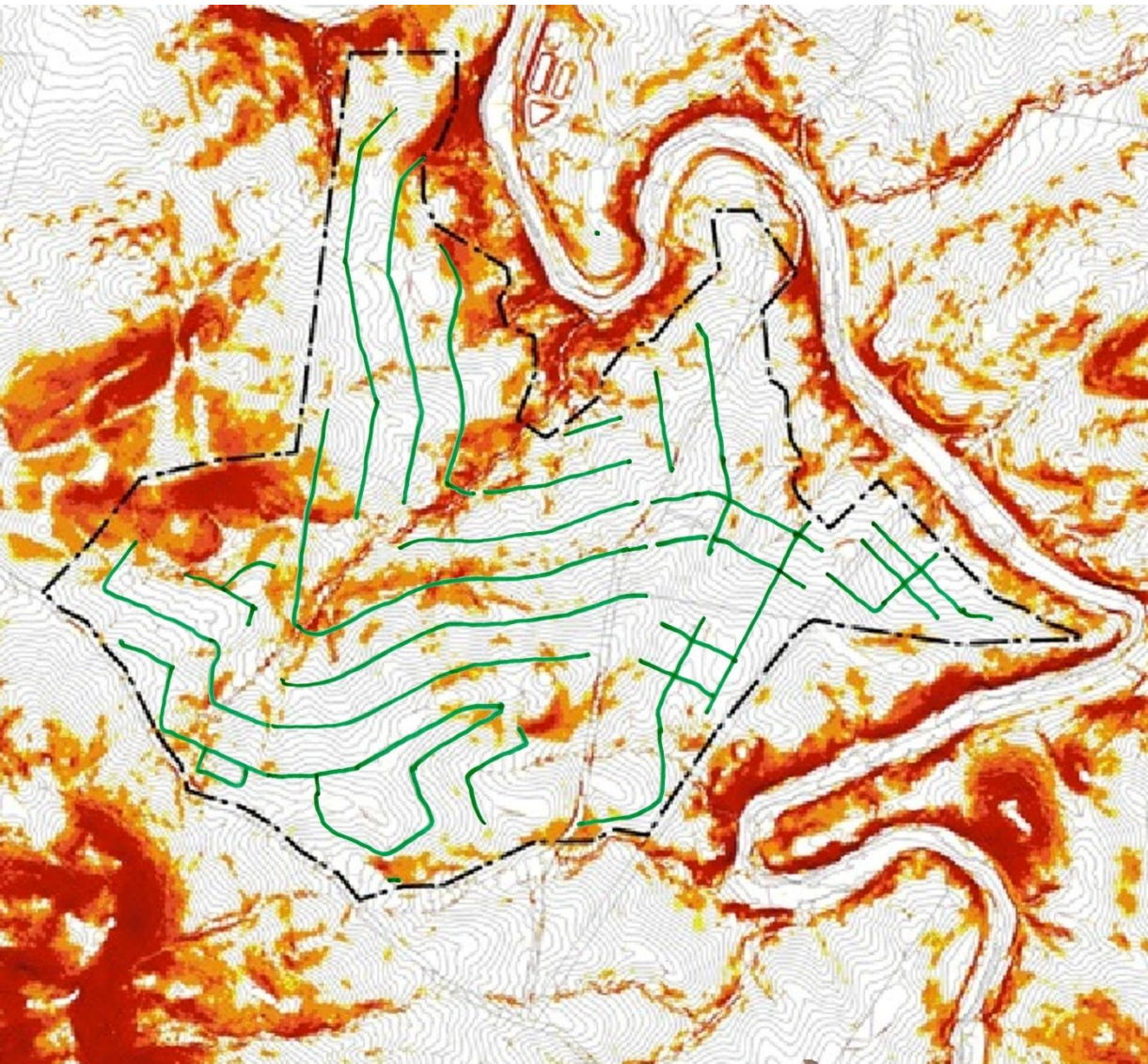


MOVEMENT AND ACCESS

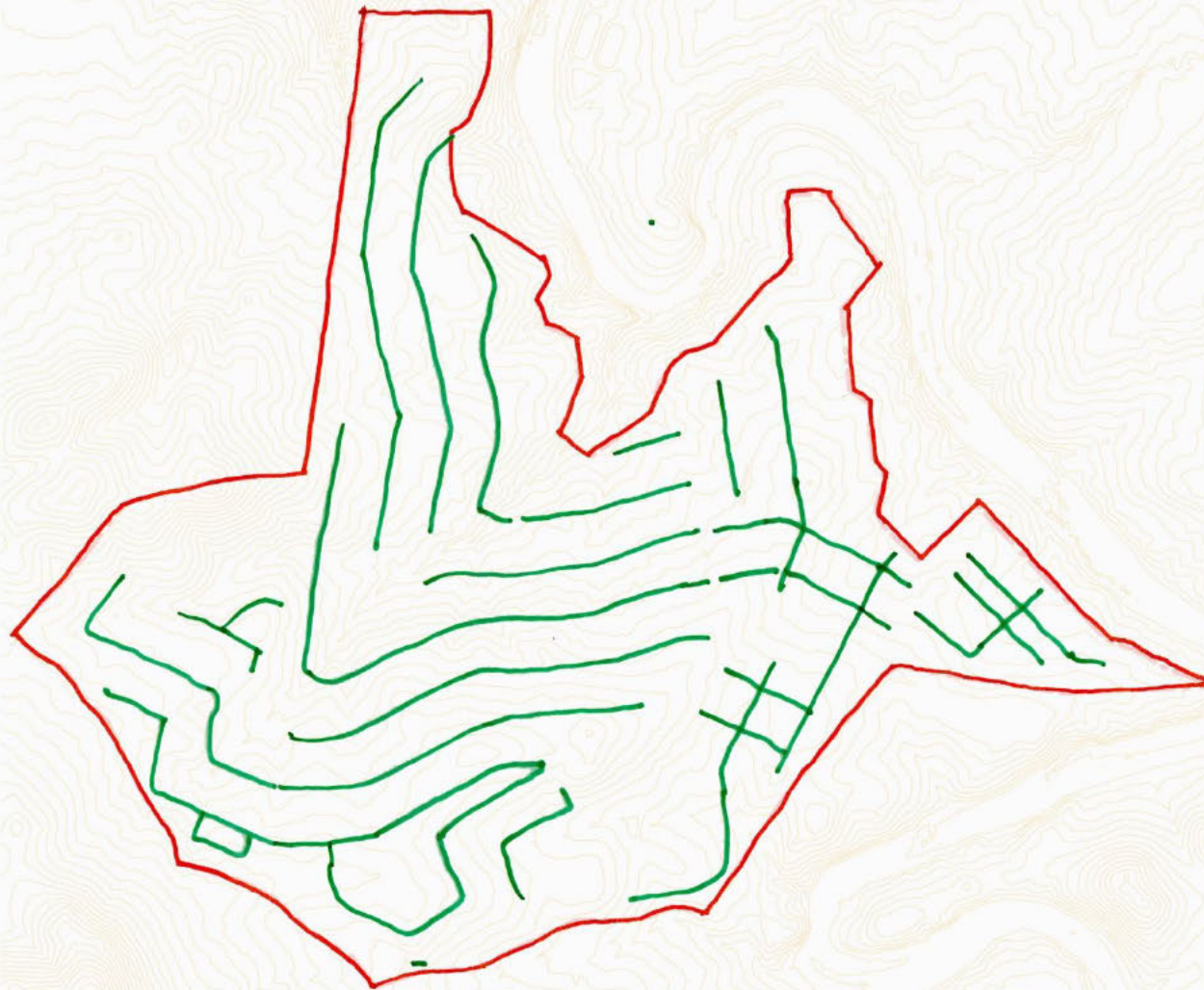
How can walking and cycling be integrated with the topography and water courses?

How can we optimise the use of public transport?

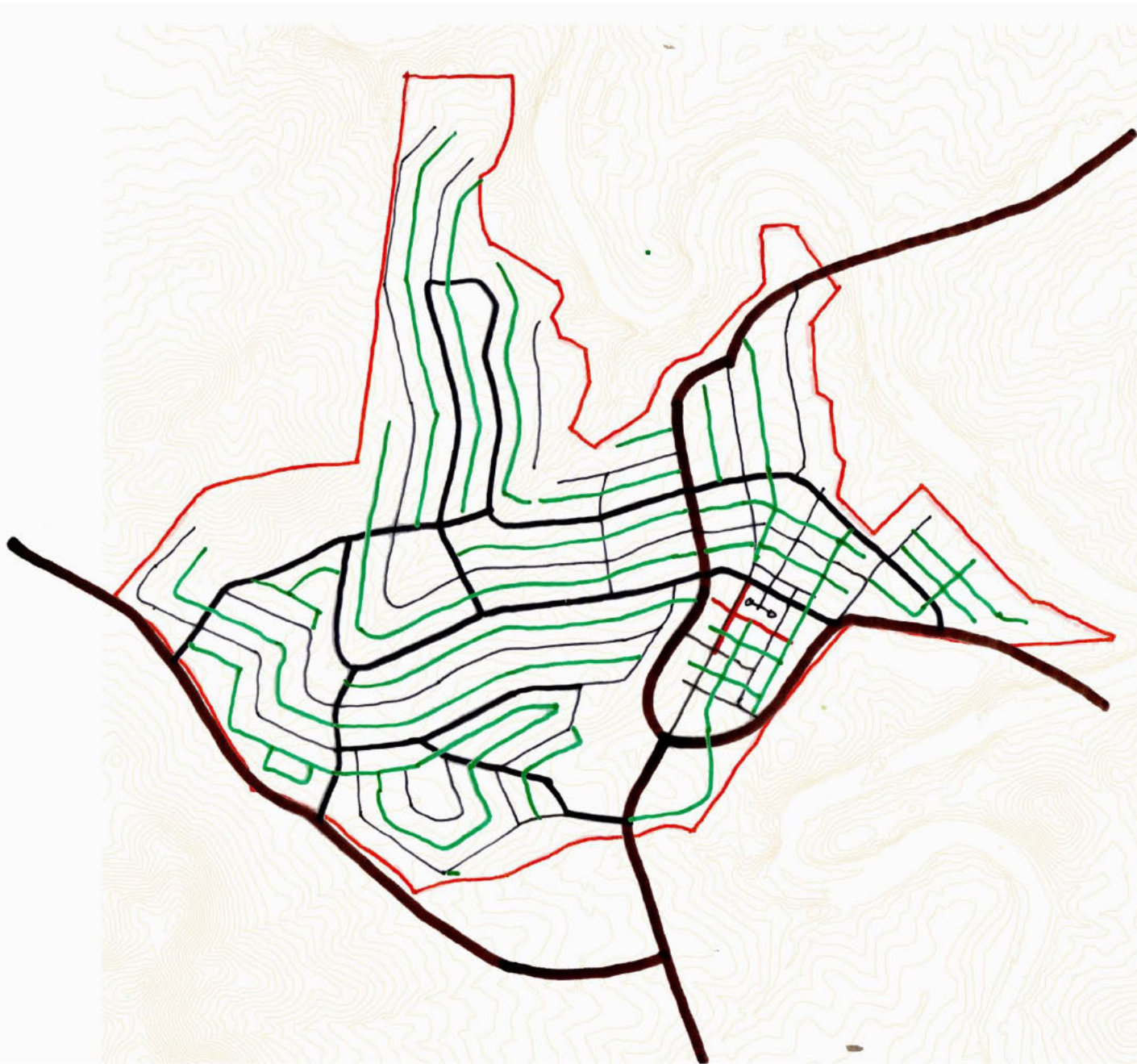
Planning for access in the site



**Follow
the
contour**



Define
the role





**A
complete
network
for bikes**



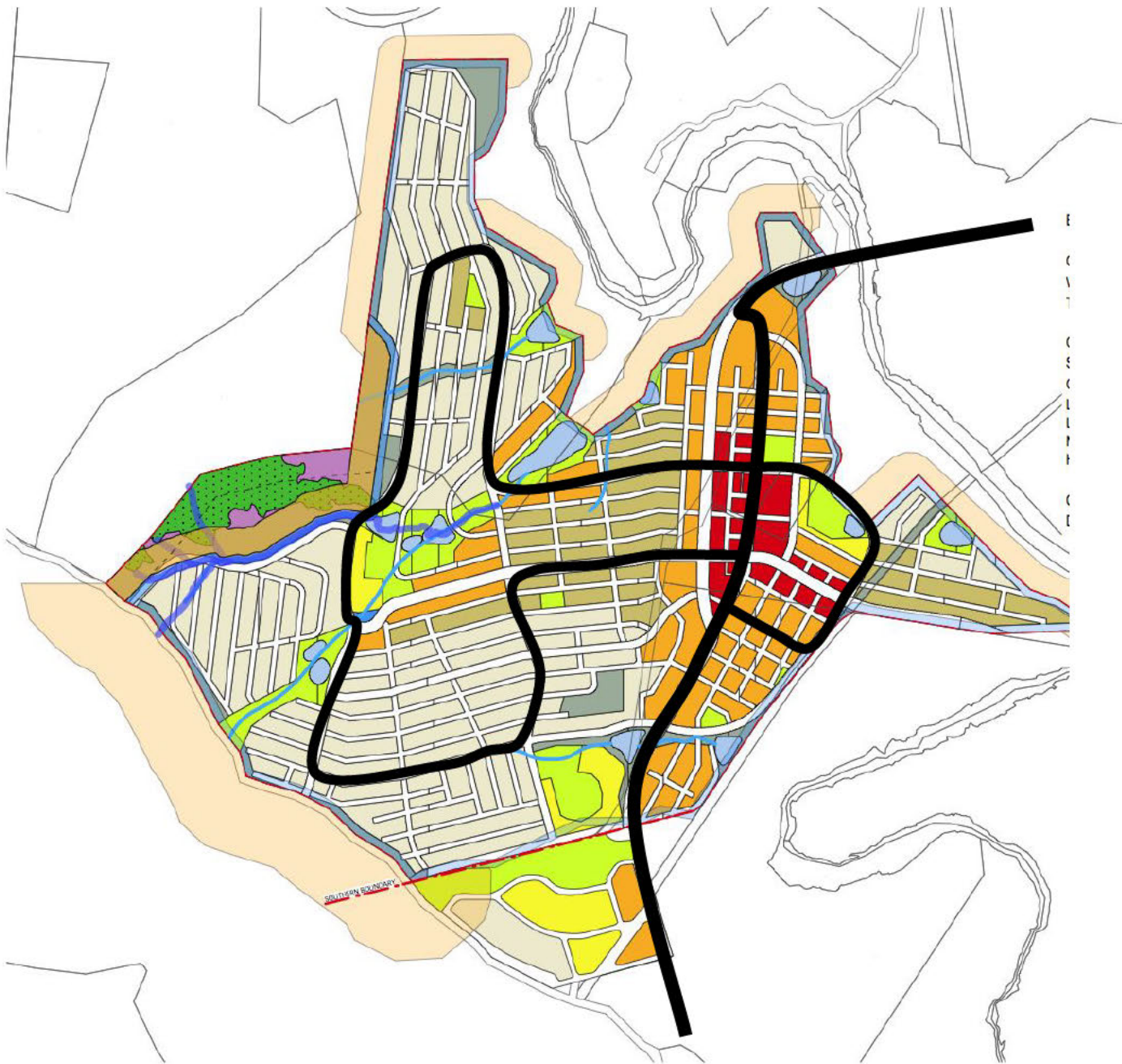


A complete network for walking

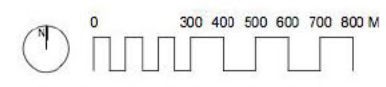
Linking parks, schools and centres

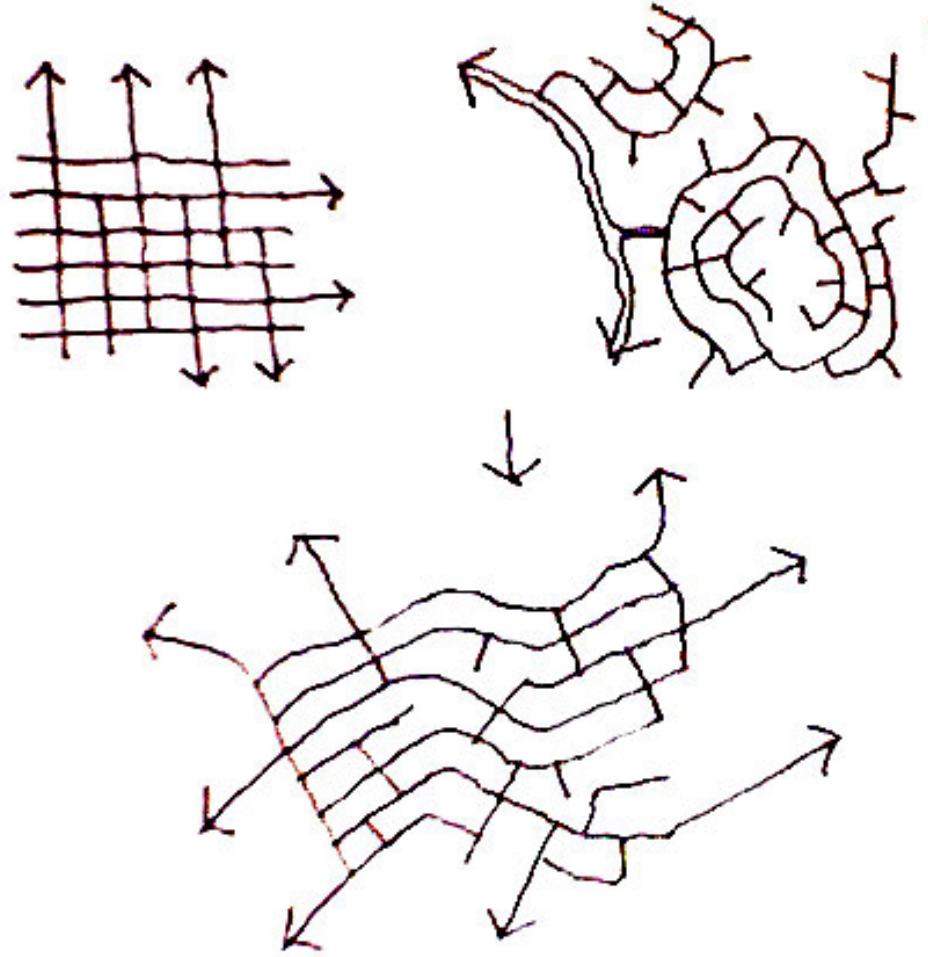


**A
complete
network
for cars**



Proposed Bus Routes

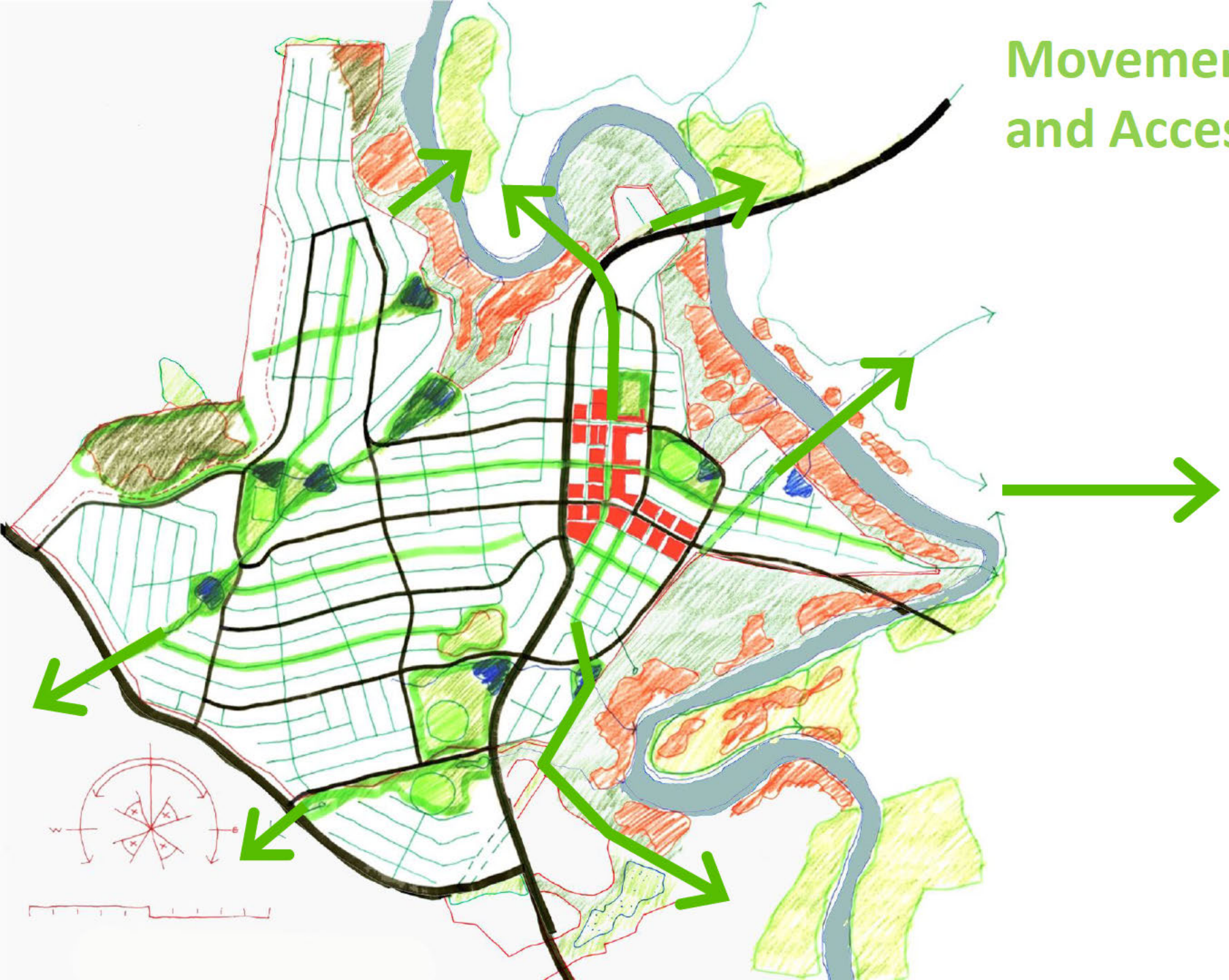




A complete network:

a connected grid that responds to the terrain

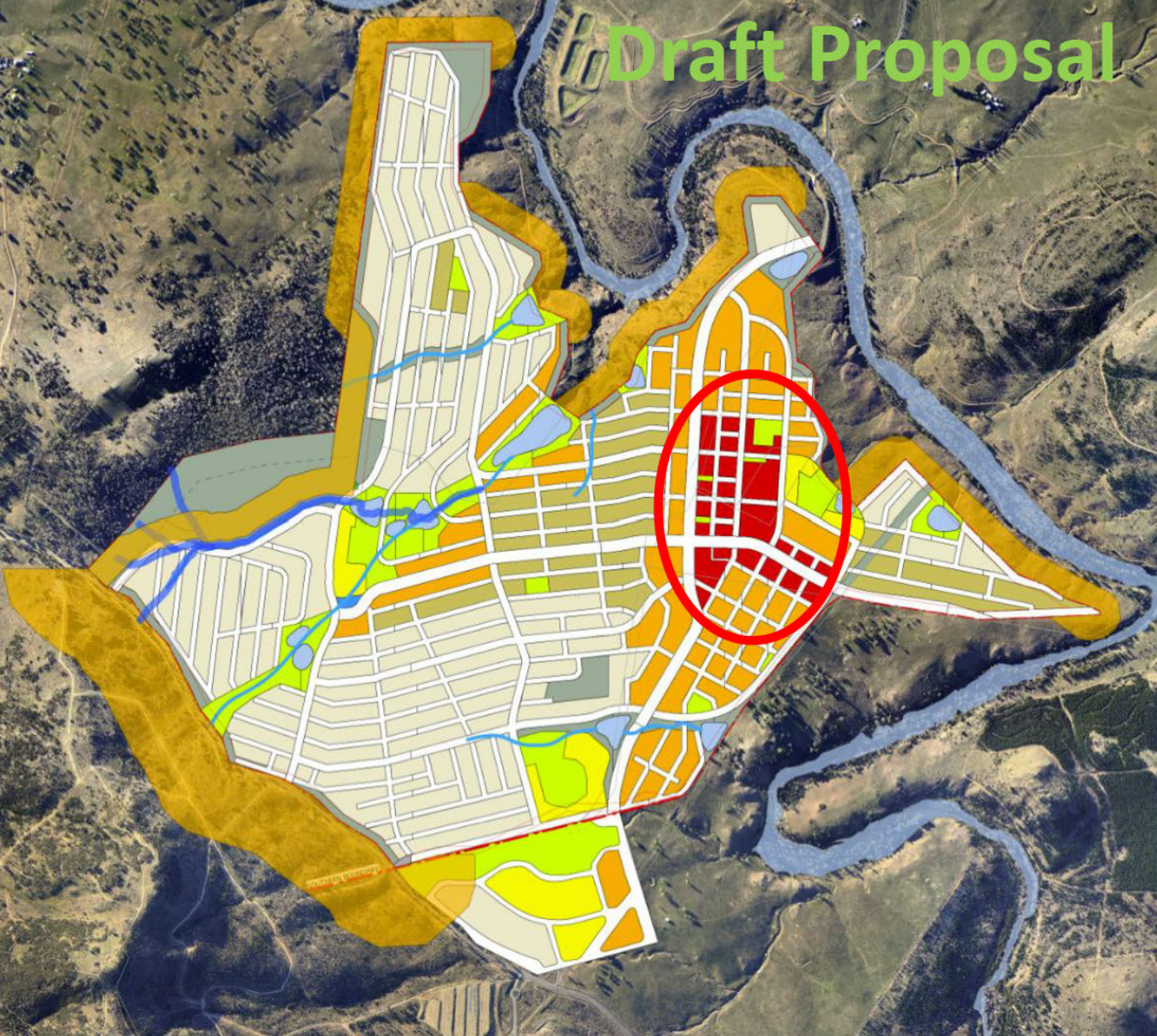
Movement and Access



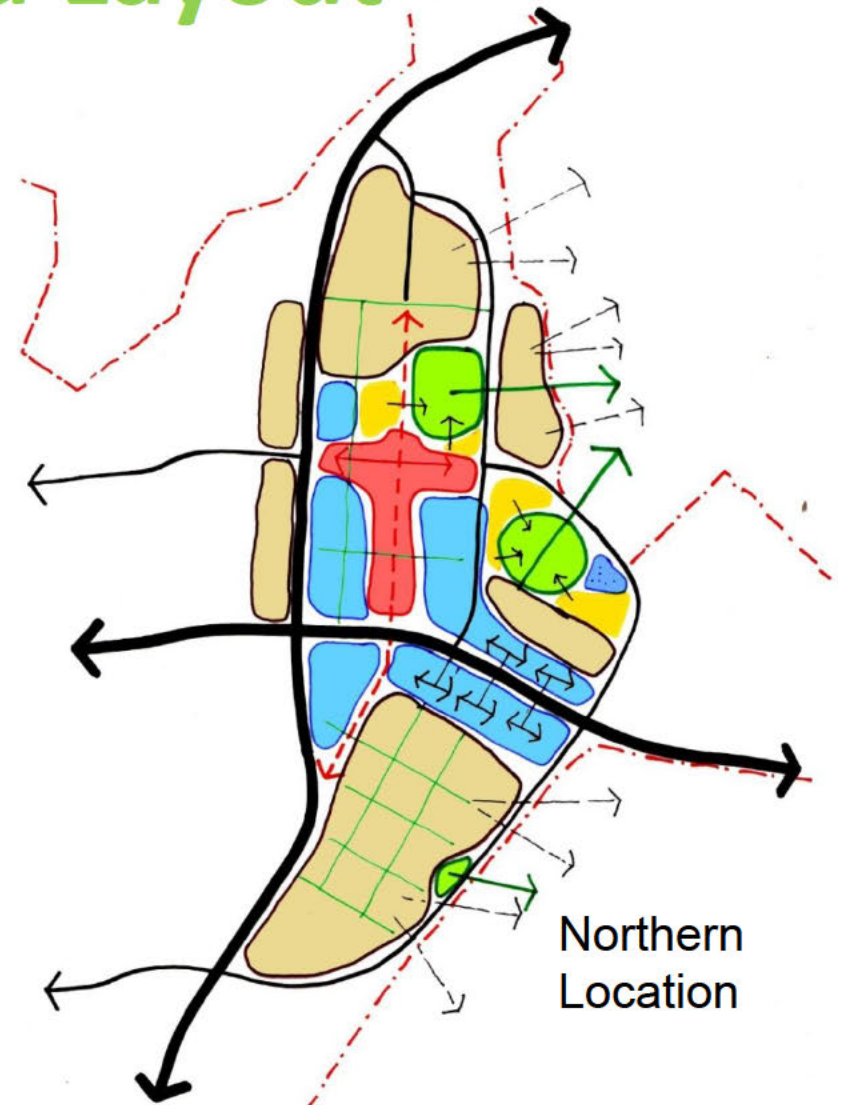
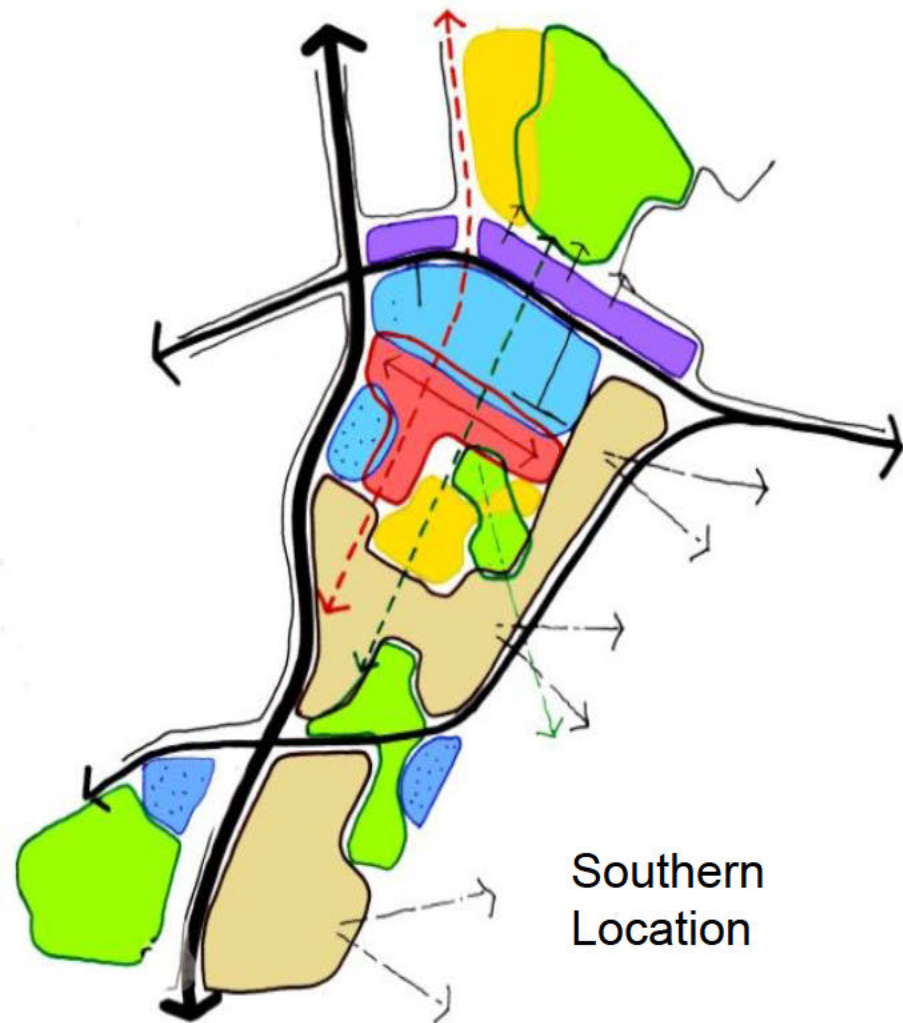
COMMERCIAL

How can the location and design of the principal commercial centre ensure it is attractive for future residents?

Draft Proposal



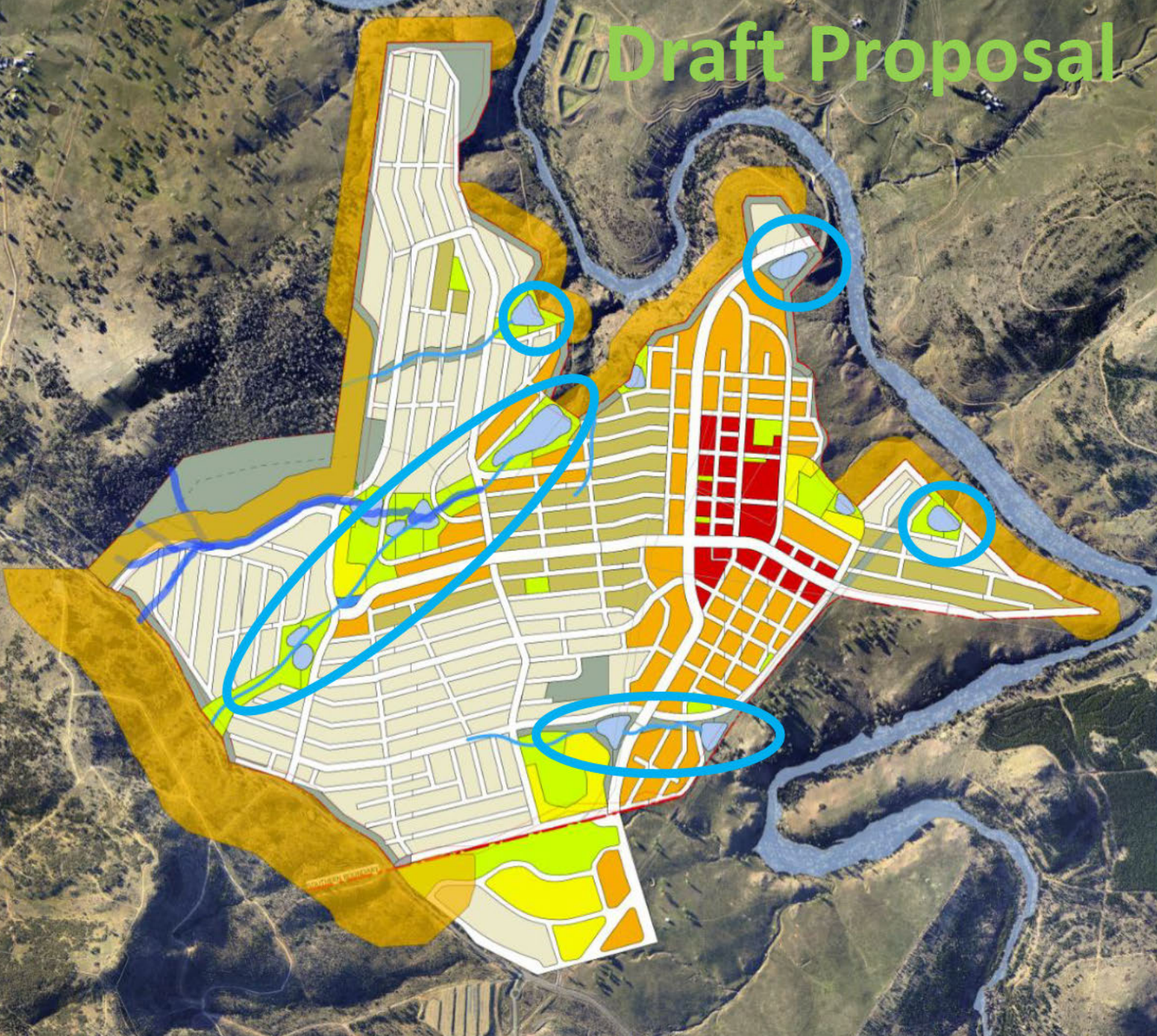
Options for Group Centre Location and Layout



ENGINEERING SERVICES

How should we integrate the planning and engineering for stage 2?

Draft Proposal

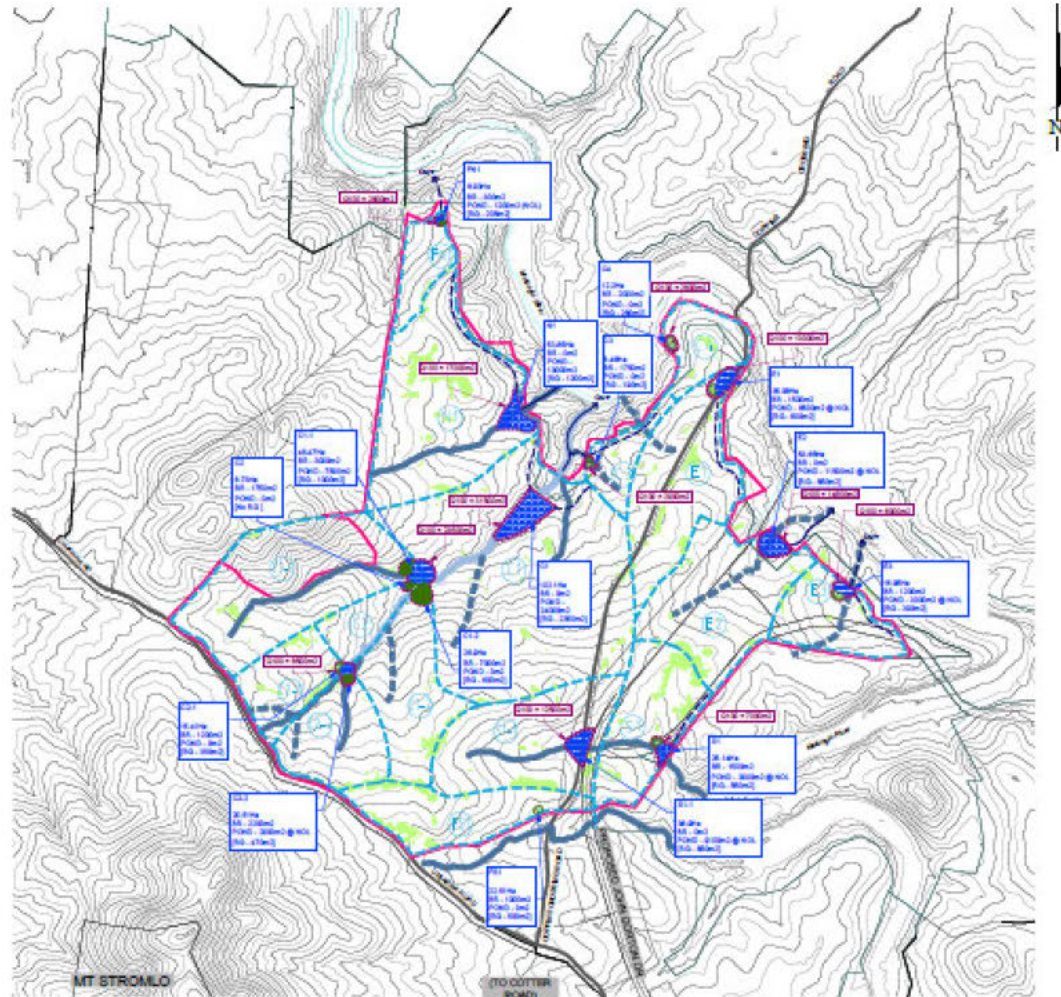




Stormwater Master Plan



EXAMPLES OF OTHER LOCAL PONDS AND WETLANDS



DRAFT

**MOLONGLO VALLEY STAGE 2
BASE CASE**

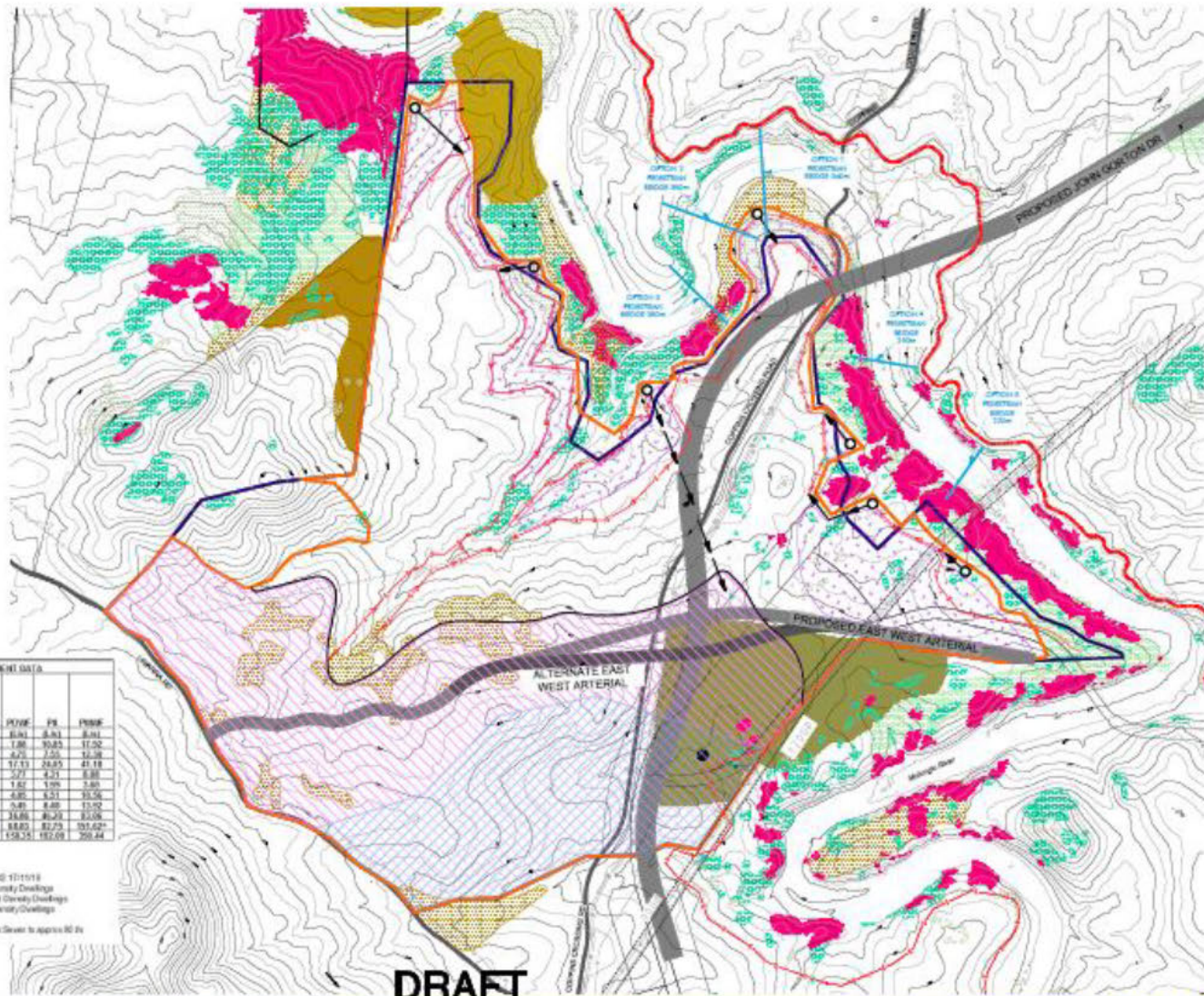
**PROJECT TITLE
STORMWATER STRATEGY
MASTER PLAN**

CG06-PDF006 8



Sewer Master Plan

- LEGEND**
- DEVELOPMENT BOUNDARY - TENTATIVE PLAN
 - DEVELOPMENT BOUNDARY - REVISED
 - MOLONGLO TRUNK SEWER STAGE 1 SERVICES AREA
- EXISTING SERVICES**
- WATER
 - OPTIC FIBRE
 - OVERHEAD ELECTRICITY
 - SEWER TRUNK (SAG)
 - CONTOUR (5M INTERVAL)
- PROPOSED SERVICES**
- SEWER PUMP STATIONS
 - SEWER MAINS
 - WATER MAINS HOLDING TANK SEWER SERVICE AREA NOW PLANNED, WITH SEWER MAIN TANK, 1500mm DIA
 - WATER MAINS HOLDING TANK SEWER SERVICE AREA, 1500mm DIA TANK
 - HIGH QUALITY HABITAT (H1) (TERRACE LOADING ZONE)
 - MODERATE QUALITY HABITAT (H2) (TERRACE LOADING ZONE)
 - VEGETATION (BNC) (BUSH AND WOODLAND) (H3)
 - VEGETATION (BNC) (BUSH AND WOODLAND) (H4)
 - WATER POLLUTION SENSITIVE OUTCROPPING
 - PLANNED AREA
 - PROPOSED ROAD OPTION
- NOTE:**
PUMP STATIONS C.O.D. BASED ON LOW PRESSURE SEWER SYSTEM

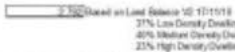


CUMULATIVE CATCHMENT DATA

NODE	ASS. DRAIN	CUMULATIVE NET SERVICE D AREA (ha)	CUMULATIVE TOTAL EQUIVALENT POPULATION	ADDF	PTDF	PS	FWDD
P5A	26	0.44	823	0.04	0.04	0.04	0.04
P5B	26	0.7	576	0.23	1.98	30.83	17.26
P5C	26	2.0	208	1.48	6.24	1.25	31.24
P5D	26	37.8	1790	6.32	17.13	24.85	41.18
P5E	26	7.3	331	1.16	2.27	4.21	8.88
P5F	26	1.1	170	0.45	1.58	1.99	3.89
P5G	26	6.5	340	1.25	4.85	6.51	10.56
P5H	26	9.9	581	1.39	6.49	6.49	13.92
JET 3 Stage 1	26	27.8	4133	14.58	14.88	49.39	133.98
JET 3 Stage 2	26	138.9	8293	29.14	8.82	81.79	191.62
WWS	26	42.4	2199	13.54	128.25	182.09	309.44

110 L/Ha for Commercial, Schools etc.

8 Average CP/ha



*100% Storm attenuation not required to reduce peak flow to Molonglo Trunk Sewer to approx 80 l/s

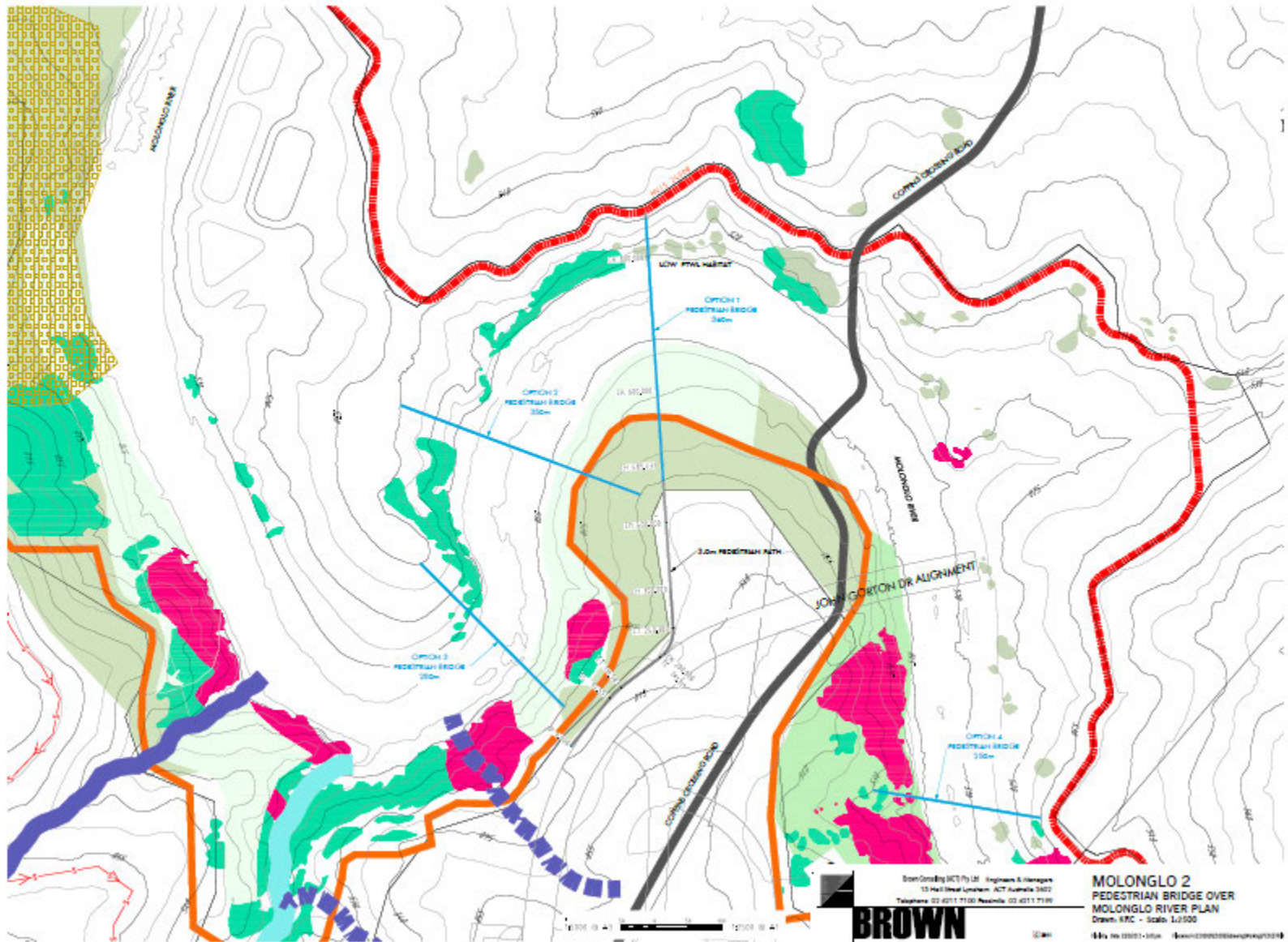
DRAFT

**MOLONGLO VALLEY STAGE 2
BASE CASE**

**PROJECT TITLE
SEWER MASTER PLAN
CB060-PP002**



Pedestrian Bridge Options



Next Steps

- Continue to refine design details
- Consider comments and feedback to current proposals
- Discussions to continue with ACT Government agencies
- Next Forum in late May/early June 2011 to obtain feedback on preferred design.



ACT Planning &
Land Authority

SGS
Economics & Planning



THANK YOU



ACT Planning &
Land Authority



Aloisi, Angelina

From: McCabe, April
Sent: Thursday, 7 April 2011 2:52 PM
To: Baird, Ian; Gill, Tony; Corrigan, Jim; Joseph, Gabriel; McNamara, Damien; Beljic, Miloje; Mackenzie, Stuart; McFarlane, Trina; [REDACTED]; Mulvaney, Michael
Subject: 20110309 - DRAFT Minutes - Molonglo Project Reference Group
Attachments: 20110309 - DRAFT Minutes - Molonglo Project Reference Group.doc

Good Afternoon,

Attached are the draft minutes from our last Molonglo stage 2 - Project Reference Group meeting. My apologies for the delay in getting the draft minutes out to everyone. However, if you have any additions or changes, please make them via track changes in the document attached and send back to me to finalise.

Kind Regards

April

[April McCabe](#)

Senior Planner - Molonglo | Land Policy

p 6205 5315 | e April.McCabe@act.gov.au | web www.actpla.act.gov.au



MINUTES – Molonglo Project Reference Group

set an upper limit and lower limit for yield. Damien McNamara requested that LAPS (George Tomlins, Paul Lewis and himself) be involved in future discussions about the delivery mechanisms for residential development.

- [REDACTED] noted that the apartment dwelling stock would be a longer term release as currently there is a 5-7 year supply of apartments in Coombs and Wright.
- Damien McNamara asked about Aged Care Housing. It was noted that there would be provision for this type of housing, but that it was included in the overall residential numbers. Damien noted that there may also be the need to provide an option for aged care development on community land to include high care and independent living – usually would require 5ha.

Environmental

- Trina McFarlane provided an update on the resolution of the western boundary. SGS consultant team presented the options to the steering group. It was agreed that the recommendation would be for Option 1 and the steering group is generally confident that this option compliments the NES Plan.
- Option 1 maintains the Inner Asset Protection Zone (APZ) inside the development boundary. But that the Outer APZ still needs some final resolution but would generally be outside of the development boundary. EIS investigations will need to be done for the southern part of the western boundary as well as the south-west slope.
- In relation to the area identified as the south-western slope, the steering group decided to proceed with further investigations. It was identified that there are a number of environmental, engineering and financial issues to be considered and importantly the feasibility of residential development in this location. If developed, it was agreed that this area be a bonus and not included in the current proposed dwelling numbers.
- Michael Mulvaney noted that the Box-Gum Woodland along the drainage line within the stage 2 area was still part of the NES Plan.

Infrastructure

- Damien McNamara asked about the capital works program and about the funding to ensure timely delivery.
- It was identified that a separate meeting was required to brief relevant TAMS officers on the infrastructure details and in particular to discuss the infrastructure requirements for the first 3000 lots – EIS requirements, delivery timing for sewer and any required upgrades to Uriarra Road. Stormwater management to also be included in discussions.

6. River Park Concept Plan (Stuart Mackenzie – ACTPLA)

- Stuart Mackenzie provided an overview of the project and its objectives. Noting that the study area is 500ha.

7. Other matters

- PRG members felt that if necessary, it would be useful to have briefings out of session on specific issues.

Aloisi, Angelina

From: McFarlane, Trina
Sent: Monday, 2 May 2011 1:45 PM
To: Savery, Neil; Mackenzie, Stuart; Matesic, Ivo; Carmody, Adam; Lhuede, Nick; Corrigan, Jim; Lane, Sharon; Mulvaney, Michael; Ahmed, Khalid
Cc: McCabe, April; Murray, Chris; Steward, Fay; Tomlins, George; Lewis, Paul; Papps, David; Crosweller, Mark
Subject: 20110216 - Molonglo Technical Working Group Minutes - Western Boundary - DRAFT
Attachments: 20110216 - DRAFT Minutes - Western Boundary Options for Molonglo Stage 2 - Technical Working Group.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Draft minutes from the technical working meeting held on 16 February on western boundary options for Molonglo stage 2 are attached.

It was just brought to our attention that these weren't circulated - apologies for getting these to you so late.

Could people please make comments and/or corrections in track changes and forwardback to me.

regards
Trina

WESTERN BOUNDARY OPTIONS – MOLONGLO STAGE 2

Technical Working Group Meeting
12:00am-1:30pm, 16 February 2011
ACTPLA Boardroom, Level 3 South Building

ATTENDEES

Neil Savery, ACTPLA (*left 12:45pm*)
Chris Murray, ACTPLA
Trina McFarlane, ACTPLA
April McCabe, ACTPLA
Stuart Mackenzie, ACTPLA (*arrived 12.30pm*)
Ivo Matesic, LDA
Adam Carmody, LDA
Nick Lhuede, ESA

Fay Steward, TAMS
Jim Corrigan, TAMS
Sharon Lane, TAMS
Helen McKeown, TAMS
Michael Mulvaney, TAMS
Khalid Ahmed, Treasury (*arrived 12.30pm*)
, SGS (consultant)
, Eco Logical (consultant)

APOLGOGIES

George Tomlins, LAPS
Paul Lewis, LAPS

David Papps, DECCEW
Mark Croweller, ESA

1. PURPOSE

- To provide a clear recommendation on the options for the management of the western boundary of Molonglo Stage 2, for consideration by the River Park Concept Plan Steering Committee at its next meeting.
- The technical working group needs to concentrate on the major issues relating to the western boundary and if there are any 'showstoppers'.

2. CONTEXT

- The draft planning and design framework (draft PDF) for Molonglo Stage 2 being prepared by ACTPLA will guide the release of the first 3,000 dwellings and is due for completion by June 2011 to meet the accelerated land release program.
- Site conditions in terms of slope/topography and areas of woodland, and an overview of the planning and development considerations contained in the "Options for Western Boundary" discussion paper (Jan 2011), were provided.
- The latest version of the NES Plan Offset Map (Feb 2011) was not considered in the discussion paper. The map has not been endorsed by the Commonwealth and the current investigations of the western boundary would be reconciled with any endorsed offset areas.

3. OVERVIEW OF THE OPTIONS

- Note - All options have the inner Asset Protection Zone (APZ) located 30m on the inside of the Future Urban Area (FUA) boundary as shown on the Territory Plan Map.

Option 1

- Maximises yield.
- The outer APZ ranges from 100-300m along the FUA boundary and considers of the adjacent fuel loads and potential risk.

Option 2

- Prioritises an ecological outcome, with both outer and inner APZ contained within the FUA boundary.

Option 3

- Avoids many environmental impacts.
- APZ's are easier to manage
- A better fit with the topography and east-west drainage line
- Provides open space opportunities
- Consistent with ACT policy relating to the visual amenity of hills, ridges and buffers.
- The NES Plan Offset Map may affect the northern side of the peninsula.

Option 4

- Requires clearing of vegetation on the south-west slope, and there is a risk that this would trigger the requirement for an EIS.

4. KEY ISSUES DISCUSSED

Managing APZs

- It would be difficult to manage the outer APZ on steep land as it would be done manually and/or by grazing.

Pink-tailed Worm Lizard

- The implication of frequent burning on the Pink-tailed Worm Lizard habitat is being considered in the context of the River Park Concept Plan, and at this stage the Steering Committee is comfortable that this can be managed.

Hybrid option

- A 'hybrid' option was suggested which combined the APZ recommendation for the southern section outlined in Option 1 and Option 4. If Option 4 triggered the EIS requirement, then it may be worthwhile investigating the possibility of the APZ's being outside the FUA in the southern section of the western boundary.

South-west slope area

- The biggest imperative for government is achieving population/yield targets and optimising yield to meet important city-wide planning goals such as accommodating and containing urban growth, ensuring fiscal responsibility and delivering affordable housing. The counterbalance for this is the environmental concerns in relation to its value and the potential clearing of vegetation to accommodate development.
- The south-west slope area had been identified by SGS as being difficult to develop due to the extent of the slope, amount of vegetation, ACT policy position to protect hills, ridges and buffers, and potential cost to develop and service the land.
- The *E. rossi* woodland on this slope is not a threatened species, but is remnant vegetation and the amount that would need to be cleared trigger the need for an EIS.
- Current estimates are that this area could accommodate approximately 400-500 people and is therefore there is an opportunity that needs to be analysed. The value of maintaining the vegetation to provide visual amenity benefits to surrounding lots should also be considered
- The FUA is an established public policy position, and if this area is excluded from development, there must be a robust justification for that decision and its associated opportunity costs.
- In terms of market demand for the product that would be developed on this area, LDA advised that due to the current proposition of smaller housing types and lots, it would be good to have some detached dwellings on larger lots with excellent views which might attract a premium.
- The draft PDF design could build in flexibility to allow access into this area at a later stage.

- A brief explanation of assumptions/sensitivities used to provide the broad costs in relation to this area in the options paper were discussed. Treasury commented that they would look at the SGS economic analysis differently, and review basic costing and revenue assumptions; Treasury's focus is on the revenue stream. There is a need to undertake some economic testing (cost/benefit) to decide whether it is worth pursuing Option 1.
- This area is a possible breeding site for threatened birds based on ANU research. More information on environmental value of the south-west slope would be needed.

5. SUMMARY OF DISCUSSION

- The competing objectives were discussed. It is critical that there be multiple objectives to assess the issues and that advice must be based on understanding the opportunity costs of developing this portion of land as well as considering the associated economic, environmental and development costs.
- While there is a need to respect the community views, at times government needs to make hard decisions to ensure the broader objectives are being achieved.
- The technical working group's overall preference is for Option 1.
- There are competing objectives in relation to the development of the south-west slope area, but the Steering Committee and technical working group need to assess the options with broad multiple objectives in mind.
- The south-west slope area and its significance need to be considered within the context of the ACT and not just in the context of Stage 2. Decisions need to be informed by options that are backed by science, rigour and strong principles.
- Further investigations need to be done in relation to development opportunities for the south-west slope. The investigations are about achieving an affordable, social outcome and that the development of the south-west slope must be a strategic consideration within the context of Canberra and not just the localised context. The investigations include:
 - Further economic costing for development of the south-west slope area.
 - The established, rigorous processes under legislation, which are clear gateways to inform the government along the way, including EPBC clearances, EIS and variation to the Territory Plan.
- There are high risks associated with the required EIS and EPBC clearances.
- Need confirmation that the time required to work through the decision regarding development potential of the south-west slope will not affect the release of the first 3,000 dwellings in Molonglo Stage 2.

6. RECOMMENDATIONS

The following recommendations will be submitted to the next River Park Concept Plan Steering Committee meeting for confirmation:

1. Option 1 is preferred, noting that this is subject to further future investigation of the south-west slope area regarding feasibility of developing the area, and the EPBC and EIS clearances and Territory Plan variation processes required.
2. ACTPLA to confirm that the time required to work through the decision regarding development potential of the south-west slope will not affect the release of the first 3,000 dwellings of Molonglo Stage 2.
3. ACTPLA to advise SGS to proceed with the draft PDF based on incorporating Option 1 and including development of the south-west slope area.
4. SGS team/ACTPLA to confirm the capability of the south-west slope area for development, and the cost implications of not developing the south-west slope area.