

# Planning (Molonglo Valley District Policy) Minor Plan Amendment 2024

**Notifiable instrument NI2024-684**

made under the

**Planning Act 2023, s 85 (Making minor plan amendments)**

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## **1 Name of instrument**

This instrument is the *Planning (Molonglo Valley District Policy) Minor Plan Amendment 2024*.

## **2 Commencement**

This instrument commences on the day after its notification day.

## **3 Minor plan amendment**

I am satisfied under the *Planning Act 2023*, section 85 (1) (a) that Minor Plan Amendment 2024-j is a minor plan amendment to the Territory Plan.

## **4 Dictionary**

In this instrument:

***Minor Plan Amendment 2024-j*** means the minor plan amendment in schedule 1.

Freya O'Brien

Delegate of the territory planning authority

26 November 2024



**ACT**  
Government

**Territory Planning  
Authority**

# **MINOR AMENDMENT TO THE TERRITORY PLAN 2024-j**

**Changes to Molonglo Valley  
District Policy**

**for the**

**Molonglo Town Centre**

**and**

**corrections**

**This minor plan amendment was prepared  
under part 5.3 of the *Planning Act 2023***

## Contents

<b>1.0</b>	<b>INTRODUCTION</b>	<b>5</b>
1.1	<i>Outline of the process</i>	5
1.2	<i>Summary of the amendments</i>	6
<b>2.0</b>	<b>CONSULTATION WITH THE PUBLIC</b>	<b>6</b>
2.1	<i>Consultation period</i>	6
2.2	<i>Comments from the public</i>	6
2.3	<i>Changes made after public consultation</i>	7
<b>3.0</b>	<b>TERRITORY PLAN CHANGES</b>	<b>8</b>
3.1	<i>Molonglo Valley District Policy</i>	8
<b>4.0</b>	<b>TERRITORY PLAN AMENDMENT INSTRUCTIONS</b>	<b>11</b>
4.1	<i>Part D – D05 – Molonglo Valley District Policy</i>	11
	<b>INTERPRETATION SERVICE</b>	<b>12</b>

## 1.0 INTRODUCTION

### 1.1 Outline of the process

A minor plan amendment, or minor amendment (MA), is one way that the Territory Plan can be changed.

Section 84 of the *Planning Act 2023* (the Planning Act) outlines the different types of MAs, some of which require limited consultation to be undertaken and some of which require no consultation to be undertaken.

Under Section 85 of the Planning Act a MA can only be made where:

- any required limited consultation has taken place and the authority is satisfied that the content of the MA meets the requirements of the Act
- if the MA is not inconsistent with the planning strategy or any relevant district strategy
- any comments received during the consultation period and from the National Capital Authority have been considered.

This MA to the Territory Plan (MA2024-j) has been prepared under the following sections of the Planning Act:

- section 84 (2) (e) and section 89 (1)), and
- section 84 (1) (a) (ii).

The part of this MA that required limited consultation to be undertaken (section 84 (2) (e) and section 89 (1)) was released for public consultation in accordance with the Act.

The MA is not inconsistent with the planning strategy or the Molonglo Valley District Strategy.

The National Capital Authority received a copy of this MA.

For more information on the content of the Territory Plan and minor plan amendment processes please refer to the Environment, Planning and Sustainable Development (EPSDD) website [The Territory Plan - Environment, Planning and Sustainable Development Directorate - Planning \(act.gov.au\)](https://act.gov.au/territory-plan-environment-planning-and-sustainable-development-directorate-planning).

## 1.2 Summary of the amendments

MA2024-j amends the Molonglo Valley District Policy to adjust relevant policy outcomes, assessment outcomes and assessment requirements, consistent with principles and policies in the Molonglo Valley District Strategy.

MA2024-j makes the following changes:

- Increases dwelling yields for Denman Prospect 3.
- Removes dwelling yields for the suburb of Molonglo.
- Amends assessment outcomes and removes height assessment requirements for the Molonglo Town Centre and surrounds to allow greater flexibility for appropriate heights to be determined based on outcome.
- Makes relevant changes to policy and assessment outcomes to allow for higher levels of development within the Molonglo Town Centre and surrounds.
- Adds a requirement for a place of worship.
- Removes the requirement for an Emergency Services Facility, as it will now be located at Duffy.
- Clarifies the amount of schools to be provided in the future urban area.
- Removes various figures, diagrams and images that are no longer relevant.
- Makes minor corrections.

## 2.0 CONSULTATION WITH THE PUBLIC

### 2.1 Consultation period

Under section 84 (2) (e) of the *Planning Act 2023*, the relevant part of this minor amendment was subject to limited public consultation of at least 20 working days.

Written comments were invited on MA2024-j from the public from 15 August 2024 until 12 September 2024.

### 2.2 Comments from the public

Two submissions were received, one from the Molonglo Valley Community Forum and one from an individual. The main comments and concerns raised during consultation relating to the changes proposed in the minor amendment were:

- Concern about the extent of community facility sites in the Molonglo Town Centre and surrounds
- Desire to bring forward infrastructure provision, noting the planning for increased housing density
- Changes to the Territory Plan proposed in MA2024-j are not inconsistent with the Molonglo Valley Community Forum's previous recommendations
- Desire that taller buildings are well designed and located
- Improve amenity by refocussing residential amenity away from main roads towards 'second streets'
- Request to increase and safeguard urban open recreational space

- Desire to embed inclusive design principles

## **2.3 Changes made after public consultation**

The following changes were made to the minor amendment after public consultation:

- Changes to assessment outcome 3 (building heights) to combine and clarify outcomes.
- Retains and clarifies the existing requirement for a place of worship in Denman Prospect (assessment requirement 10).
- New assessment requirement 29 (community and recreational needs assessment for Molonglo Valley district).
- Changes to assessment requirements 45 and 49 about community and recreation facility requirements and grouping the community and recreation requirements.
- Changes to assessment requirement 48 to allow the emergency services facility site to be located in the Molonglo Central precinct, which includes the Commercial CZ3 Services zone. This reflects the operational requirements of the emergency services facility site and recognises that a site in the Commercial CZ1 Core zone (likely to be developed for higher housing densities) may adversely impact response times and have undesirable privacy implications for staff and visitors to the facility.
- Corrections to assessment requirement 16 to accurately reflect the amount of government schools planned for the future urban area.
- Corrections to the Whitlam assessment outcomes and map references.
- Relocation of assessment outcomes, minor changes and corrections to provisions, and changes to relevant headings – including a new heading under assessment outcomes for the Molonglo Valley District.

Changes to the Molonglo Valley District technical specifications which were consulted at the same time as MA2024-j are:

- Clarification in Figure 26A and 26B that building heights are generally 4-6 storeys and with a limited number of taller buildings of 8-16 storeys depending on location.

## **3.0 TERRITORY PLAN CHANGES**

### **3.1 Molonglo Valley District Policy**

#### **Population growth and planning**

The main commercial centre in the Molonglo Valley district was initially envisioned and planned as a large group centre to serve the needs of a population estimated to be 55,000 people. More recently the estimated population of the Molonglo Valley has been reassessed and increased to approximately 70,000 people by 2050. This estimated increase in population requires reconsideration of the status of the Molonglo Group Centre in the suburb of Molonglo to a town centre to provide for the needs of current and future residence of the district.

The National Capital Authority through Variation 99 introduced a change to the National Capital Plan to upgrade the status of the Molonglo Group Centre to a town centre and is consistent with the Molonglo Valley District Strategy. The change to the National Capital Plan took effect on 16 September 2024. The change to a town centre will enable the provision of a centre which reflects the scale and status of the Molonglo Valley district and will be capable of delivering facilities and services to the surrounding population.

The Territory Plan which commenced on 27 September 2024 reflected the change in status of the Molonglo Group centre to the Molonglo Town Centre. The Territory Plan is consistent with the National Capital Plan in recognising the main commercial centre of the Molonglo Valley as being a town centre.

#### **Why changes to the Territory Plan were required**

The 2021 Group Centre and surrounds concept plan that was incorporated into the Territory Plan in 2022 was based on an estimated population of 55,000 people. Changes made by MA2024-j to the Molonglo Valley District Policy were necessary to accommodate the estimated additional population, and to make sure that the policies are current and relevant, following the introduction of an outcomes-based planning system and Territory Plan in late 2023. Planning provisions are included in the Territory Plan through the Molonglo Valley District Policy and Subdivision Policy to guide the development of future urban areas in the Molonglo Valley district. Review of the Molonglo Valley District Policy identified a level of policy duplication, editorial matters, and the opportunity for some rationalisation of planning controls, and these matters have been rectified by making MA2024-j.

The Molonglo Town Centre and immediately surrounding areas within Denman Prospect is where the highest density, tallest buildings and greatest activity in the district are desired. Planning and development of future urban areas should also be able to be flexible and respond quickly to any changing market conditions or government policy (without the need for further changes to the Territory Plan), while creating high levels of amenity for future residents.

Accordingly, this minor amendment removes the maximum dwelling numbers (dwelling yields) within the suburb of Molonglo to provide future flexibility for housing supply. Further, the maximum dwelling yield for the last stage of Denman Prospect,



located adjacent to John Gorton Drive, and currently undeveloped, is increased and will remain as a provision in the Territory Plan to retain certainty for the partly developed suburb.

Building heights are increased and will be determined by meeting an assessment outcome, which is consistent with the principles and policies in the Molonglo Valley District Strategy. This desired increase in building heights is appropriate for the town centre and the immediately surrounding area and will assist in accommodating a growing population. This planning control also provides confidence and guidance in building outcomes for the community and future residents of the suburb.

Consistent with an outcomes-based planning system, suggested building heights for the suburb of Molonglo and the remaining adjacent undeveloped part of Denman Prospect are contained in technical specifications. The technical specifications provide a benchmark and possible way to achieve planning outcomes and are therefore not mandatory.

Actual dwelling numbers and built form outcomes will be determined by the subdivision design application, development applications and meeting the requirements of the Territory Plan including the District Policy, Subdivision Policy and design guides. These policies and guides provide greater clarity of urban design outcomes to create a high level of amenity for future residents.

### **Community facilities**

The Molonglo Valley District Strategy identifies that the provision of sites for places of worship to meet the needs of its multicultural community will be informed by more detailed community needs assessment. A community and recreational needs assessment for the Molonglo Valley district is currently underway. Initial information has confirmed this need and as such, specific provision for a place of worship with community facility zoned land is included in this MA, with a site to be located within the town centre and surrounds. A further site will be required in the future within the undeveloped suburbs, north of the Molonglo River. Notwithstanding this, places of worship continue to be provided by organisations, as needed, and operate from community spaces, such as schools and community centres.

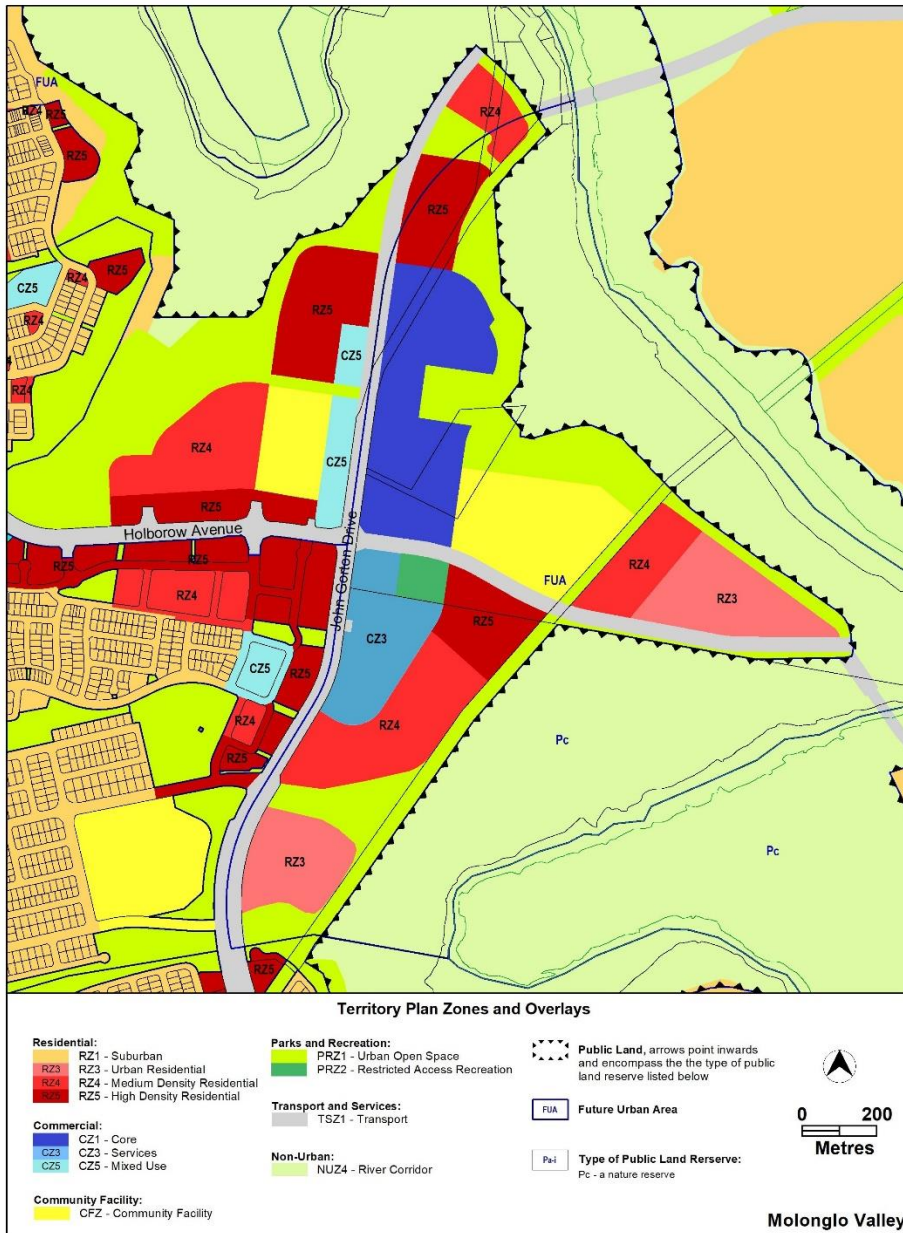
### **Changes**

Changes to amend the Molonglo Valley District Policy are made in accordance with section 84 (2) (e) and section 89 (1) of the Act. Other minor corrections are made to Molonglo Valley District Policy in accordance with 84 (1) (a) (ii) of the Act.

The amendment to make changes to the Molonglo Valley District Policy is not inconsistent with the Planning Strategy or any principles and policies in the Molonglo Valley District Strategy. The changes are also consistent with the National Capital Plan and its recognition of the main commercial centre as a town centre.

## 3.2 Territory Plan Map

### Existing Territory Plan Map



No changes are proposed to the Territory Plan map.

## **4.0 TERRITORY PLAN AMENDMENT INSTRUCTIONS**

This section provides the instructions for how MA2024-j amends the Territory Plan.

### **4.1 Part D – D05 – Molonglo Valley District Policy**

*Substitute D5 – Molonglo Valley District Policy with Appendix 1*

## INTERPRETATION SERVICE

To speak to someone in a language other than English please telephone the Telephone Interpreter Service (TIS) 13 14 50

LANGUAGE	DETAILS
English	If you need an interpreter please call: 13 14 50
Mandarin (Simplified Chinese) / 简体中文	如果您需要翻译，请致电：13 14 50
Arabic / العربية	إذا كنت بحاجة إلى مترجم شفهي اتصل بالرقم: 13 14 50
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Spanish / Español	Si necesita un intérprete, llame al 13 14 50
Persian (Farsi) / فارسی	اگر به مترجم نیاز دارید، لطفاً به این شماره تلفن کنید: 13 14 50
Dari / دری	اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید.
Punjabi / ਪੰਜਾਬੀ	ਜੇਕਰ ਤੁਹਾਨੂੰ ਵਿਸ਼ੇ ਦੁਬਾਰੀਏ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਵਿਸਥਾ ਵਰਕੇ ਫੋਨ ਕਰੋ: 13 14 50
Tamil / தமிழ்	உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும்
Greek / Ελληνικά	Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50
Italian / Italiano	Se hai bisogno di un interprete, chiama: 13 14 50
Hazaragi / هزاره گی	اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیرید.
Thai / ภาษาไทย	หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50
Karen / ကညီကျိာ်	ဖဲန့မ့ၢ်လိာ်ဘၢန့ၢ်ပုၤကတိၢ်ကျိးထံတၢ်တၢ်အခါဝံသးစူၤကိးဘၢန့ၢ်-၁၃၁ ၄၅၀ တက့ၢ်.

Telephone and Interpreter Service 13 14 50 - Canberra and District - 24 hours a day, seven days a week

# Part D

# District Policies

## D5 – Molonglo Valley District Policy

## Table of Contents

<b>District Map</b>	<b>5</b>
<b>Land Use Table</b>	<b>6</b>
<b>Policy Outcomes</b>	<b>7</b>
<b>Assessment Outcomes</b>	<b>8</b>
Area specific assessment outcomes	8
Molonglo Valley District	8
Molonglo Town Centre and surrounds	8
Whitlam	9
<b>Assessment Requirements</b>	<b>10</b>
<b>Coombs</b>	<b>10</b>
Urban structure	10
Land use	10
Active frontage	10
Building height	10
Gas connections	10
<b>Figure 1 Coombs – Active Frontages</b>	<b>11</b>
<b>Figure 2 Coombs – Building Heights</b>	<b>12</b>
<b>Denman Prospect</b>	<b>13</b>
Urban structure	13
Land use	13
Gross floor area	13
Building height	13
Gas connections	13
Subdivision	13
<b>Figure 3 Denman Prospect – Access and Visual Corridor</b>	<b>14</b>
<b>Molonglo Valley District – Future Urban Areas</b>	<b>15</b>
Urban structure	15
Subdivision design	15
Road network	15
Natural systems	15
Wildlife corridor	15
Heritage	15
Land use	15
Local centres	15
Open space	16
Community and recreation facilities assessment	16
Playing fields	16
National Bicentennial Trail	16
Shared paths	16
Gross floor area	16
Building height	16

Gas connections .....	16
<b>Figure 4 – Molonglo District - Shared Paths and on-road cycling routes .....</b>	<b>17</b>
<b>Molonglo –Town Centre and Surrounds - Future Urban Areas (Figure 5) .....</b>	<b>18</b>
Urban edge .....	18
Urban structure .....	18
Land use – Commercial CZ1 Core zone .....	18
Land use – mixed use .....	18
Land use – residential.....	18
Land use – school sites .....	18
Land use – community and recreation facilities.....	18
Land use – prohibited.....	19
Land use – Emergency services facility .....	19
Community and recreation facilities assessment.....	19
Open space.....	19
Active frontage .....	19
Active travel .....	20
Public transport.....	20
Road structure.....	20
Road design .....	21
Vehicle movement .....	21
Vehicle access.....	21
Car parking .....	21
Bushfire protection zones .....	21
Gas connections .....	22
<b>Figure 5 Molonglo Town Centre and surrounds – Location .....</b>	<b>23</b>
<b>Figure 6 Molonglo Town Centre and surrounds – Precinct Location Plan .....</b>	<b>24</b>
<b>Figure 7 Molonglo Town Centre and surrounds – Community Facilities .....</b>	<b>25</b>
<b>Figure 8 Molonglo Town Centre and surrounds – Open space Network and Parks .....</b>	<b>26</b>
<b>Figure 9 Molonglo Town Centre and surrounds – Street network and Hierarchy.....</b>	<b>27</b>
<b>Figure 10 Molonglo Town Centre and surrounds – Public transport and indicative bus station location ..</b>	<b>28</b>
<b>Figure 11 Molonglo Town Centre and surrounds – Active travel Networks.....</b>	<b>29</b>
<b>Figure 12 Molonglo Town Centre and surrounds – Bushfire Protection Zones.....</b>	<b>30</b>
<b>Diagram 1: Molonglo Town Centre and surrounds – Typical cross section of east-west arterial road .....</b>	<b>31</b>
<b>Image 1 Molonglo Town Centre and surrounds – Concept plan illustrative .....</b>	<b>32</b>
<b>Whitlam .....</b>	<b>33</b>
Noise.....	33
Building height .....	33
Specific requirement .....	33
Gas connections .....	33
<b>Figure 13 Whitlam – Ongoing Provisions .....</b>	<b>34</b>
<b>Figure 14 Whitlam – Ongoing Provisions .....</b>	<b>35</b>
<b>Figure 15 Whitlam – Ongoing Provisions .....</b>	<b>36</b>
<b>Figure 16 Whitlam – Ongoing Provisions .....</b>	<b>37</b>
<b>Figure 17 Whitlam – Ongoing Provisions .....</b>	<b>38</b>
<b>Figure 18 Whitlam – Ongoing Provisions .....</b>	<b>39</b>
<b>Figure 19 Whitlam – Ongoing Provisions .....</b>	<b>40</b>
<b>Figure 20 Whitlam – Ongoing Provisions .....</b>	<b>41</b>

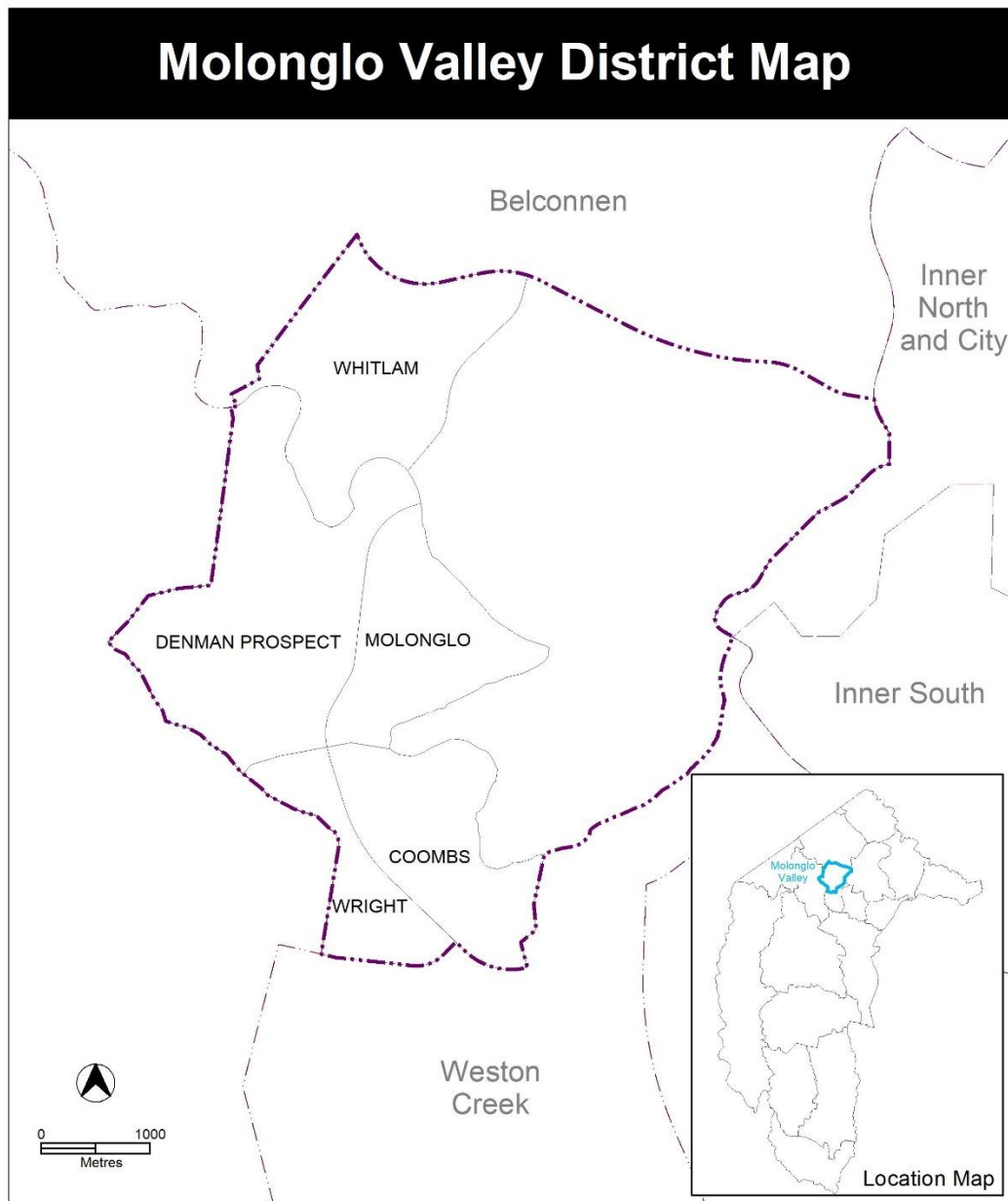
<b>Figure 21 Whitlam – Ongoing Provisions</b> .....	42
<b>Wright</b> .....	43
Urban structure .....	43
Active frontage .....	43
Land use .....	43
Building height .....	43
Clearance zones .....	43
Gas connections .....	43
<b>Figure 22 Wright – Ongoing Provisions</b> .....	44
<b>Figure 23 Wright – Active Frontages and Public Spaces</b> .....	45
<b>Figures – Assessable and Prohibited Development</b> .....	46
Figure 24 Coombs .....	46



# District Map

This policy applies to land within the area identified as the Molonglo Valley District in the map below.

Maps detailing specific assessment outcomes and requirements are included at the end of this policy.



# Land Use Table

The following table specifies additional types of development and land uses that are assessable in this district. These are additional to the development types and land uses specified as assessable within the applicable zone policy.

The uses listed require development approval unless they meet the 'exempt development' definition of the *Planning Act 2023*. Development and land use types listed are defined in the Territory Plan Dictionary.

The table also specifies additional types of development and land uses that are prohibited in this district. These are prohibited, notwithstanding whether they are listed as assessable under the applicable land use policy. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Coombs	CZ5	municipal depot	Nil	AD1 <a href="#">Figure 24</a>
Denman Prospect		Nil	Nil	
Whitlam		Nil	Nil	
Wright	CFZ	Nil	residential care accommodation supportive housing, retirement village	Block 3 Section 29

# Policy Outcomes

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Development proposals in the Molonglo Valley District will be assessed having regard to the key characteristics of the district and the policy outcomes to be achieved for the district. The policy outcomes to be achieved for Molonglo Valley District are derived from the Molonglo Valley District Strategy, that sets the vision and directions for the district.

## The desired policy outcomes to be achieved for Molonglo Valley District include:

1. Protect and retain significant environmental and heritage values of the Molonglo River Corridor Reserve and other sensitive areas through appropriate buffering from new development and consistent with the Molonglo Valley Plan for the Protection of Matters of National Environmental Significance.
2. Protect, preserve and enhance all areas of high value grassland and woodland, including mature native trees, as part of a connected ecological network linking the river to the hills.
3. Develop economic specialisation in recreation and tourism, building on the presence and proximity of Stromlo Forest Park, National Arboretum Canberra, mountain biking and natural recreational assets.
5. Enhance public transport priority connections to Inner North and City District and to Weston Creek, Woden and Belconnen districts in future.
6. Expand active travel connections as new suburbs are established with improved links to surrounding districts and the City Centre, centres and recreational spaces including the river corridor, Stromlo Forest Park and the National Arboretum Canberra.
7. Develop future local centres as active mixed-use hubs (according to best practice design and place frameworks).
8. Build on the existing allocation of land for new community and recreational facilities and identify additional land as needed to support expected growth across the district.
9. Situate new housing within the distinctive landscape, including respecting the natural terrain, managing bushfire risks and the way water moves across and through the land.
10. Achieve best practice sustainability, urban design and water sensitive urban design outcomes for all new residential development, including walkability to shops and services.

## The desired policy outcomes to be achieved for Molonglo Town Centre and surrounds (within a future urban area) include:

1. Design of the Molonglo Town Centre and surrounds protects existing heritage, cultural and environmental values, including consistent with the Strategic Assessment of the Molonglo Valley Plan for the Protection of Matters of National Environmental Significance.
2. Encourage development that aims to achieve net zero emissions in transport, buildings and precincts.
3. Promote energy efficiency and sustainability through urban design.
4. Promote land uses that support new businesses and commercial enterprises that provide employment opportunities, shops, services and an economic life in the heart of the Molonglo Valley.
5. The town centre is the principal commercial and retail hub for the district of Molonglo Valley.
6. Promote access and connectivity between the town centre core, services, community facilities, nearby residential precincts and external features such as the Molonglo River Reserve and open space network.
7. Provision of a diversity of housing and recreational opportunities for a significant residential population that will access the centre regularly to work, shop, meet, linger and relax.
8. Provide for a range of housing zones to provide for diverse housing types, sizes and densities to meet the changing needs of the community.
9. Incorporate the exceptional landscape setting and high-quality remnant trees as a feature of the town centre and surrounds, and guide where key public spaces are located.
10. The interconnected open spaces offer recreation and social opportunities that benefit the health and wellbeing of the community and provide high levels of amenity.

# Assessment Outcomes

Consistent with the district policy outcomes, development proposals in the Molonglo Valley District must demonstrate that they are consistent with any area specific assessment outcomes that may apply, as well as the relevant zone assessment outcomes.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning technical specification, entity referral will be required.

## Area specific assessment outcomes

The assessment outcomes for proposed development in specific locations are listed below. Localities that are not listed do not have any area specific assessment outcomes to consider.

Locality	Assessment outcome
Molonglo Valley District	<ol style="list-style-type: none"><li>1. The landscape setting and values of the Molonglo Valley will be recognised and incorporated into the urban design of the future urban area. Boundary hills and significant internal ridges within the urban fabric will be excluded from inappropriate development.</li><li>2. Upward light spill will be minimised in recognition of its proximity to the Mount Stromlo Observatory.</li></ol>
Molonglo Town Centre and surrounds ( <a href="#">Figure 5</a> )	<ol style="list-style-type: none"><li>3. Varied building heights, with taller buildings having slender footprints, encourages built form that responds to existing topography and the natural environment, and generally provides a gradual transition in height and scale, from lower buildings in the suburban areas to the tallest buildings in the Core zone. A variety of heights are provided across the Town Centre and surrounds to create architecturally interesting streetscapes and provide views to the river corridor and broader landscape.</li><li>4. Solar access is enabled to public spaces, particularly in the winter months, to provide pleasant spaces for community and to promote healthy growth of plants and trees.</li><li>5. The public realm is protected by limiting overshadowing and wind impacts on streets and public places.</li><li>6. Development incorporates interactive, human scale, ground level building frontages to the streets and public realm where appropriate.</li></ol>

Locality	Assessment outcome
	<ul style="list-style-type: none"> <li>7. A range of retail and commercial uses are provided that interconnect with community facilities.</li> <li>8. The integration of community and recreation facilities enhances the quality of the commercial core and its surrounds.</li> <li>9. Views from the town centre to significant landscape features, such as Black Mountain are retained, to assist people to easily navigate the town centre and promote a sense of place.</li> </ul>
Whitlam	10. Development is designed to minimise the noise impact from William Hovell Drive.

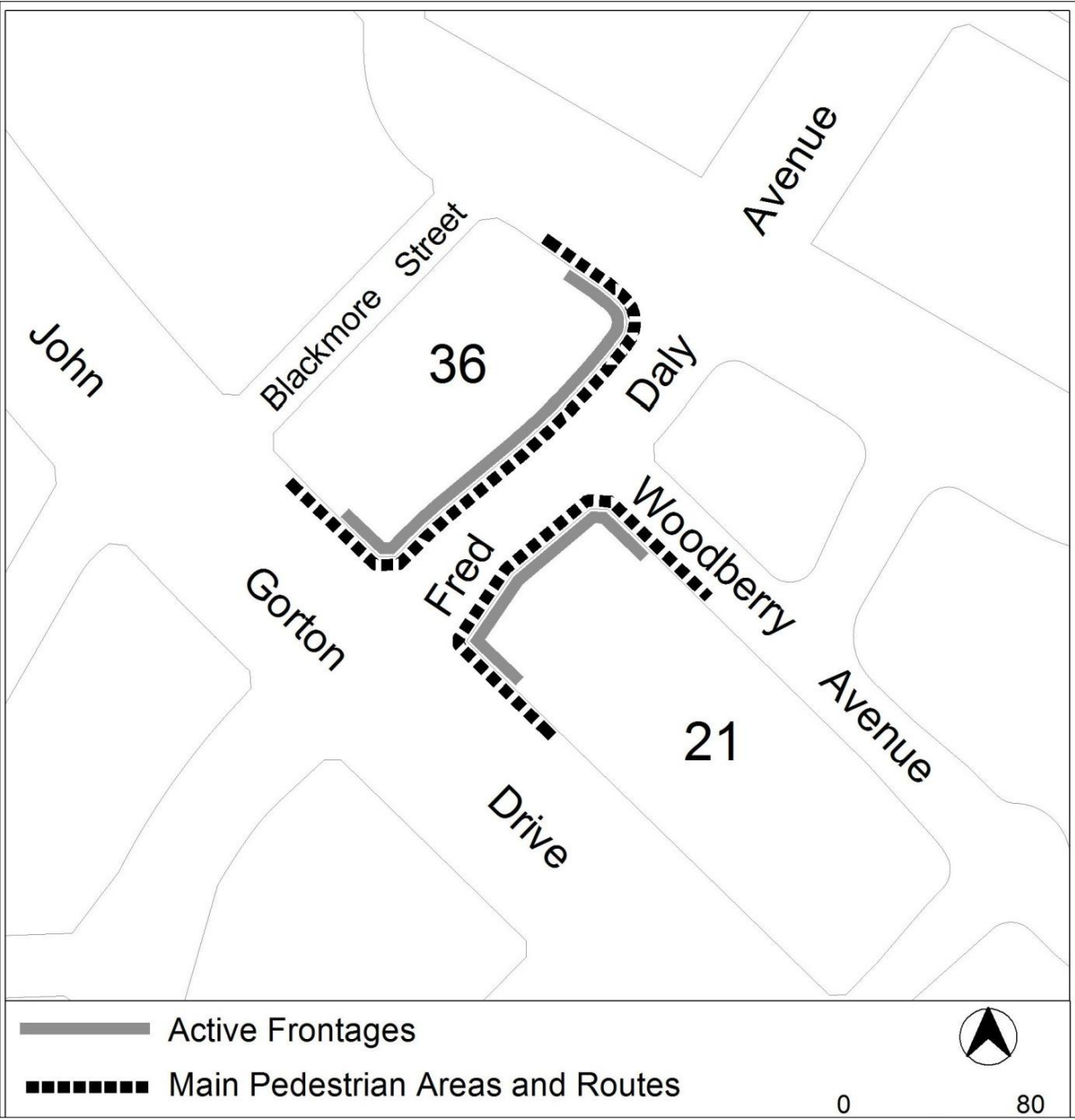
# Assessment Requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within the Molonglo Valley District. These provisions are in addition to and, where inconsistencies occur, prevail over any assessment requirements that are provided in the relevant zones policy.

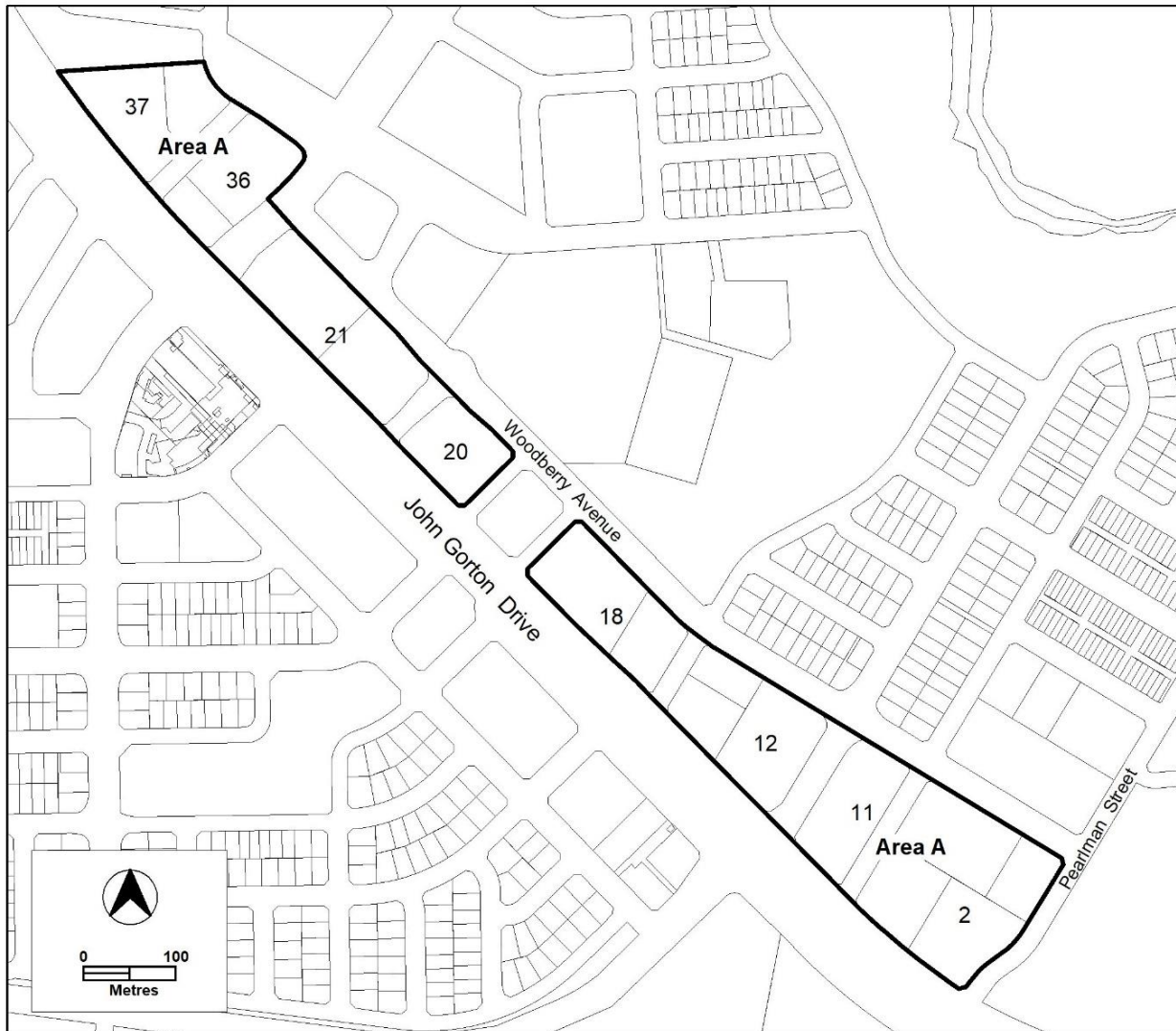
Development proposals in the Molonglo Valley District must meet the following requirements. Localities that are not listed do not have assessment requirements.

Locality	Assessment requirement
<b>Coombs</b>	
<b>Urban structure</b>	<ol style="list-style-type: none"><li>1. The boundary between urban blocks (other than single dwelling) and PRZ1 and NUZ4 zoned land should provide the following:<ol style="list-style-type: none"><li>a) Easy access to open space.</li><li>b) Surveillance of open space.</li><li>c) Avoid boundary fencing.</li><li>d) Ground floor dwellings address open space where there is no edge street.</li></ol></li></ol>
<b>Land use</b>	<ol style="list-style-type: none"><li>2. CFZ blocks of not less than 6 hectares must accommodate, at a minimum, a primary school, community activity centre and early childhood education and care, unless otherwise agreed by the ACT Government.</li><li>3. Buildings in CZ4 are designed to be adaptable for commercial use.</li><li>4. Buildings in the CFZ zone must provide a community use.</li><li>5. Buildings in CZ5 at the corner of John Gorton Drive and Fred Daly Avenue, and fronting Fred Daly Avenue, are designed to be adaptable for commercial use and address both roads.</li></ol>
<b>Active frontage</b>	<ol style="list-style-type: none"><li>6. Active frontages are provided in accordance with <a href="#">Figure 1</a>.</li></ol>
<b>Building height</b>	<ol style="list-style-type: none"><li>7. Minimum buildings heights in Area A on <a href="#">Figure 2</a> are:<ol style="list-style-type: none"><li>a) 2 storeys.</li><li>b) Facing John Gorton Drive – 3 storeys.</li></ol></li></ol>
<b>Gas connections</b>	<ol style="list-style-type: none"><li>8. No new gas network connections are allowed to all new or existing developments including redevelopments on CZ1 and CZ2 zoned land.</li></ol>

Figure 1 Coombs – Active Frontages



**Figure 2 Coombs – Building Heights**





Locality	Assessment requirement
Denman Prospect	
<b>Urban structure</b>	9. In accordance with <a href="#">Figure 3</a> , buildings are setback to achieve a visual corridor through the block from John Gorton Drive to Summerfield Close.
<b>Land use</b>	10. Section 59 blocks 33, 34 and 35 community activity centre and place of worship are mandatory. These uses are to have a combined minimum gross floor area of 900m <sup>2</sup> and must be operated by a not-for-profit organisation.
<b>Gross floor area</b>	11. Total commercial gross floor area for section 72 is 1000m <sup>2</sup> , with a limit of 250m <sup>2</sup> GFA per tenancy. 12. Total commercial gross floor area for section 98 block 1 is 600m <sup>2</sup> with a GFA limit of 200m <sup>2</sup> per tenancy.
<b>Building height</b>	13. Development on section 72 complies with the following maximum number of storeys: <ul style="list-style-type: none"> <li>a) Within 60m of boundaries of blocks zoned RZ1 – 3.</li> <li>b) Elsewhere on the site – 6.</li> </ul>
<b>Gas connections</b>	14. No new gas network connections are allowed to all new or existing developments including redevelopments on CZ1 and CZ2 zoned land.
<b>Subdivision</b>	15. Subdivision of section 83 block 1 to create a maximum of two blocks is permitted.

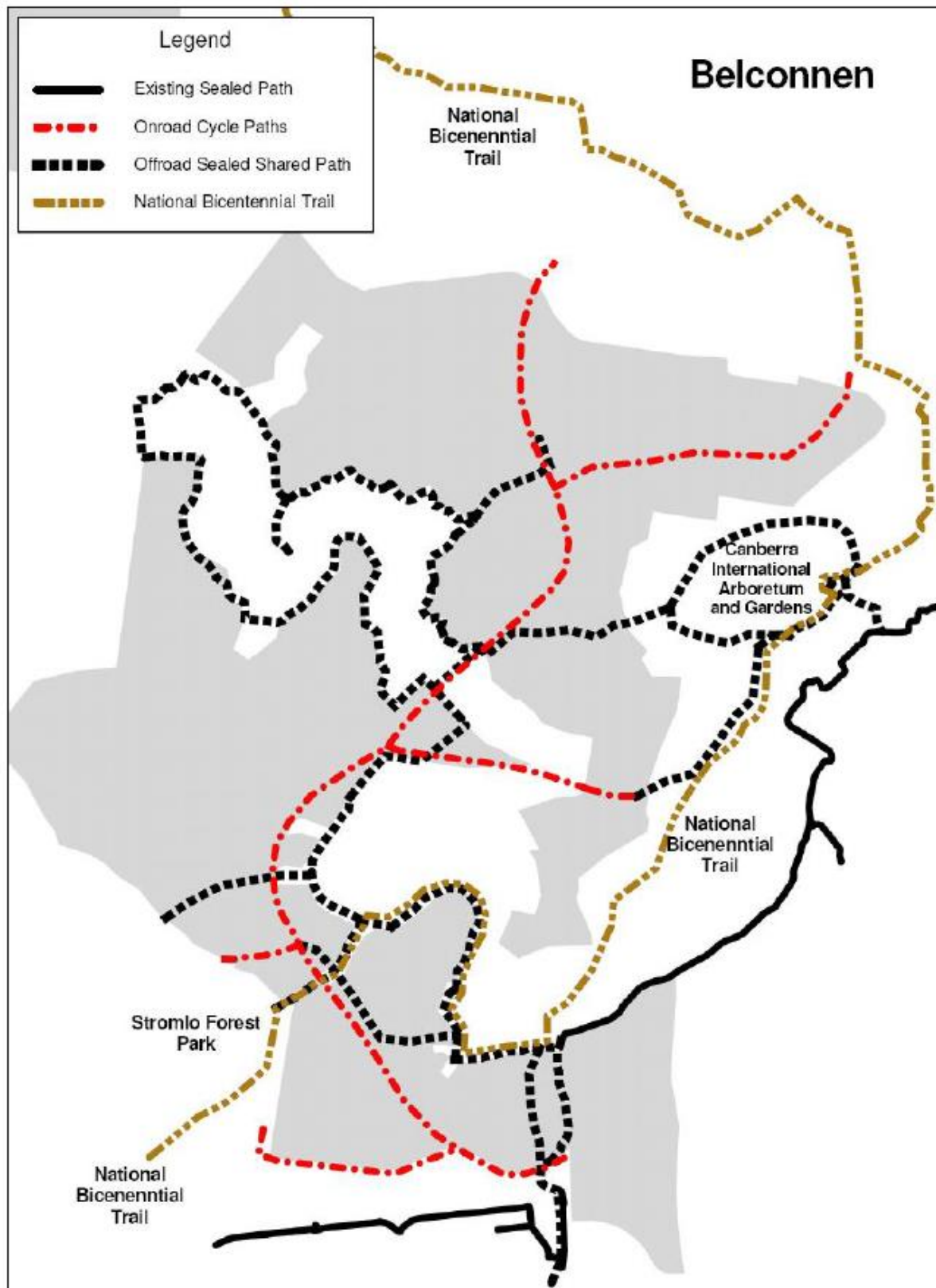
The map shows a residential area with the following features:

- Streets:** Greenwood Street, Summerfield Close, Holborow Avenue, and John Gorton Drive.
- Plots:** 73, 74, and 75.
- Parking Requirements (P):** Indicated by the letter 'P' in various locations on the plots.
- Gate Required:** Indicated by a line with a dot and a circle at the end.
- Visual Corridor:** Indicated by shaded rectangular areas.
- No vehicle access permitted:** Indicated by a dashed line.
- Legend:**
  - P Parking requirements
  - No vehicle access permitted
  - Gate required
  - Visual corridor
  - North arrow
  - 0 40 Metres

Locality	Assessment requirement
<b>Molonglo Valley District – Future Urban Areas</b>	
<b>Urban structure</b>	16. Sites will be allocated for eight government schools, or as agreed by the Education Directorate. This includes school sites required in the <a href="#">Molonglo – Town Centre and Surrounds – Future Urban Area</a> . They will be sited on land with suitable topography, in locations that minimise the length of trips to and from school.
<b>Subdivision design</b>	17. Development complies with the following: <ul style="list-style-type: none"> <li>a) Subdivision design and road layout will maximise access to ‘special places’ to enhance the character of Molonglo Valley and contribute to a ‘sense of place’. Special places include Stromlo Forest Park, the National Arboretum Canberra, the town centre and other commercial centres, neighbourhood activity nodes, active and passive open spaces, riparian (creek and drainage) corridors, riverside parks and other open space corridors.</li> <li>b) Critical natural habitats and connectivity will be protected consistent with ACT Government advice and the Molonglo Valley Plan for the Protection of Matters of National Environmental Significance.</li> </ul>
<b>Road network</b>	18. At least two road crossings of the Molonglo River are to be provided, one for the north-south arterial road and the other for the east-west arterial road.
<b>Natural systems</b>	19. Development is to be generally contained to the west of the ridge that separates Molonglo and North Weston from the Tuggeranong Parkway and Lake Burley Griffin to ensure that it does not visually adversely impact the Central National Area (i.e. central Canberra as identified by the National Capital Plan). 20. Important hills and ridgelines which form the skyline of the Central National Area are to be generally excluded from development. These include the east side of the main ridgeline to the west of Tuggeranong Parkway (generally from Dairy Farmers Hill to the Molonglo River). 21. The lower Molonglo River gorge and Murrumbidgee River corridor are to be managed to protect bird habitats, and high value woodlands and grasslands.
<b>Wildlife corridor</b>	22. A wildlife corridor with associated high value woodlands and grasslands will be provided from the Belconnen Hills to the slopes of Mount Stromlo generally through the ‘Kama’ property (Blocks 1419 and 1020 District of Belconnen) and Spring Valley Farm (Blocks 402 and 404 District of Stromlo).
<b>Heritage</b>	23. A Heritage Management Plan must be undertaken for the Weetangera Cemetery prior to the development front reaching this area.
<b>Land use</b>	24. Commercial uses, generally of a non-retail nature, may be located within the CZ5 zone to the north east of the town centre, at the edge of the Molonglo River corridor. These uses may be associated with river corridor activities and/or residential development.
<b>Local centres</b>	25. Local centres providing for convenience shopping are to be located throughout the development area at key focal points having good pedestrian and vehicular access. 26. A small group centre is to be located beside the north-south arterial road to the north of the Molonglo River. Opportunities for higher density housing will be provided adjacent to, and possibly within, the small group centre.

Locality	Assessment requirement
<b>Open space</b>	<p>27. Provision of open space links are provided between Stromlo Forest Park, Molonglo River corridor and the National Arboretum Canberra, and are to be suitable for equestrian, cycling and pedestrian use.</p> <p>28. Major passive open space areas are to be provided in conjunction with significant drainage lines, lake side reserves, together with prominent hills including Misery Hill and the smaller hill to its south east, and will generally be edged by streets, not back or side fences.</p>
<b>Community and recreation facilities assessment</b>	<p>29. A community and recreational facilities needs assessment is provided, and is to the satisfaction of the relevant government agency, and:</p> <ul style="list-style-type: none"> <li>a) The provision of community facilities is to generally align with the outcomes of the needs assessment.</li> <li>b) Community facilities are generally to be accessible from the ground floor.</li> <li>b) Community facilities can either be provided as Community Facility zoned land, or floor space dedicated to community uses within a mixed-use development in an alternative zone.</li> <li>c) At least one place of worship is provided on land north of the Molonglo River and is zoned Community Facility, either as a standalone site or co-located with other community facilities, to the satisfaction of the relevant government agency.</li> </ul>
<b>Playing fields</b>	<p>30. Playing fields will be provided in central locations, typically co-located with schools to optimise access and usage. Where playing fields are co-located with schools, they are accessible to the public outside of school hours, where feasible.</p> <p>31. Playing fields, ovals and district parks will, where possible, be located on flatter land and be accessible to movement systems. They will be edged by a local street and provide parking where practicable on edge streets to avoid large surface car parks.</p> <p>32. Land with suitable topographic characteristics is to be reserved for one district-level playing field within the district, subject to the satisfaction of the relevant government agencies..</p>
<b>National Bicentennial Trail</b>	<p>33. The National Bicentennial Trail between Uriarra Road in the west to the concrete causeway over the Molonglo River in the east will be replaced by a suitably located mixed-use off-road trail, linking Stromlo Forest Park and the National Arboretum Canberra. Bridle trails are to be incorporated into the development where required. Where provided, mixed use trails will link to existing equestrian facilities including the National Bicentennial Trail, the Pegasus Disabled Riding School, Forest Park Riding School, the public Equestrian Park in Yarralumla, pony clubs and agistment facilities. The trails will also connect to recreation trails in the National Arboretum Canberra and Stromlo Forest Park.</p>
<b>Shared paths</b>	<p>34. Shared paths (bicycle/pedestrian) will provide access to key features within Molonglo and North Weston, including the river corridor, town centre, group centre, local centres, Stromlo Forest Park and the Canberra International Arboretum and Gardens, generally in accordance with <a href="#">Figure 4</a>. The paths will also connect to existing shared paths that link Molonglo with the City and the districts of Belconnen, Weston Creek and Woden Valley.</p>
<b>Gross floor area</b>	<p>35. In Denman Prospect along John Gorton Drive the maximum gross floor area for a shop is 250m<sup>2</sup>.</p>
<b>Building height</b>	<p>36. Residential development of up to 6 storeys is permitted at commercial centres.</p>
<b>Gas connections</b>	<p>37. No new gas network connections are allowed to all new or existing developments including redevelopments on CZ1 and CZ2 zoned land.</p>

**Figure 4 – Molonglo District - Shared Paths and on-road cycling routes**



Locality	Assessment requirement
<b>Molonglo –Town Centre and Surrounds - Future Urban Areas (Figure 5)</b>	
<b>Urban edge</b>	<p>38. The urban edge is designed:</p> <ul style="list-style-type: none"> <li>a) To achieve an attractive recreation space which establishes a clear perimeter for urban development.</li> <li>b) To protect and enhance the social and ecological value of the Molonglo River Reserve.</li> <li>c) To accommodate essential trunk infrastructure, as required.</li> <li>d) In consideration of the Molonglo River Reserve management plan.</li> </ul>
<b>Urban structure</b>	<p>39. Development of precincts (precincts are identified in <a href="#">Figure 6</a>) within the future urban area is generally in accordance with the concept outlined in <a href="#">Image 1</a> and the following:</p> <ul style="list-style-type: none"> <li>a) Denman Prospect precinct – provides a maximum of 2,950 dwellings.</li> <li>b) Molonglo Central precinct zones are limited to CZ1 Core, CZ3 Services, CFZ Community Facility, PRZ1 Urban Open Space and PRZ2 Restricted Access Recreation zones.</li> </ul>
<b>Land use – Commercial CZ1 Core zone</b>	<p>40. Residential development located in the commercial CZ1 Core zone provides for:</p> <ul style="list-style-type: none"> <li>a) Social and/or community housing.</li> <li>b) A variety of dwelling types and sizes that encourages different ways to live, such as co-housing and opportunities for ageing in place.</li> <li>c) A mix urban, compact, multi-unit dwelling types and sizes that improves access to, and supports families, affordability and adaptability.</li> </ul>
<b>Land use – mixed use</b>	<p>41. A mix of uses is encouraged, including retail/commercial uses, residential and community facilities to create strong links, accessibility and amenity to foster a sense of place and community identity. Residential uses must not compromise ground floor commercial uses.</p>
<b>Land use – residential</b>	<p>42. Residential development provides for a range of housing types, such as supportive, community, co-housing and opportunities for ageing in place.</p>
<b>Land use – school sites</b>	<p>43. Two school sites are provided, and are generally located in accordance with <a href="#">Figure 7</a> and contained within a Community Facility zone:</p> <ul style="list-style-type: none"> <li>a) In Denman Prospect precinct of 4.3 hectares or as agreed by the Education Directorate.</li> <li>b) In Molonglo East precinct of 9.3 hectares or as agreed by the Education Directorate.</li> </ul> <p>44. Where feasible, school sites provide the following facilities that are accessible to the public outside of school hours:</p> <ul style="list-style-type: none"> <li>a) In the Denman Prospect precinct (<a href="#">Figure 6</a>) – a playing field.</li> <li>b) Multi-purpose indoor courts for use by clubs and other sporting groups.</li> </ul>
<b>Land use – community and recreation facilities</b>	<p>45. Recreation and community facilities:</p> <ul style="list-style-type: none"> <li>a) The provision of community facilities is to generally align with the outcomes of the <a href="#">community and recreation facilities assessment</a>, generally in the locations indicated in <a href="#">Figure 7</a> and be accessible from the ground floor.</li> <li>b) Include spaces that can be used for activities, passive recreation, gatherings and performances, such as a town square.</li> <li>c) Where possible, are co-located in highly accessible locations to active travel routes and public transport stops.</li> <li>d) Include a town plaza adjoining the main street designed with sufficient area to provide spaces for people to meet, relax and spend time and to allow for temporary uses including markets, stalls and community.</li> <li>e) Include a town oval in close proximity to the school in the suburb of Molonglo.</li> </ul>

Locality	Assessment requirement
	<p>f) In the suburb of Molonglo, a site for a place of worship is provided on land zoned for Community Facility, either as a standalone site or co-located with other community facilities, to the satisfaction of the relevant government agency.</p> <p>46. A recreation facility of at least 1.5 hectares is provided within the PRZ2 Restricted Access Recreation zone, generally in accordance with the Territory Plan map.</p>
Land use – prohibited	<p>47. The following uses are to be prohibited in:</p> <p>a) CZ3 – residential use.</p> <p>b) Southern portion of CZ1 zone south of the green link and town park (identified in <a href="#">Figure 8</a>) – residential use at ground and first floor.</p>
Land use – Emergency services facility	<p>48. In accordance with the development of the future urban area within the Molonglo Central Precinct (<a href="#">Figure 6</a>), an emergency services facility site of at least 0.6 hectares, or as agreed by the relevant government agency, is to be provided.</p>
Community and recreation facilities assessment	<p>49. A community and recreation facilities needs assessment is undertaken and provided to the satisfaction of the relevant government agency, that:</p> <p>a) Involves consultation with the community.</p> <p>b) Considers providing community facilities as either Community Facility zoned land or floor space dedicated to community uses within a mixed-use development in an alternative zone.</p> <p>c) Considers co-locating medium to smaller scale community facilities (for example a library) within mixed use development in the commercial CZ1 Core zone, close to the town park and accessible from ground floor level.</p>
Open space	<p>50. Open spaces:</p> <p>a) Are designed to provide appropriate facilities, which includes consideration of incorporating community spaces, formal and informal play spaces, landscape features and connection to movement networks and cycle paths.</p> <p>b) Demonstrate engagement with the Dhawura Ngunnawal Caring for Country Committee and the United Ngunnawal Elders Council is undertaken to inform how the town centre and open spaces can celebrate Ngunnawal culture.</p> <p>c) Are a series of formal and informal open spaces as well as natural areas and are designed generally in accordance with <a href="#">Figure 8</a>, and to the satisfaction of the relevant government agency.</p> <p>d) Include areas of natural habitat, ponds for stormwater management and urban amenity.</p> <p>e) Include a focal point for community and wildlife, a town park, a town plaza, local parks.</p> <p>f) Include linkages to the Molonglo River Reserve and Craven Creek to the west.</p> <p>g) Include an east-west green link and large canopy trees which promote movement of birdlife and wildlife, and contribute to cooling of the urban areas and include where possible, exceptional and high-quality trees.</p> <p>51. A town park, generally in accordance with <a href="#">Figure 8</a> and contained within a PRZ1 Urban Open Space zone, which is:</p> <p>a) Located at the knoll at the highest point of the town centre.</p> <p>b) Designed to retain remnant trees.</p>
Active frontage	<p>52. Mandatory active frontages are required for buildings facing the main street (<a href="#">Figure 9</a>), bus interchange and town park as identified in <a href="#">Figure 10</a> and require:</p> <p>a) For buildings fronting streets and/or public open spaces – display windows and shop fronts at the ground floor level.</p>



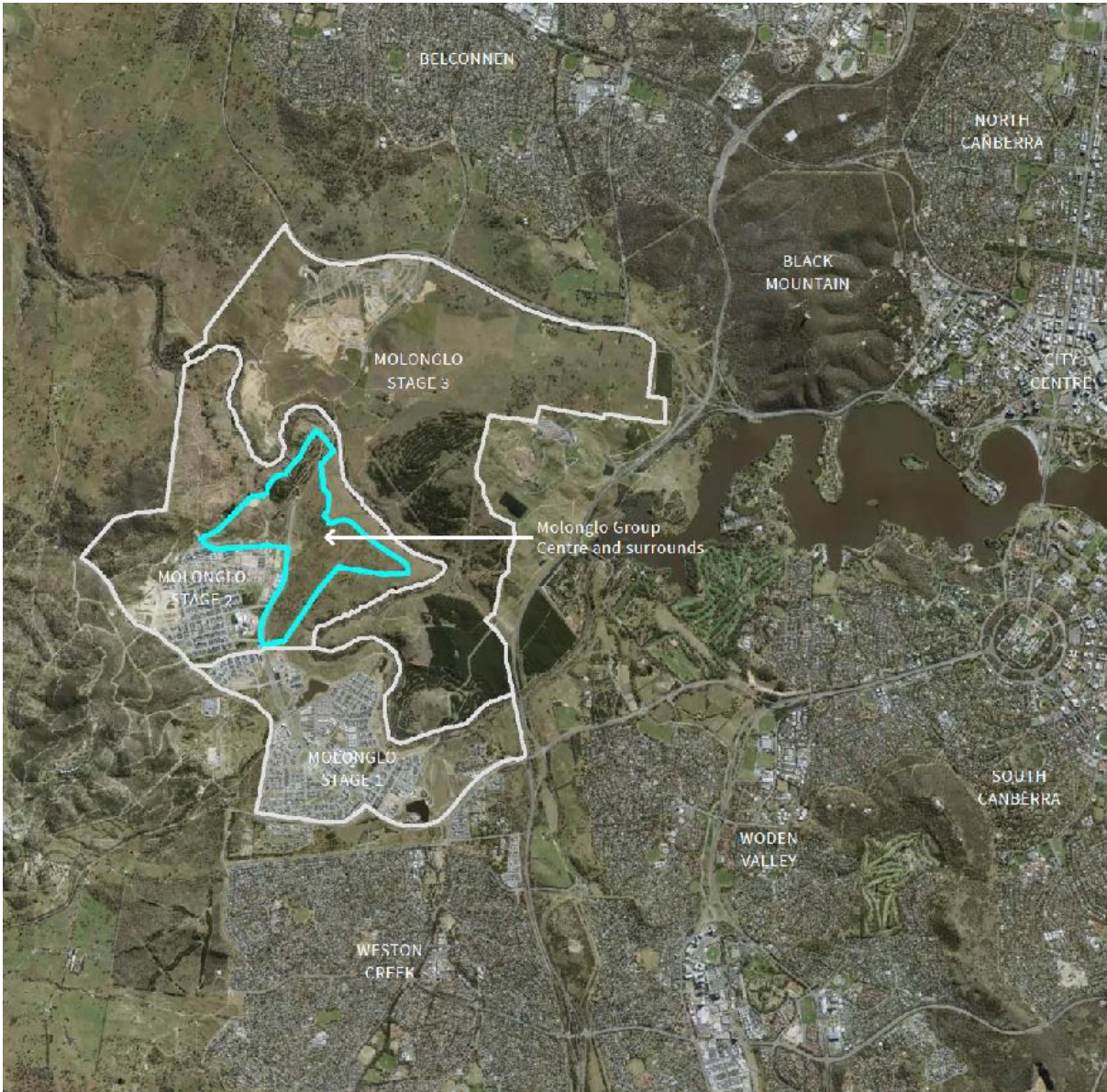
Locality	Assessment requirement
	<ul style="list-style-type: none"> <li>b) Direct pedestrian access at grade with the verge, for access and egress for persons with disabilities.</li> </ul>
<b>Active travel</b>	<ul style="list-style-type: none"> <li>53. Pedestrian and cycle paths:               <ul style="list-style-type: none"> <li>a) Are designed, generally consistent with <a href="#">Figure 11</a> to use the area's topography to provide accessible networks for people of all abilities and connect the town centre to the wider Molonglo Valley.</li> </ul> </li> <li>54. Active travel routes are generally designed in accordance with <a href="#">Figure 11</a> and the Molonglo Valley Active Travel Master Plan, are to the satisfaction of the relevant government agency, and provide:               <ul style="list-style-type: none"> <li>a) Accessible and direct linkages to the town centre core, other suburbs of the Molonglo Valley, recreational areas, schools, play spaces and key activity nodes.</li> <li>b) Signalised pedestrian crossings at key intersections and are generally consistent with <a href="#">Figure 11</a>.</li> <li>c) Priority for public transport vehicles at intersections within the Molonglo Central precinct.</li> </ul> </li> </ul>
<b>Public transport</b>	<ul style="list-style-type: none"> <li>55. The following are provided, to the satisfaction of the relevant government agency:               <ul style="list-style-type: none"> <li>a) A public transport interchange and rapid transport station generally consistent with <a href="#">Figure 10</a> and is designed to:                   <ul style="list-style-type: none"> <li>i) Integrate with the town plaza and the town centre shops, and services and community facilities.</li> <li>ii) Provide space for large canopy trees and landscaping.</li> <li>iii) Be adaptable for light rail.</li> <li>iv) Operate in a similar way with local transport as the interchange at Northbourne Avenue and Cape Street in Dickson and respond to the requirements of an analysis of public transport operational needs.</li> </ul> </li> </ul> </li> <li>56. A bus layover in the CZ3 Services zone is provided to the satisfaction of the relevant government agency, generally consistent with <a href="#">Figure 10</a> and includes:               <ul style="list-style-type: none"> <li>a) Toilet facilities.</li> <li>b) A shelter suitable for taking meal breaks.</li> <li>c) Bike and ride facilities are provided as a part of the public transport network and are provided in locations to the satisfaction of the relevant government agency.</li> </ul> </li> </ul>
<b>Road structure</b>	<ul style="list-style-type: none"> <li>57. The following roads and road details are provided:               <ul style="list-style-type: none"> <li>a) John Gorton Drive is the main north-south arterial road through Molonglo Valley, designed to provide for public transport, including the opportunity for light rail.</li> <li>b) An east-west arterial road that links the town centre and surrounding residential areas to the Tuggeranong Parkway, via a new bridge crossing of the Molonglo River and the south-east precinct of Molonglo 3 East development. The arterial road is designed to provide for public transport and safe pedestrian access crossings into the town centre.</li> <li>c) John Gorton Drive achieves:                   <ul style="list-style-type: none"> <li>i. A more urban character as it passes through the commercial centre.</li> <li>ii. Contributes to a sense of arrival at the centre.</li> <li>iii. Buildings designed to provide surveillance over the street.</li> <li>iv. Active uses face main public transport stops in consideration of rapid public transport connections along John Gorton Drive being replaced by light rail in the longer term.</li> </ul> </li> </ul> </li> <li>58. The road and circulation network hierarchy and linkages are generally consistent with <a href="#">Figure 9</a> and are to the satisfaction of the relevant government agency and provide that:</li> </ul>



Locality	Assessment requirement
	<ul style="list-style-type: none"> <li>a) John Gorton Drive is designed as the highest order street in the Molonglo Valley district with trunk public transport access.</li> <li>b) East-west access streets are designed with wide street verges and large canopy street trees, provide a comfortable pedestrian environment, contain on-street parking, provide efficient access to residential estates for movement of cars, cyclists and pedestrian, on-street parking, and safe and priority pedestrian crossings to connect active travel routes with the town centre.</li> <li>c) East-west arterial road provides efficient access to residential estates and car, cyclist and pedestrian movements, on-street parking and safe and priority pedestrian crossings to connect active travel routes with the town centre (see <a href="#">Diagram 1</a>).</li> </ul>
<b>Road design</b>	<p>59. The east-west arterial road is generally designed in accordance with <a href="#">Diagram 1</a> and the following:</p> <ul style="list-style-type: none"> <li>a) As the road approaches the commercial centre from the east and west it transitions to a more urban character and function.</li> <li>b) Is safe and engages with public spaces.</li> <li>c) Contains active and diverse building frontages.</li> <li>d) Shops and services at the ground floor level in the town centre and service trades areas are designed to face the arterial road.</li> <li>e) Views and vistas over parkland and urban spaces are maximised.</li> <li>f) Buildings are designed to provide surveillance over the street while preserving the privacy of residents.</li> </ul>
<b>Vehicle movement</b>	<p>60. The main street, as indicated in <a href="#">Figure 9</a> is designed as a slow speed vehicle environment where pedestrians are prioritised and contain wide street verges, large canopy street trees, active frontages facing the street.</p>
<b>Vehicle access</b>	<ul style="list-style-type: none"> <li>61. Vehicle access from blocks to the main street is prohibited.</li> <li>62. A maximum of one vehicular access/egress point is provided to car parking areas per block for each street frontage and all access/egress points are clearly defined and visually recessive in the built form, unless otherwise agreed by the relevant government agency.</li> </ul>
<b>Car parking</b>	<ul style="list-style-type: none"> <li>63. In the CZ1 core zone podium parking and ground level car parking is prohibited at ground and first floor levels except where: <ul style="list-style-type: none"> <li>a) Surface carparking is minimised and used only as a temporary measure, unless screened by buildings.</li> <li>b) Parking areas, including ground level parking, multi-level car parks and podium parking are concealed and screened by buildings with active development frontages or residential uses where permitted.</li> <li>c) Opportunities for on-street parking are provided and integrated with street trees and landscaping.</li> <li>d) Natural topography of the land is utilised to promote multi-level car parking in basements and under croft development.</li> </ul> </li> <li>64. Car parking associated with sport and recreation facilities is to remain available to the public.</li> </ul>
<b>Bushfire protection zones</b>	<p>65. Bushfire protection zones are to be established, generally in accordance with <a href="#">Figure 12</a> and in consideration of a preliminary bushfire protection plan and detailed design of the urban edge (interface between urban development and the Molonglo River Reserve) to the satisfaction of the relevant government agency and that:</p> <ul style="list-style-type: none"> <li>a) Addresses measures taken to minimise impacts on the Molonglo River Reserve.</li> <li>b) Integrates trunk infrastructure services with paths and circulation.</li> <li>c) Networks, topography, walls, paths, trees and other landscape infrastructure.</li> </ul>

Locality	Assessment requirement
	d) Integrates edge roads including verges and shared path networks to form part of the inner asset protection zones and the urban edge, where edge roads do not encroach into the Molonglo River Reserve or protected habitat.
<b>Gas connections</b>	66. No new gas network connections are allowed to all new or existing developments including redevelopments on CZ1 and CZ2 zoned land.

**Figure 5 Molonglo Town Centre and surrounds – Location**





**Figure 6 Molonglo Town Centre and surrounds – Precinct Location Plan**



Figure 7 Molonglo Town Centre and surrounds – Community Facilities

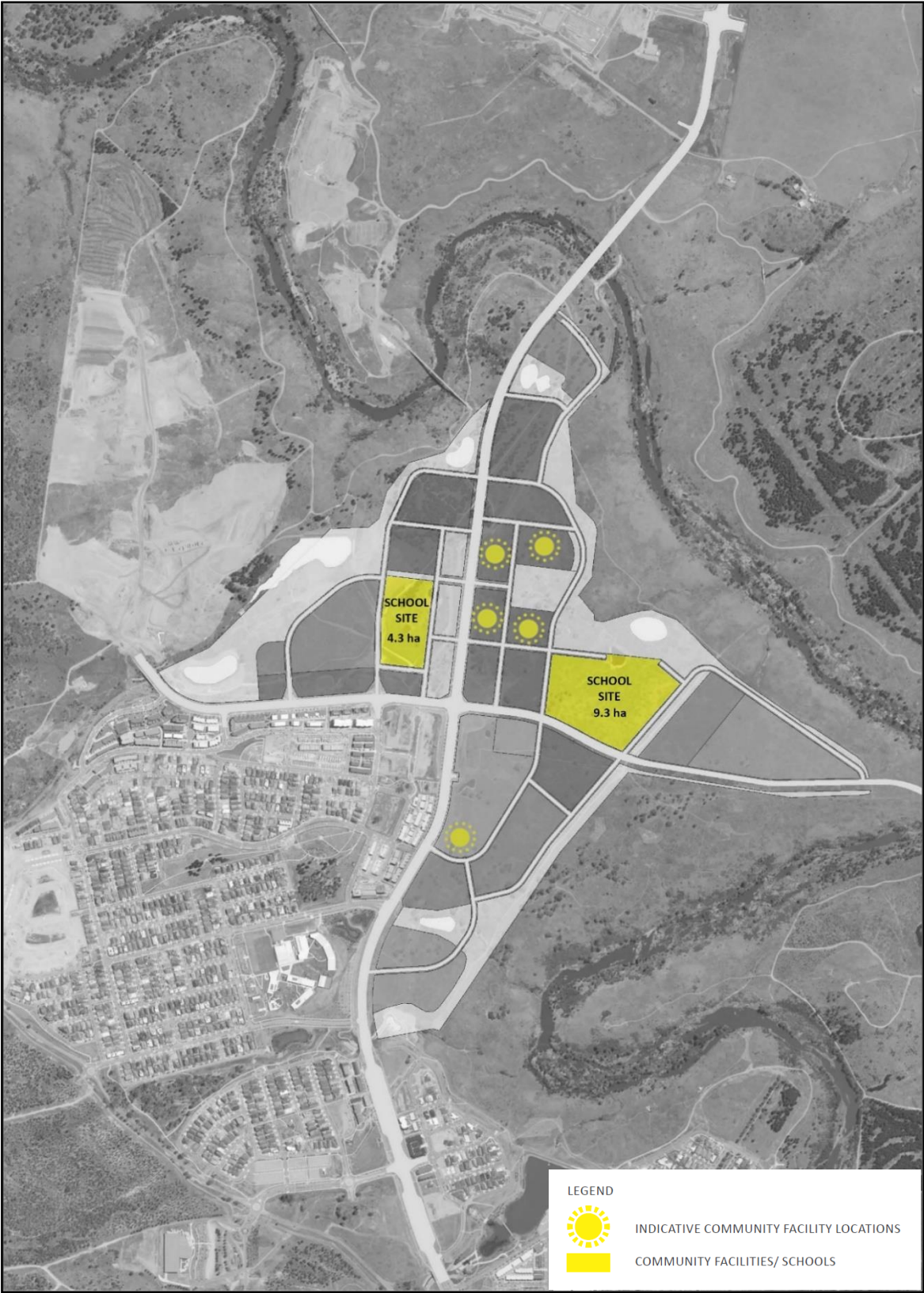
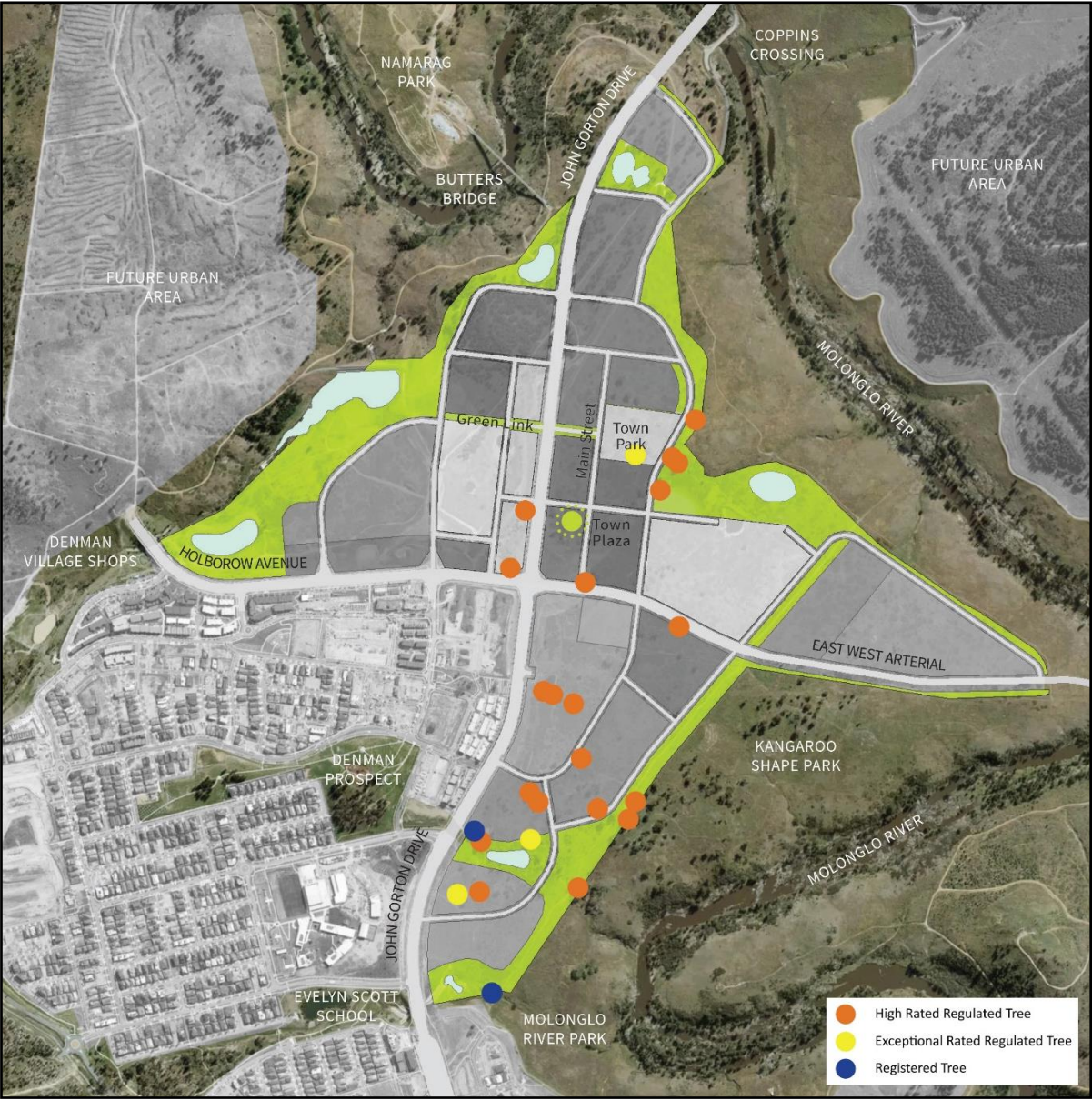




Figure 8 Molonglo Town Centre and surrounds – Open space Network and Parks



**Figure 9 Molonglo Town Centre and surrounds – Street network and Hierarchy**

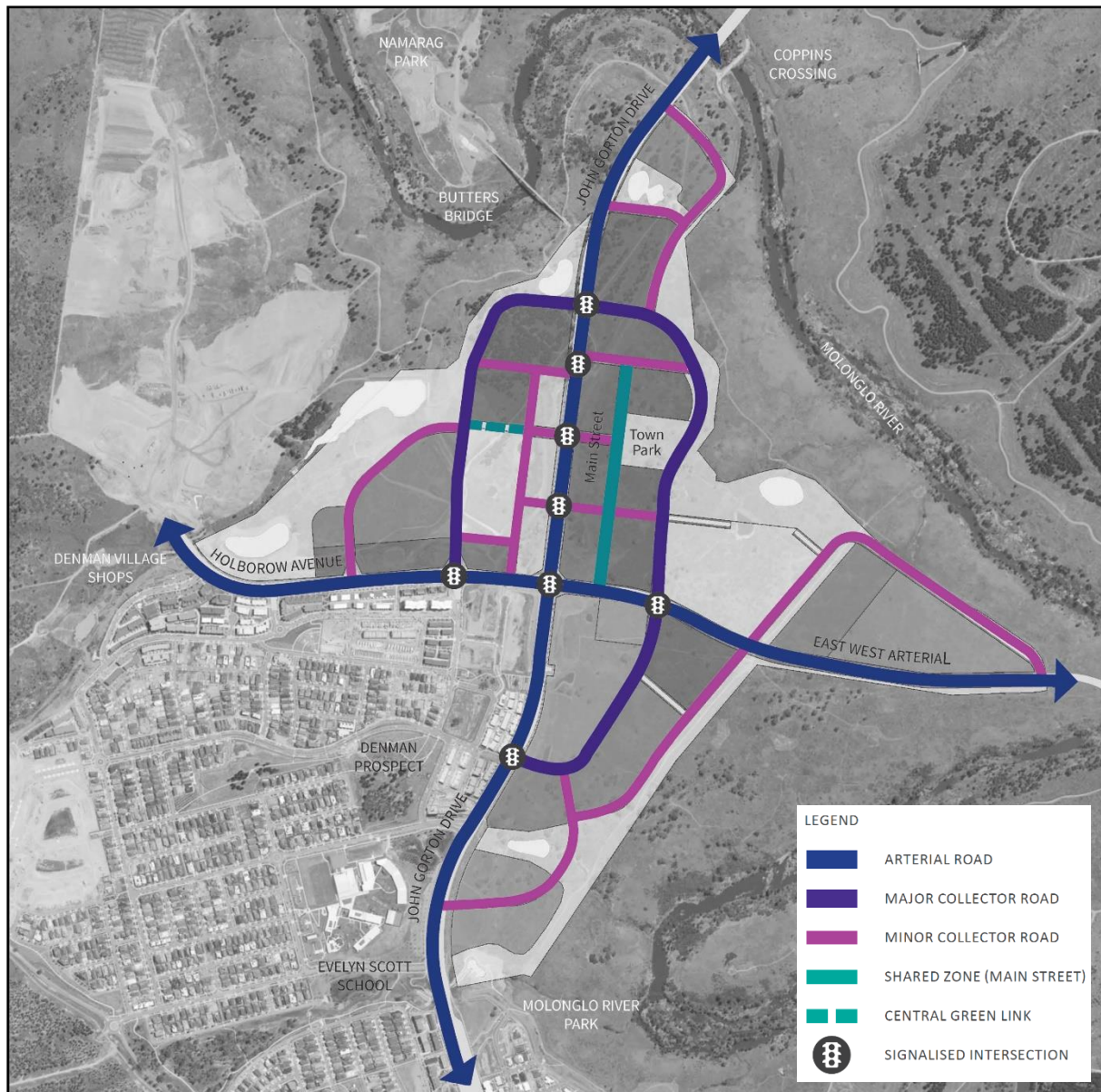
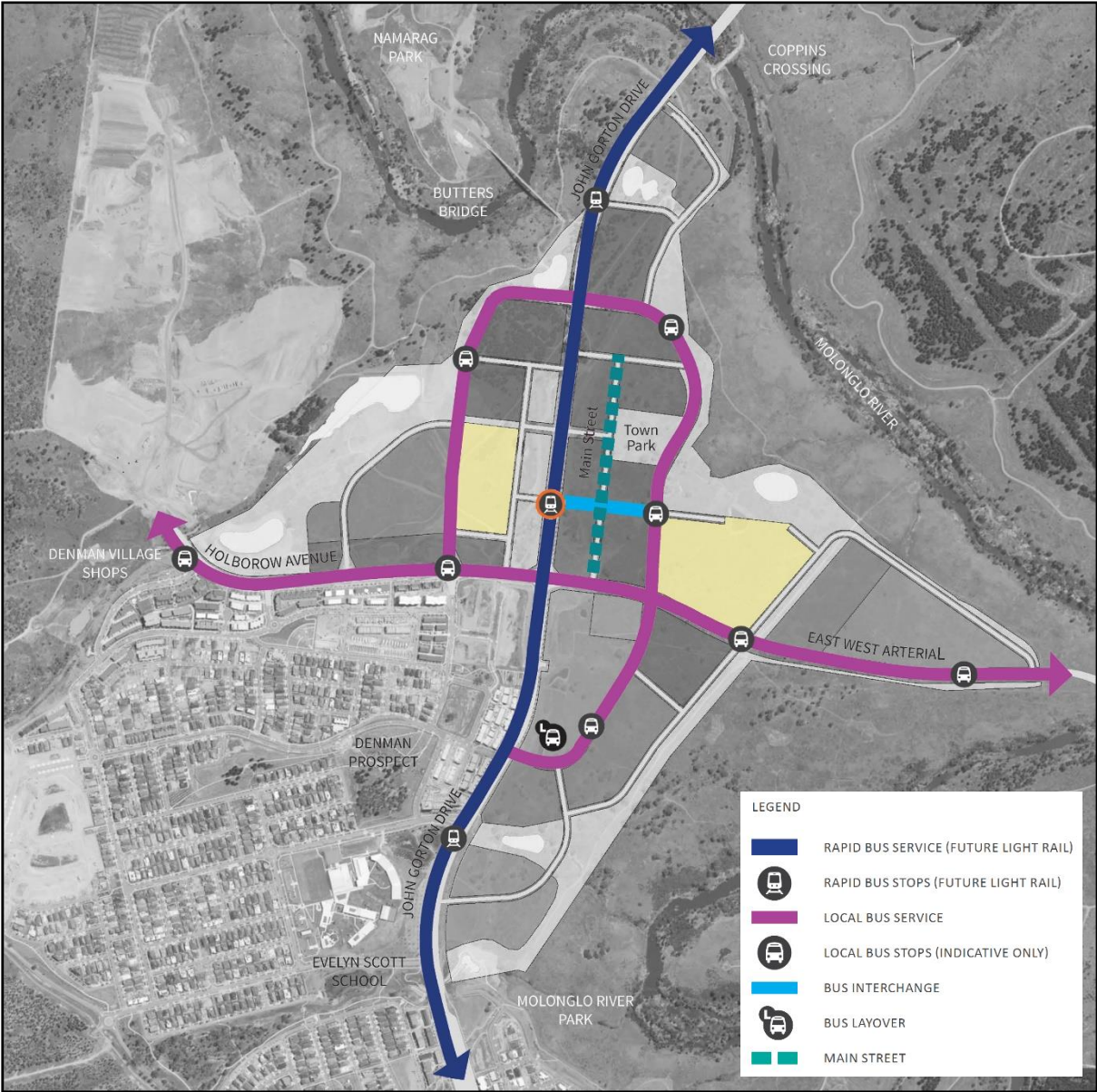




Figure 10 Molonglo Town Centre and surrounds – Public transport and indicative bus station location





**Figure 11 Molonglo Town Centre and surrounds – Active travel Networks**

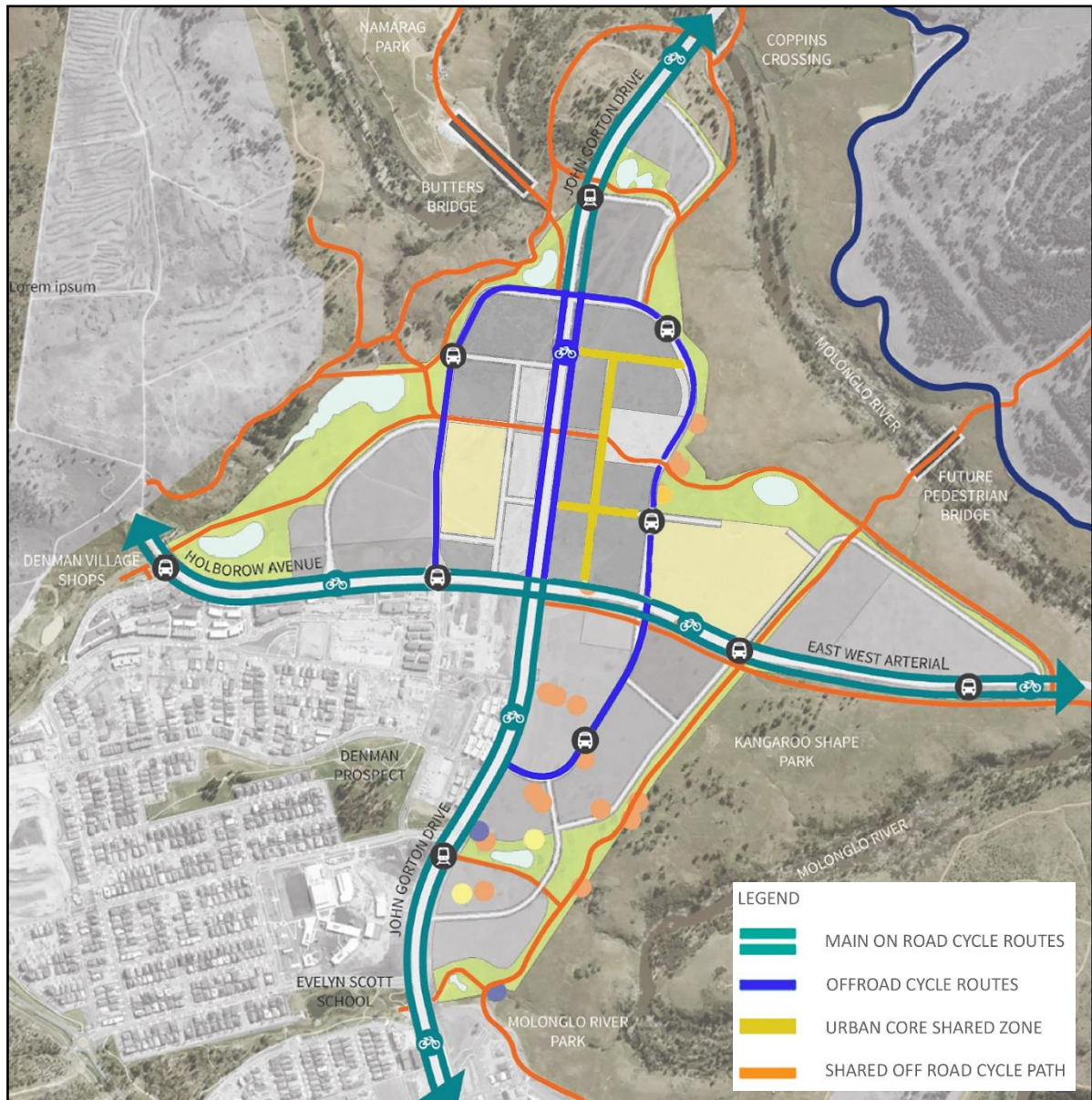
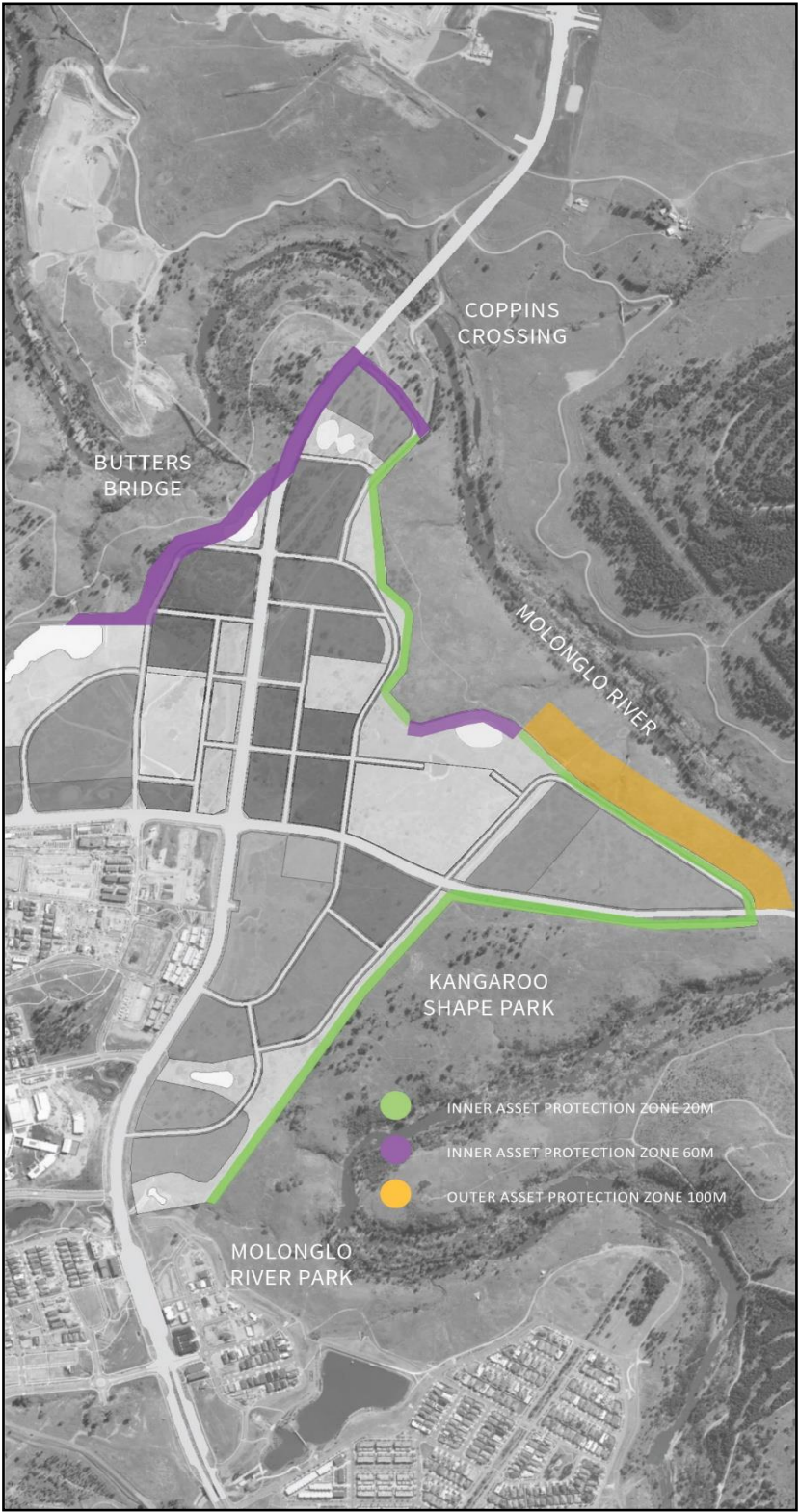
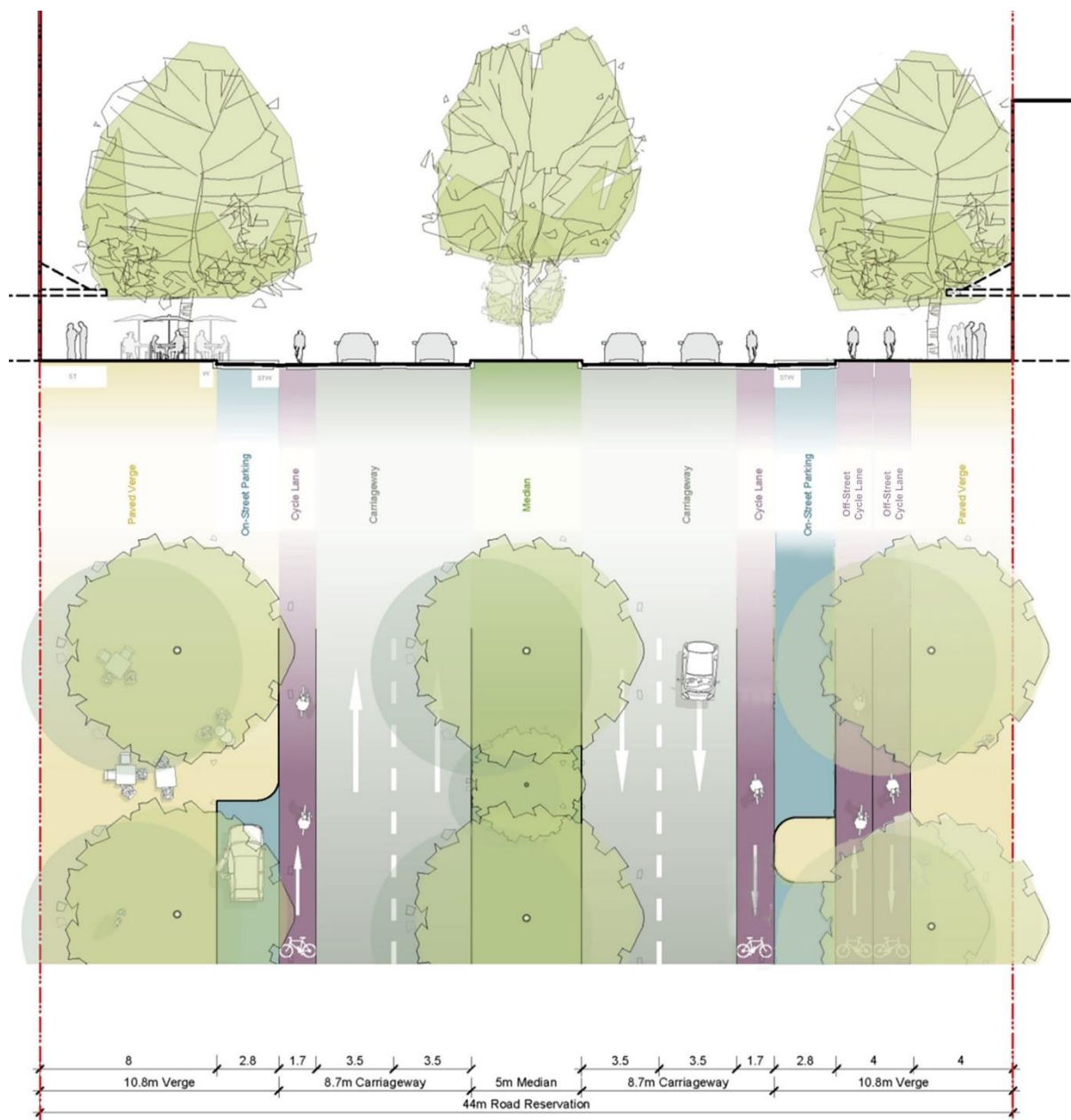


Figure 12 Molonglo Town Centre and surrounds – Bushfire Protection Zones





**Diagram 1: Molonglo Town Centre and surrounds – Typical cross section of east-west arterial road**



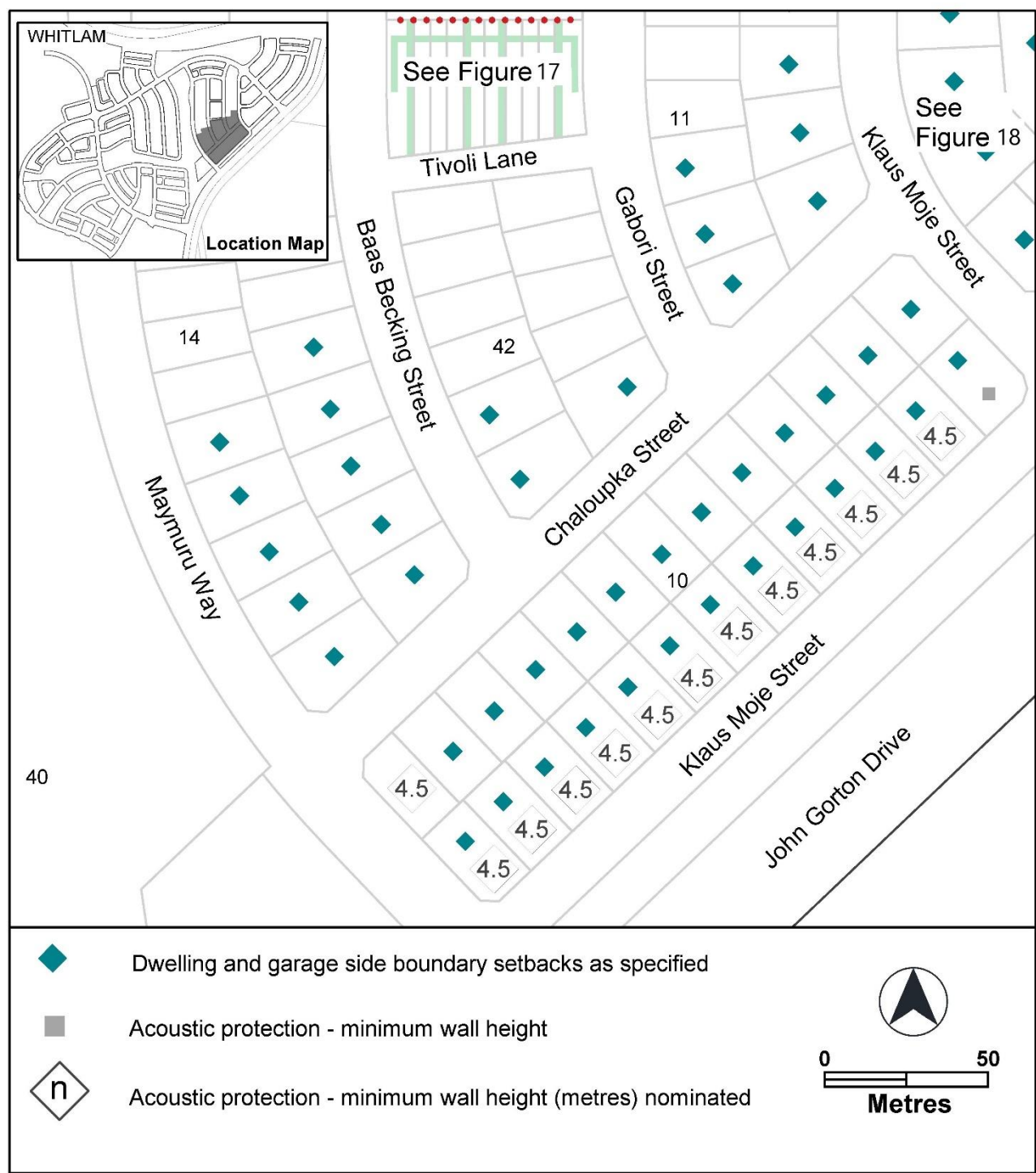
**Image 1 Molonglo Town Centre and surrounds – Concept plan illustrative**



Locality	Assessment requirement
<b>Whitlam</b>	
<b>Noise</b>	67. For blocks identified for acoustic protection in Figures <a href="#">14</a> and <a href="#">20</a> , the single level dwelling façade must be a minimum height of 3 metres and a maximum height of 4.5 metres above finished ground level. However, dwellings higher than 4.5m above finished ground level will require an individual acoustic assessment.
<b>Building height</b>	68. For blocks identified in <a href="#">Figure 18</a> , the minimum number of storeys is 2.
<b>Specific requirement</b>	69. Development complies with the requirements specified in Figures <a href="#">13</a> , <a href="#">14</a> , <a href="#">15</a> , <a href="#">16</a> , <a href="#">17</a> , <a href="#">18</a> , <a href="#">19</a> , <a href="#">20</a> and <a href="#">21</a> .
<b>Gas connections</b>	70. No new gas network connections are allowed to all new or existing developments including redevelopments on CZ1 and CZ2 zoned land.



Figure 13 Whitlam – Ongoing Provisions



**Figure 14 Whitlam – Ongoing Provisions**

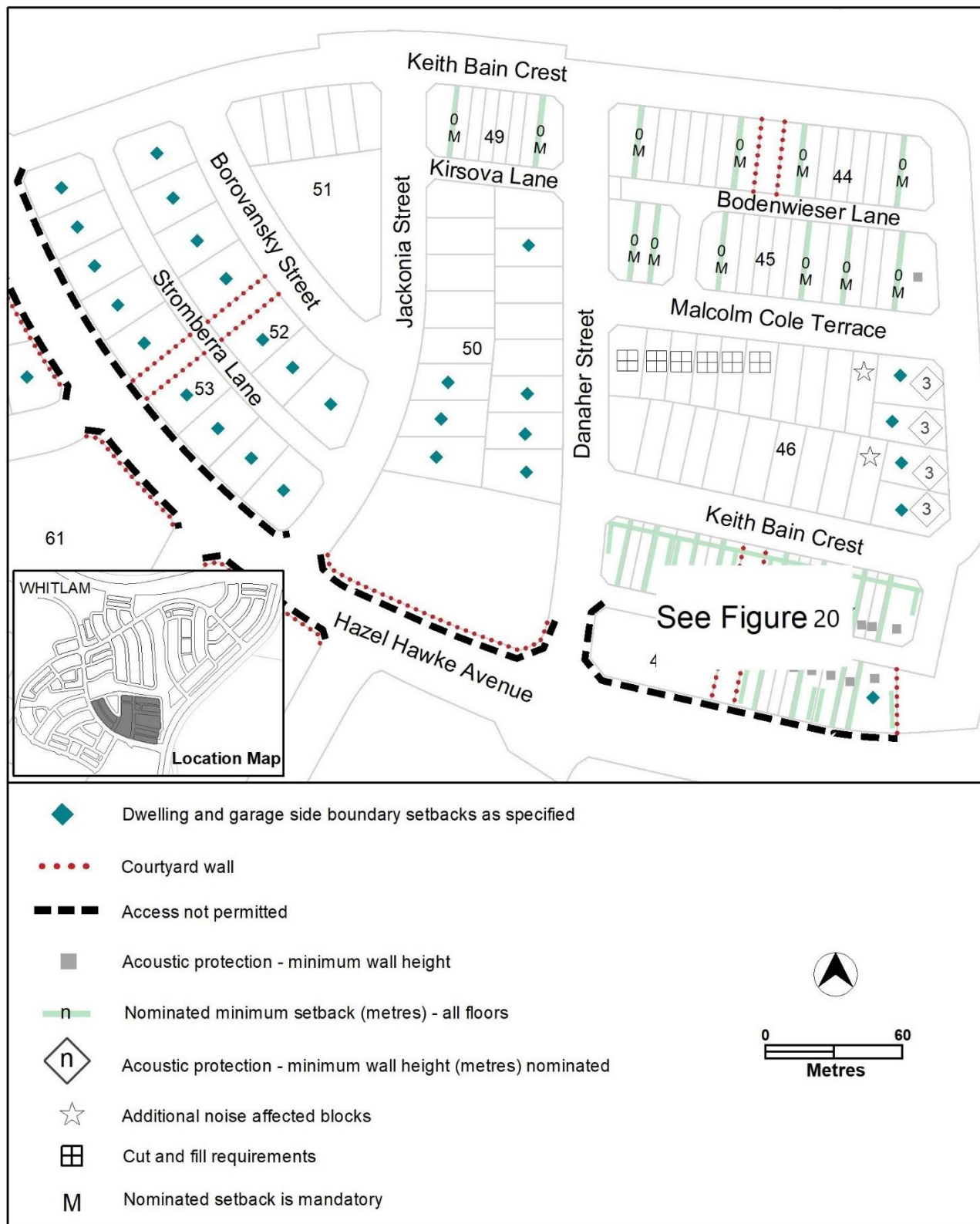


Figure 15 Whitlam – Ongoing Provisions





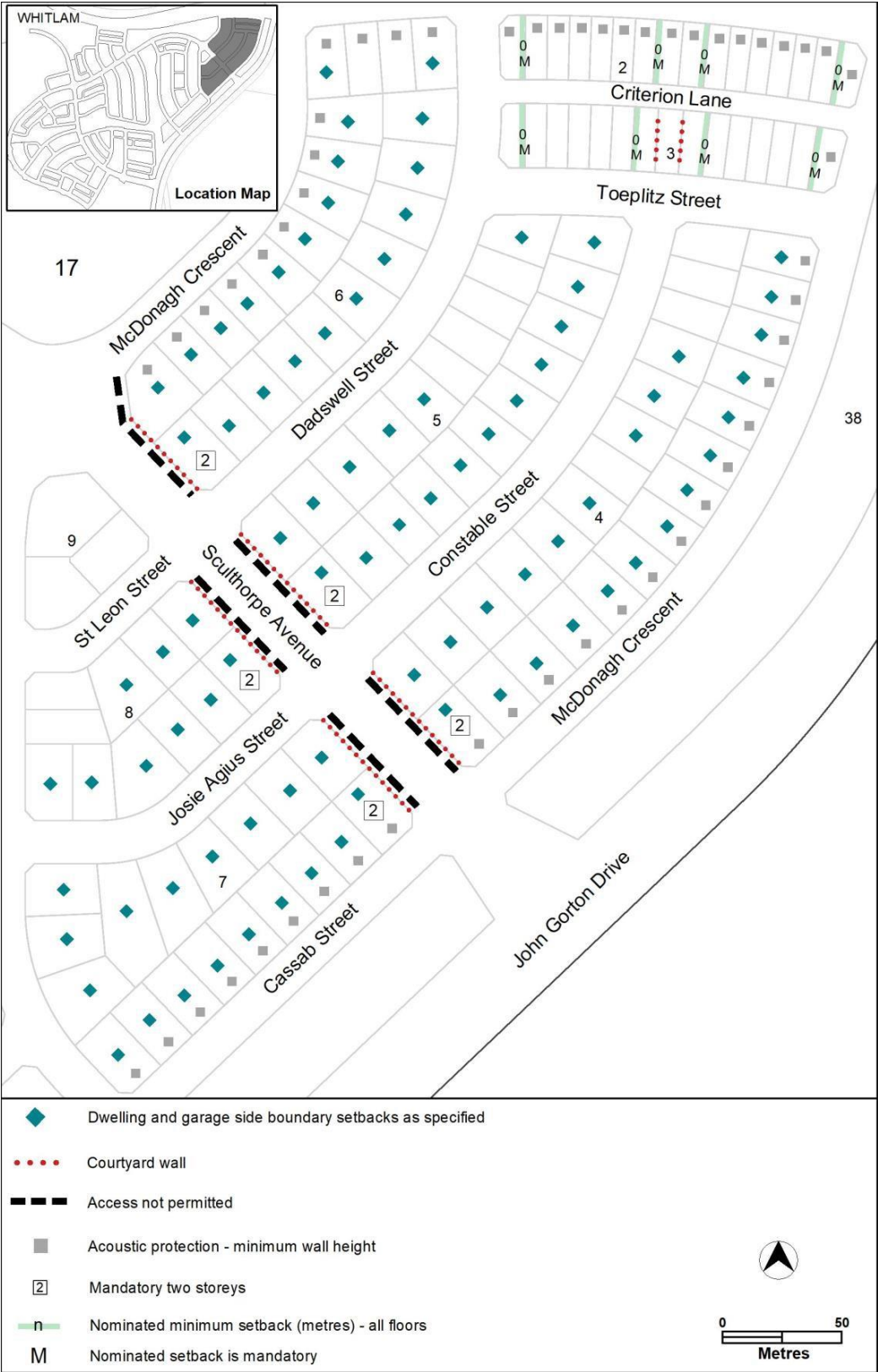
**Figure 16 Whitlam – Ongoing Provisions**



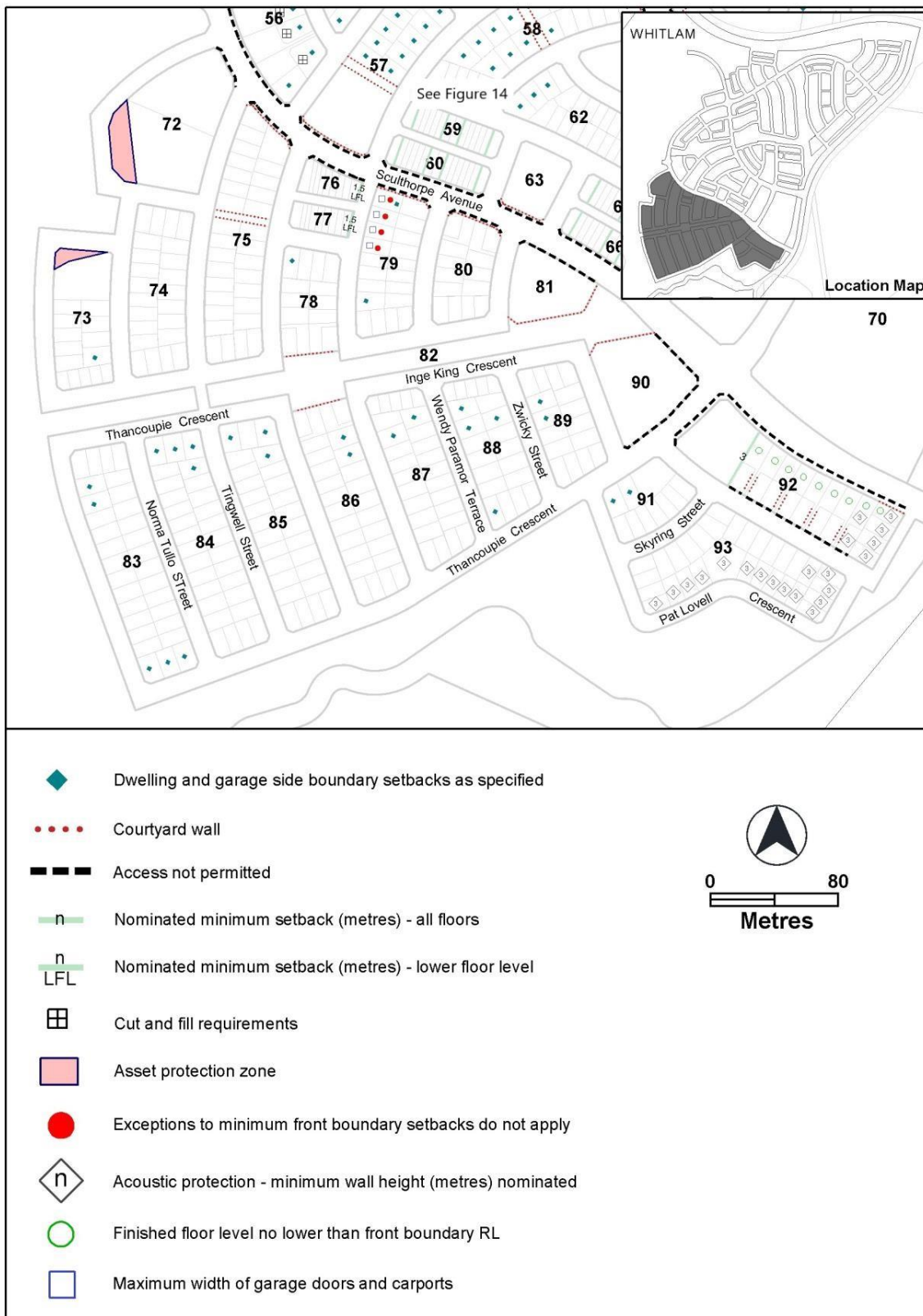
**Figure 17 Whitlam – Ongoing Provisions**



Figure 18 Whitlam – Ongoing Provisions



**Figure 19 Whitlam – Ongoing Provisions**





Keith Bain Crest

Minerva Lane

Hazel Hawke Avenue

47

48

Whitlam

Location Map

◆ Dwelling and garage side boundary setbacks as specified

... Courtyard wall

--- Access not permitted

■ Acoustic protection - minimum wall height

n Nominated minimum setback (metres) - all floors

(n) Maximum length (metres) of wall on nominated setback

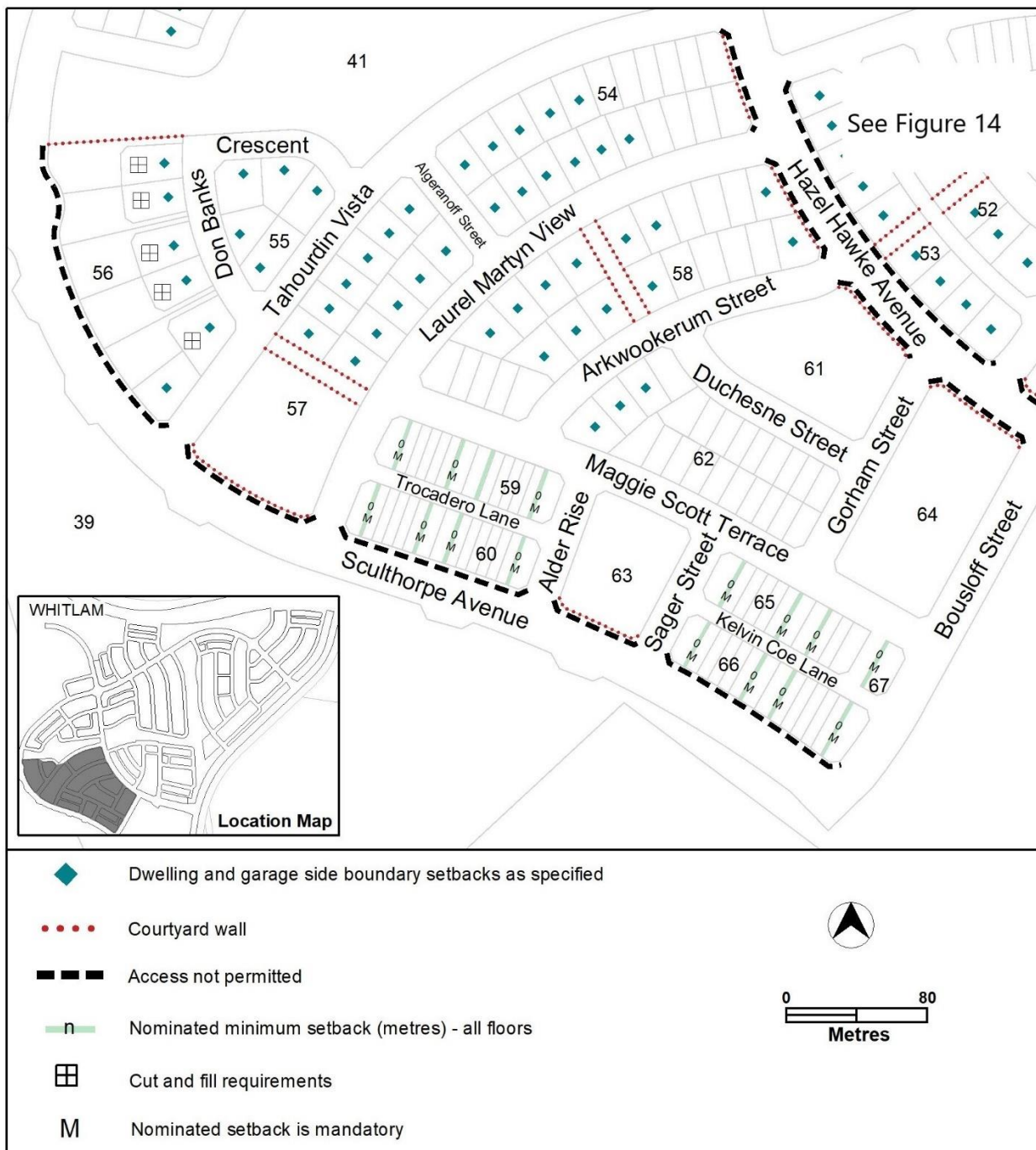
☆ Additional noise affected blocks

M Nominated setback is mandatory

0 30

Metres

**Figure 21 Whitlam – Ongoing Provisions**



Locality	Assessment requirement
<b>Wright</b>	
<b>Urban structure</b>	<p>71. The boundary between urban blocks (other than single dwelling) and PRZ1 zoned land should provide the following:</p> <ul style="list-style-type: none"> <li>a) Easy access to open space.</li> <li>b) Surveillance of open space.</li> <li>c) Avoid rear boundary fencing.</li> <li>d) Ground floor dwellings address open space where there is no edge street.</li> </ul>
<b>Active frontage</b>	72. Active frontages are provided in accordance with <a href="#">Figure 23</a> .
<b>Land use</b>	<p>73. Areas nominated in <a href="#">Figure 22</a> comply with the following:</p> <ul style="list-style-type: none"> <li>a) In the RC2 area: <ul style="list-style-type: none"> <li>i. Are designed to be adaptable for commercial use where fronting Steve Irwin Avenue.</li> <li>ii. Address both streets.</li> </ul> </li> </ul>
<b>Building height</b>	<p>74. Areas nominated in <a href="#">Figure 22</a> comply with the following:</p> <ul style="list-style-type: none"> <li>a) Have a minimum building height of 3 storeys.</li> <li>b) In the RC3 area minimum building height is: <ul style="list-style-type: none"> <li>i. Buildings facing John Gorton Drive – 13m.</li> <li>ii. All other buildings – 10m.</li> </ul> </li> </ul>
<b>Clearance zones</b>	75. In the RC4 area – no buildings are to be erected in the Inner Asset Protection Zone.
<b>Gas connections</b>	76. No new gas network connections are allowed to all new or existing developments including redevelopments on CZ1 and CZ2 zoned land.

Figure 22 Wright – Ongoing Provisions

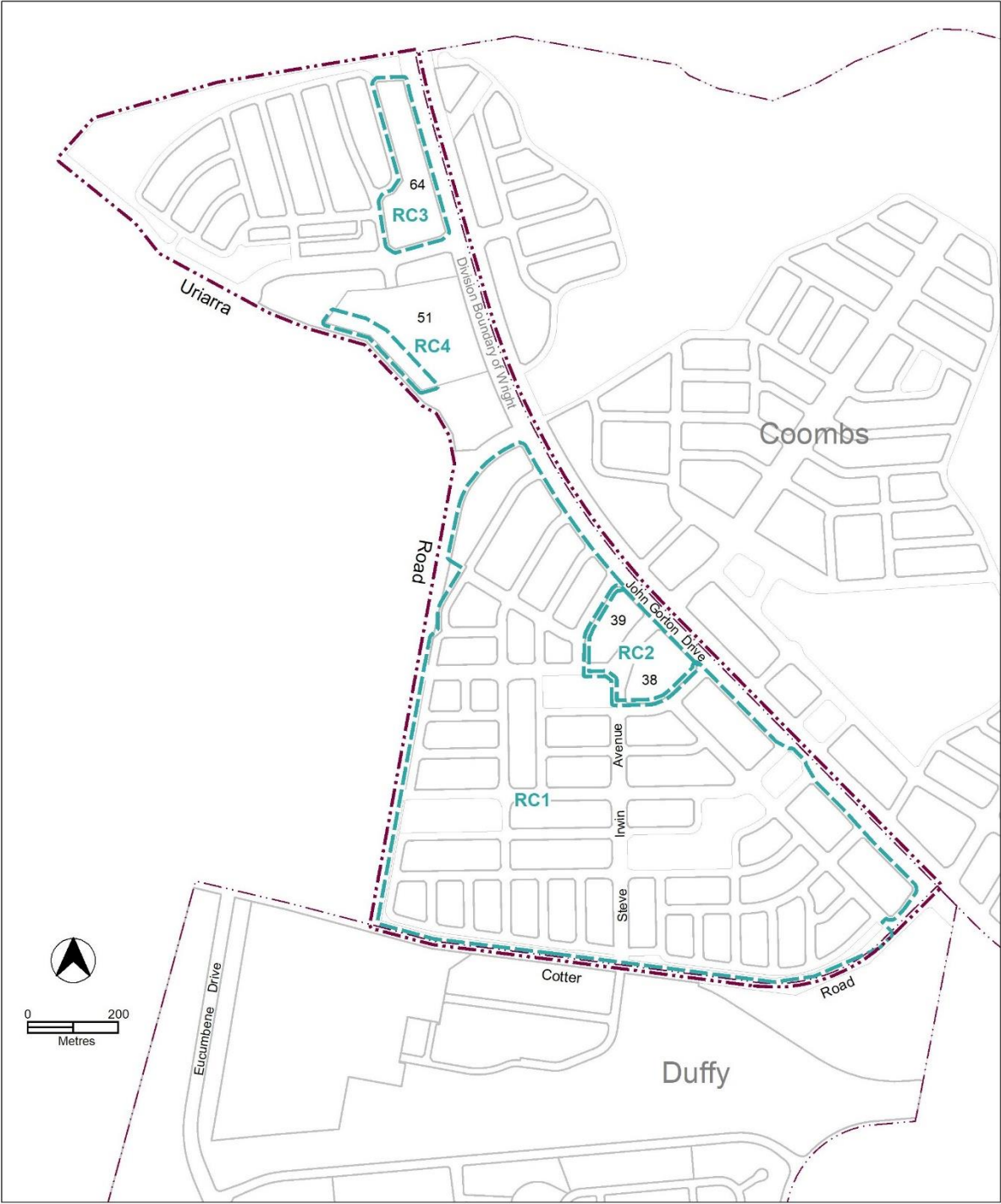
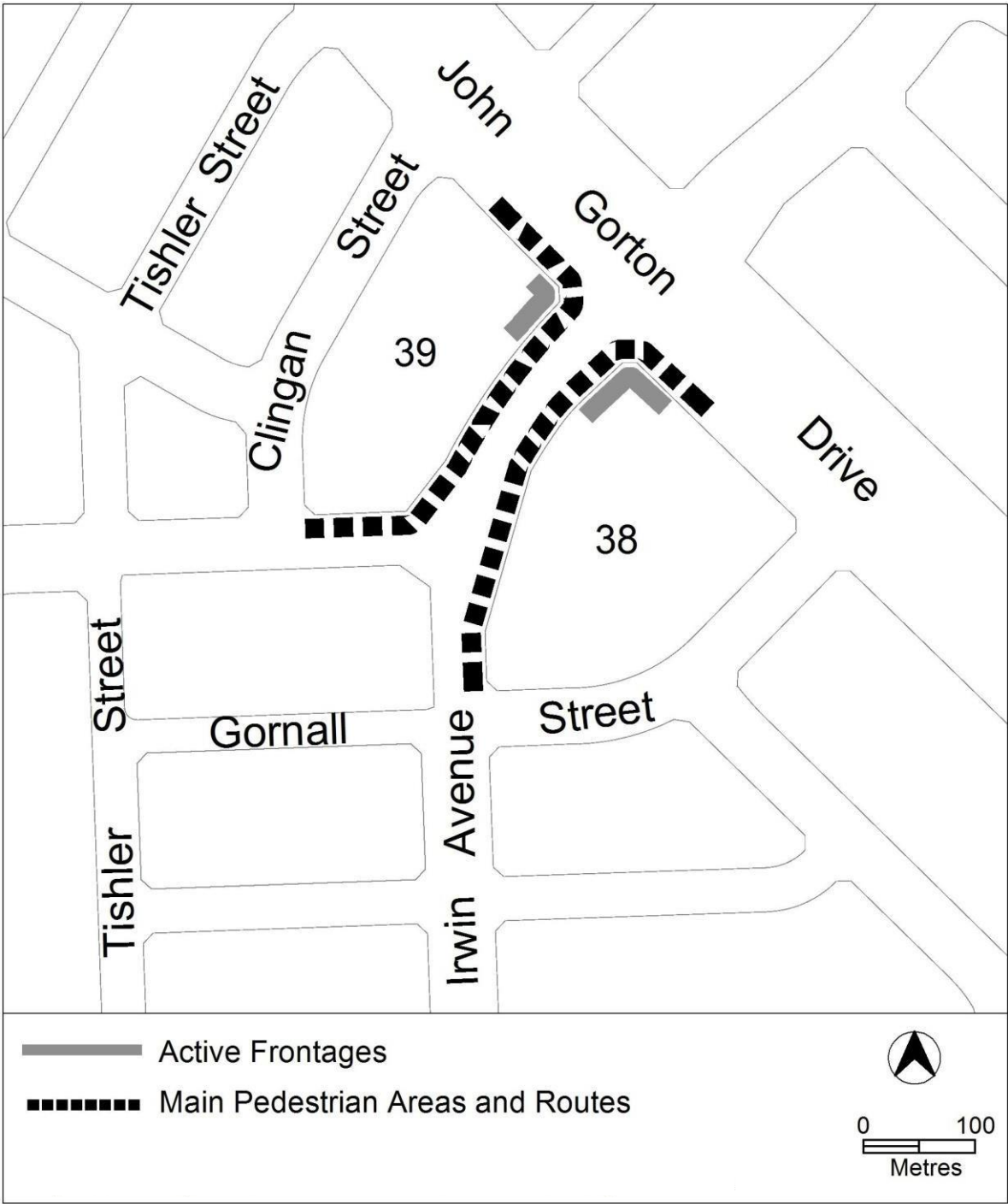




Figure 23 Wright – Active Frontages and Public Spaces



## Figures – Assessable and Prohibited Development

Figure 24 Coombs

Link back to [Land Use Table](#)

