

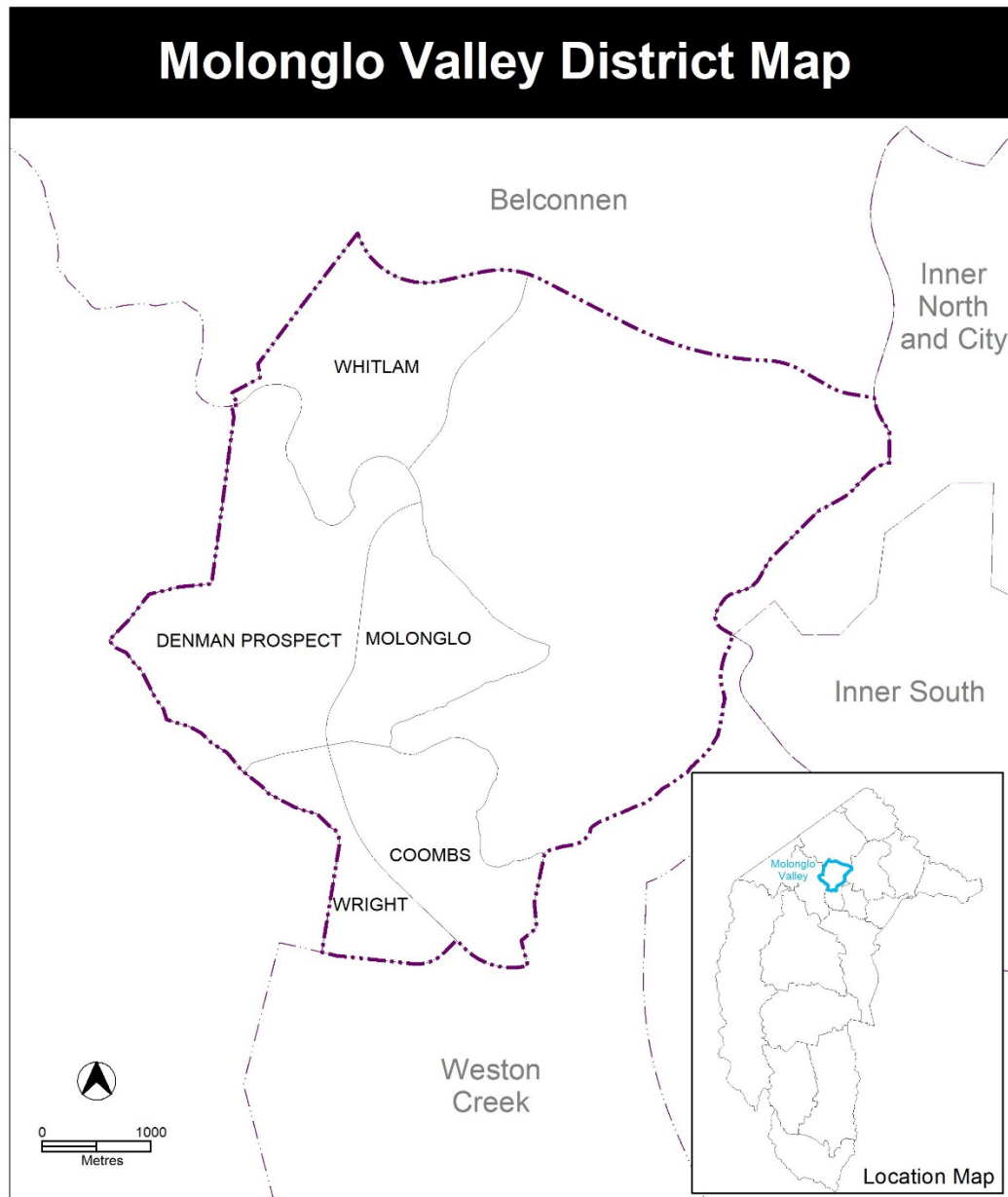
PART D5: MOLONGLO VALLEY DISTRICT POLICY

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1.1 District map

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

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



1.2 Land and 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' provisions of the *Planning (Exempt Development) Regulation 2023*. Development and land use types listed are defined in the dictionary at Part G of the Territory Plan.

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 Figure 15
Denman Prospect		Nil	Nil	
Whitlam		Nil	Nil	
Wright	CFZ	Nil	residential care accommodation supportive housing, retirement village	Block 3 Section 29

1.3 Policy outcomes

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 the Molonglo Valley District are derived from the Molonglo Valley District Strategy. The Molonglo Valley District Strategy sets the vision, priorities, and values of the district.

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

1. 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.
2. Significant environmental and heritage values of the Molonglo River Reserve and other sensitive areas are retained and prioritised alongside new development.
3. 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.
4. Transition Molonglo group centre to a town centre in future with an accommodation, hospitality and food focus to support recreation and tourism activities in the district.
5. Develop future local centres as vibrant mixed-use hubs (according to best practice design and place frameworks).
6. Achieve best practice sustainability and urban design outcomes for all new residential development.

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

7. Develop economic specialisation in recreation and tourism building on presence and proximity of Stromlo Forest Park, National Arboretum, mountain biking and natural recreational assets.
8. Expand active travel connections as new suburbs are established with links to the group centre and recreational spaces including the river corridor.
9. Enhance public transport priority connections to Civic, and to Weston Creek, Woden and Belconnen in future.

1.4 Assessment requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within 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 Molonglo Valley District will be assessed against the assessment requirements in the following table. Localities that are not listed do not have assessment requirements.

Locality	Assessment requirement	Reference
Coombs	<ol style="list-style-type: none"> 1. Buildings on Figure 1 (RC2) must have a minimum height of 2 storeys, with a minimum of 3 storeys facing John Gorton Drive. All other buildings have a minimum building height of 2 storeys. 2. Buildings in the CFZ zone must provide a community use. 3. Buildings in area (RC4) on Figure 1 facing John Gorton Drive must have a minimum building height of 3 storeys. 	Figure 1
Denman Prospect	<ol style="list-style-type: none"> 4. For section 74, as identified on Figure 4. The maximum number of storeys is 3 within 60m of boundaries of blocks zoned RZ1 and 6 elsewhere. The total commercial gross floor area is 1000m², with a limit of 250m² GFA per tenancy. 	Figure 4
Whitlam	<ol style="list-style-type: none"> 5. For blocks identified in Figure 9, the minimum number of storeys is 2. 6. This applies to blocks identified in Figures 6, 7, 8, 9, 10 and 11: Dwelling walls facing the front boundary are to achieve a minimum wall height within the primary building zone, of 6 metres above datum ground level. The purpose of this is to provide acoustic protection measures for the estate. <p><i>NOTE: This Requirement is the subject of a potential technical amendment. This Requirement will be updated to be consistent with the variation.</i></p>	Figure 6, 7, 8, 9, 10, 11, 12, 13
Wright	<ol style="list-style-type: none"> 7. For buildings in the areas (RC2) on Figure 14: Buildings at the junction of John Gorton Drive and Steve Irwin Avenue have a minimum building height of 3 storeys and address both roads. Areas to these buildings identified as 'active frontages' and 'main pedestrian areas and routes' comply with the applicable provisions in the Commercial Policy. Refer Figure 15. 8. For buildings in the areas (RC3) on Figure 14: Buildings facing John Gorton Drive have a minimum building height of 13m All other buildings have a minimum building height of 10m. 	Figure 14 and 15

Locality	Assessment requirement	Reference
	9. For buildings in the areas (RC4) on Figure 14: No building/s shall be erected within the Inner Asset Protection Zone. Land identified as Inner Asset Protection Zone will be maintained in accordance with AS 3959 - <i>Construction of buildings in bushfire-prone areas</i> .	

1.5 Assessment outcomes

Development proposals in Molonglo Valley District will be assessed having regard to:

1. the stated policy outcomes
2. the applicable design guides (Urban Design Guide and/or Housing Design Guide)
3. the functionality and usability of the development for its intended purpose/use
4. site constraints including noise, bushfire, flooding, contamination or hazardous materials
5. impacts of non-residential development on surrounding residential amenity
6. vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, electric vehicle parking and access to charging locations, and the visual impact to the street or public places
7. accessibility and adaptability
8. water sensitive urban design (WSUD)
9. minimisation of cut and fill
10. serviceability in terms of infrastructure and utility services
11. suitability of any advertising or signs
12. consistency with the Crown Lease
13. the assessment outcomes in the following table.

Locality	Assessment outcome	Reference
Coombs	<ol style="list-style-type: none"> 1. For blocks zoned CFZ within the area (RC3) on Figure 1: CFZ zoned blocks of not less than 6ha must accommodate, at a minimum, a primary school, community activity centre and early childhood education and care. 2. The boundary between urban blocks (other than single residential) and PRZ1 and NUZ4 zoned land should provide easy access to open space, surveillance of open space and avoid boundary fencing, ground floor dwellings address open space where there is no edge street. 3. 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. 4. Buildings in CZ4 are designed to be adaptable for commercial use. 5. Areas identified as 'active frontages' and 'main pedestrian areas and routes' on Figure 3 comply with the applicable provisions in the Commercial Zones Policy. 	Figures 1, 2 and 3
Denman Prospect	6. For blocks identified in Figure 5: Buildings are setback to achieve a visual corridor through the block from John Gorton Drive to Summerfield Close.	Figure 5
Whitlam	7. For blocks identified in figures 10 and 11: Single level dwelling facade 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.	Figure 10, 11

Locality	Assessment outcome	Reference
Wright	8. For residential buildings with three storeys or fewer: Unless buildings are consistent with the desired policy outcomes and provide reasonable privacy for dwellings and private open space on adjoining residential blocks, buildings are sited wholly within the building envelope formed by projecting planes over the subject block comprising lines projected at 45 o to the horizontal from an infinite number of points on a line of infinite length 3.5m above each side and rear boundary, except for northern boundaries of adjoining residential blocks. Refer Figure 2.	Figure 2
	9. For blocks (other than single residential blocks) which have a common boundary with the PRZ1 Urban Open Space Zone: The common boundary achieves all of the following: ease of access to urban open space corridors, surveillance of urban open space corridors, avoidance of rear boundary fencing, ground floor dwellings address to urban open space where there is no edge street.	
	10. Buildings at the junction of John Gorton Drive and Steve Irwin Avenue, and fronting Steve Irwin Avenue, are designed to be adaptable for commercial use. Refer Figure 15.	Figure 15

* Localities not listed do not have assessment requirements.

1.6 Development compliance provisions

Where a proposed development complies with a relevant provision in the technical specifications and the technical specification comprehensively addresses the outcome, further assessment regarding those specific provisions will not be required.

The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.

Figure 1 (Coombs)

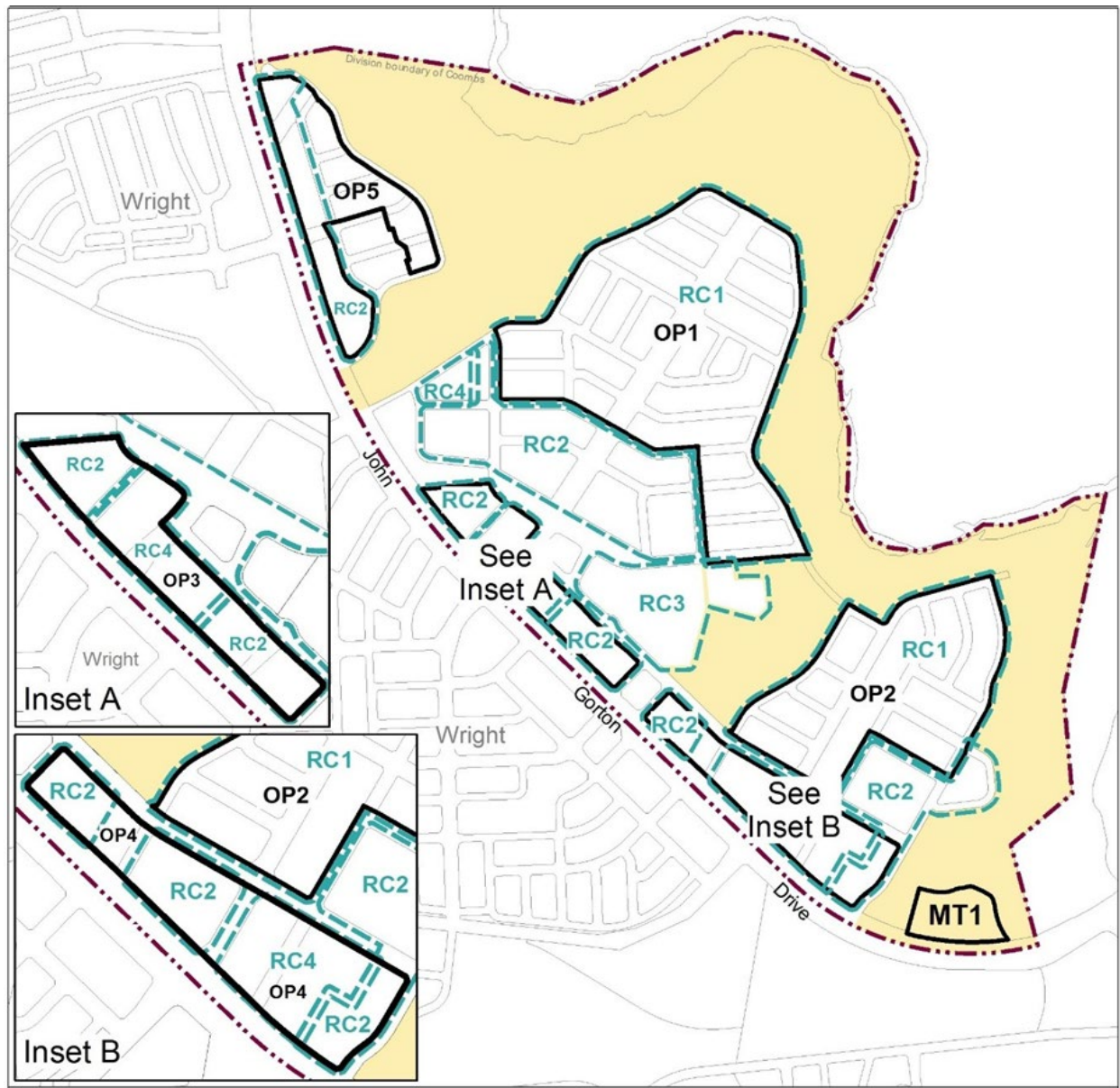


Table 1 (Coombs & Wright)

Aspect of northern boundary or north facing window (bearing of line drawn perpendicular to the boundary or window)	Angle (X)
North 0<10° East & North 0<10° West	32 °
North 10<20° East & North 10<20° West	35 °
North 20<30° East & North 20<30° West	37 °
North 30<40° East & North 30<40° West	39 °
North 40-50° East & North 40-50° West	41 °

Figure 2 (Coombs & Wright)

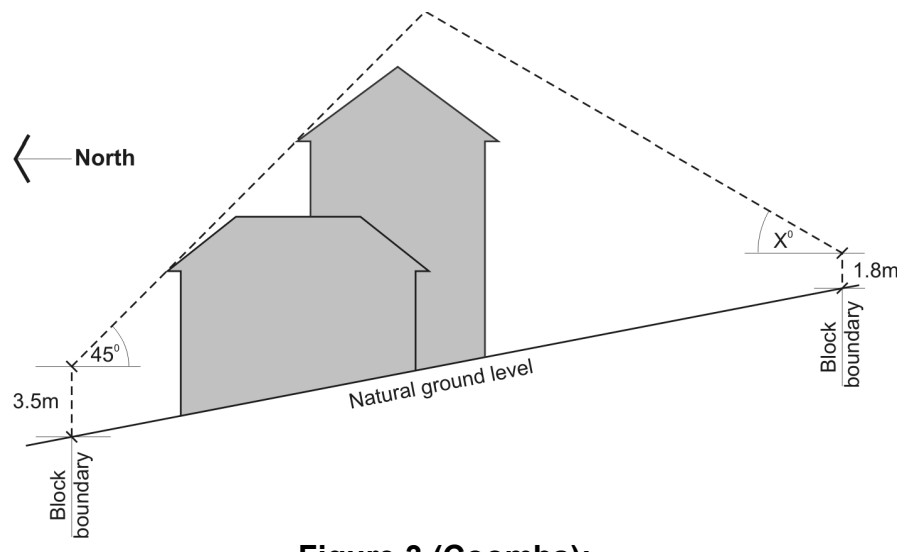


Figure 3 (Coombs):

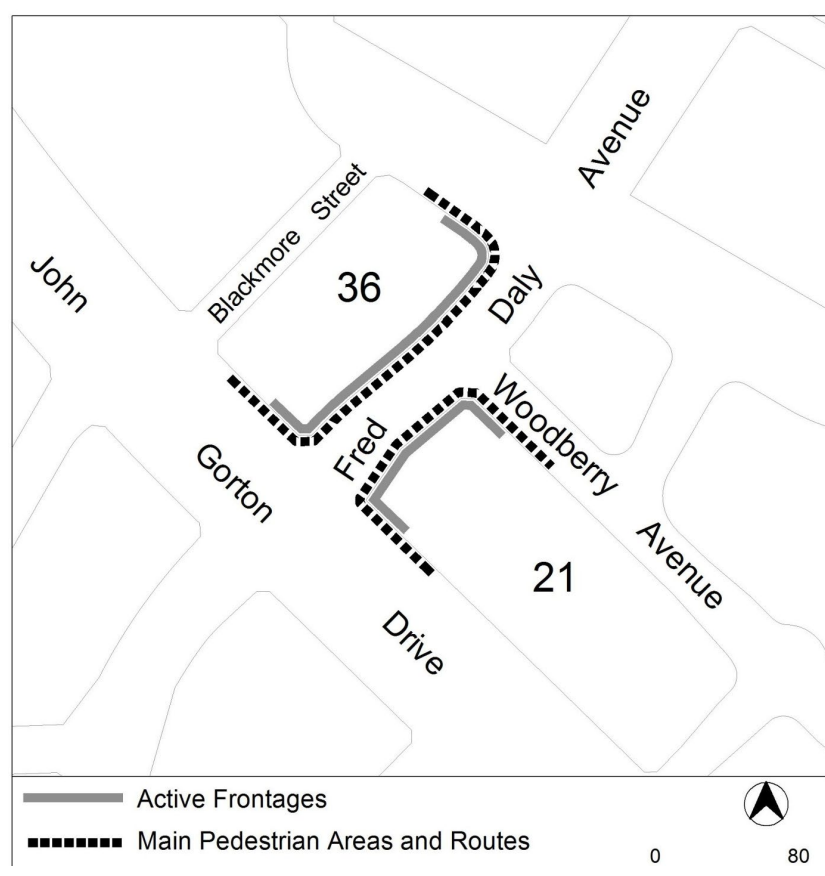


Figure 4 (Denman Prospect)

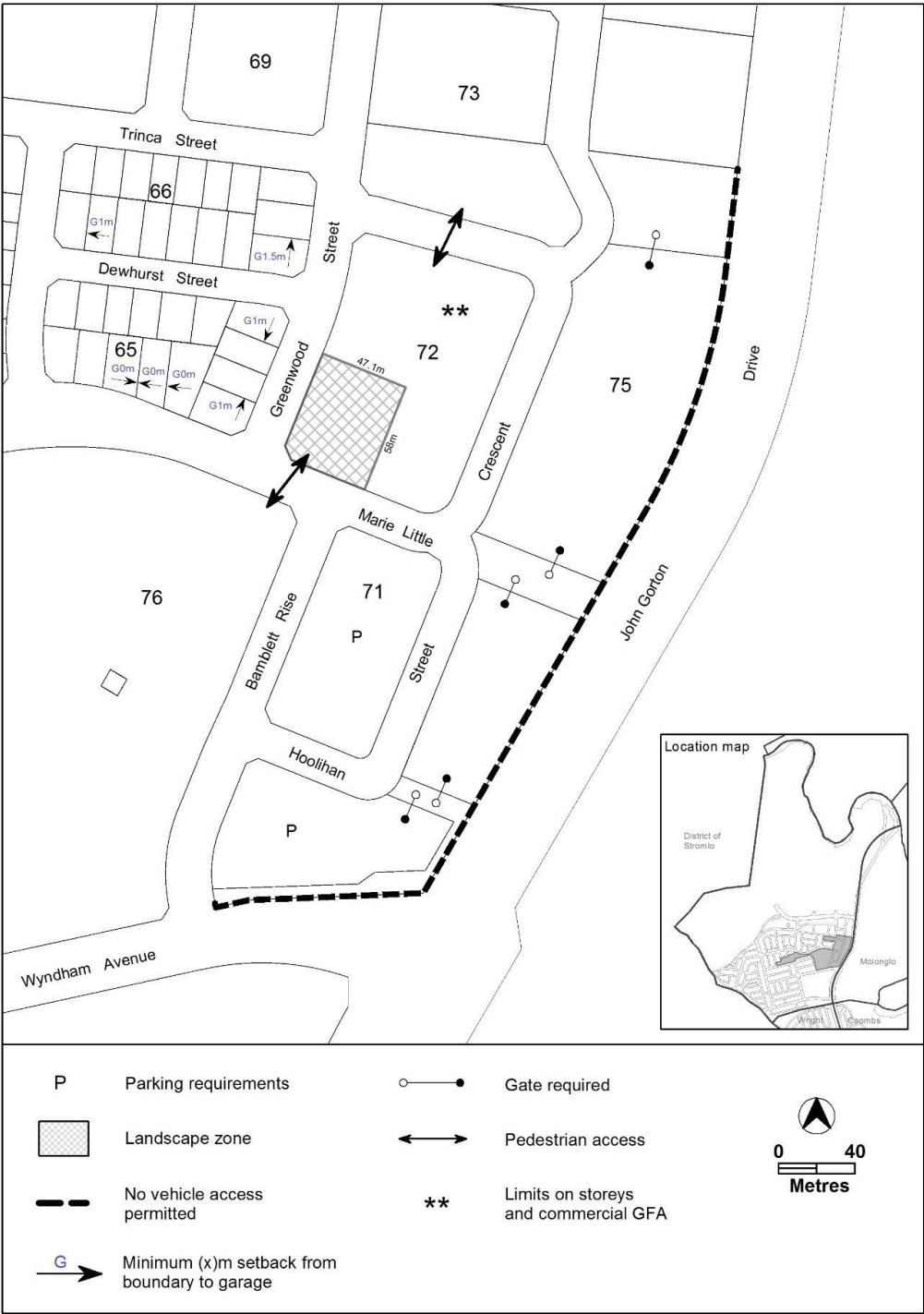


Figure 5 (Denman Prospect)

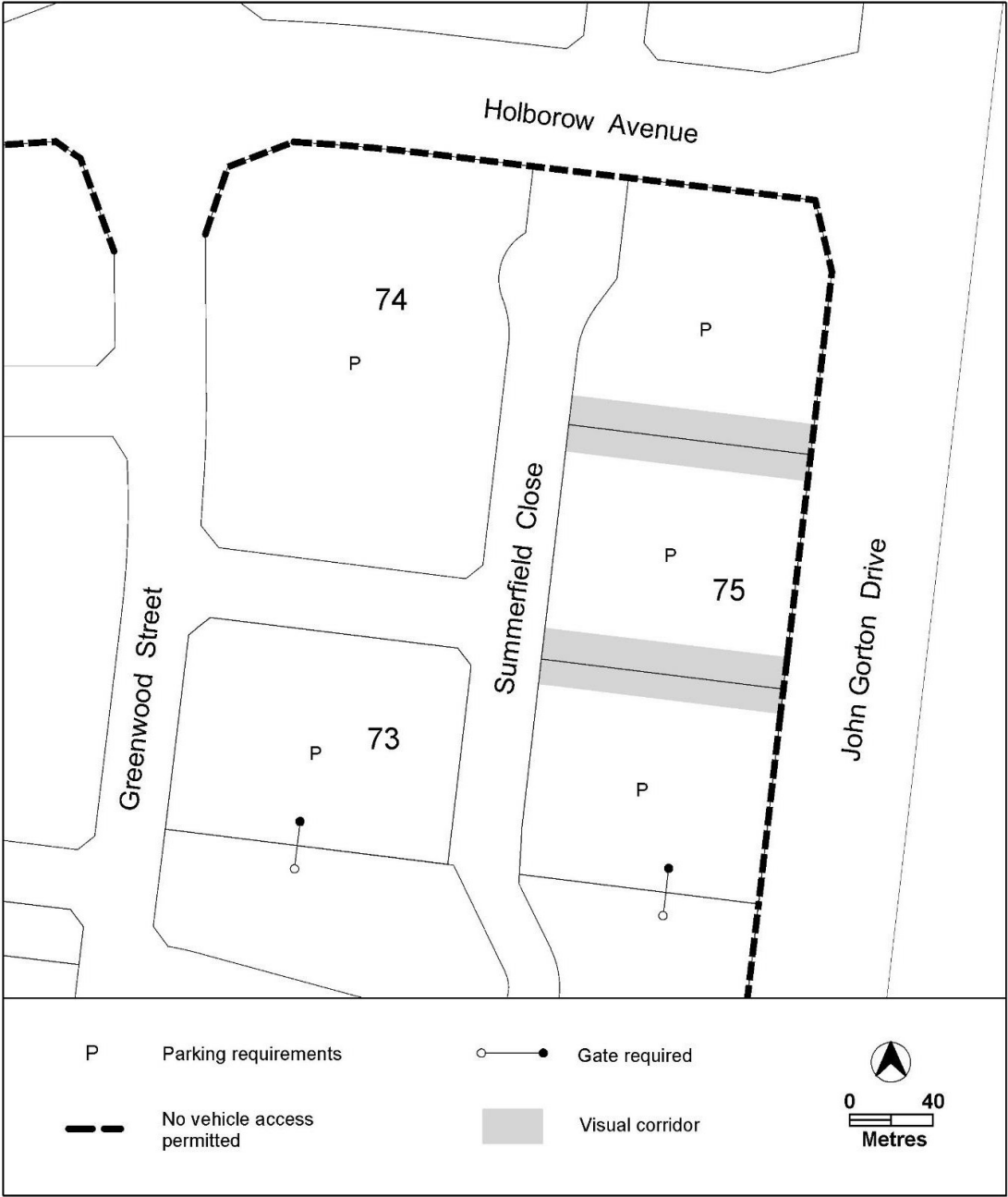


Figure 6 (Whitlam)



Figure 7 (Whitlam)



Figure 8 (Whitlam)



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Location Map

Streets: McDonagh Crescent, Dadswell Street, St Leon Street, Sculthorpe Avenue, Josie Agius Street, Cassab Street, Constable Street, Toeplitz Street, John Gorton Drive.

Lot Numbers: 9, 8, 7, 6, 5, 4, 3, 2, 1, 0 M, 2, 0 M, 0 M, 0 M, 0 M.

Legend:

- Dwelling and garage side boundary setbacks as specified
- Courtyard wall
- Access not permitted
- Acoustic protection - minimum wall height
- Mandatory two storeys
- Nominated minimum setback (metres) - all floors
- Nominated setback is mandatory

Scale: 0 to 50 Metres

Figure 10 (Whitlam)

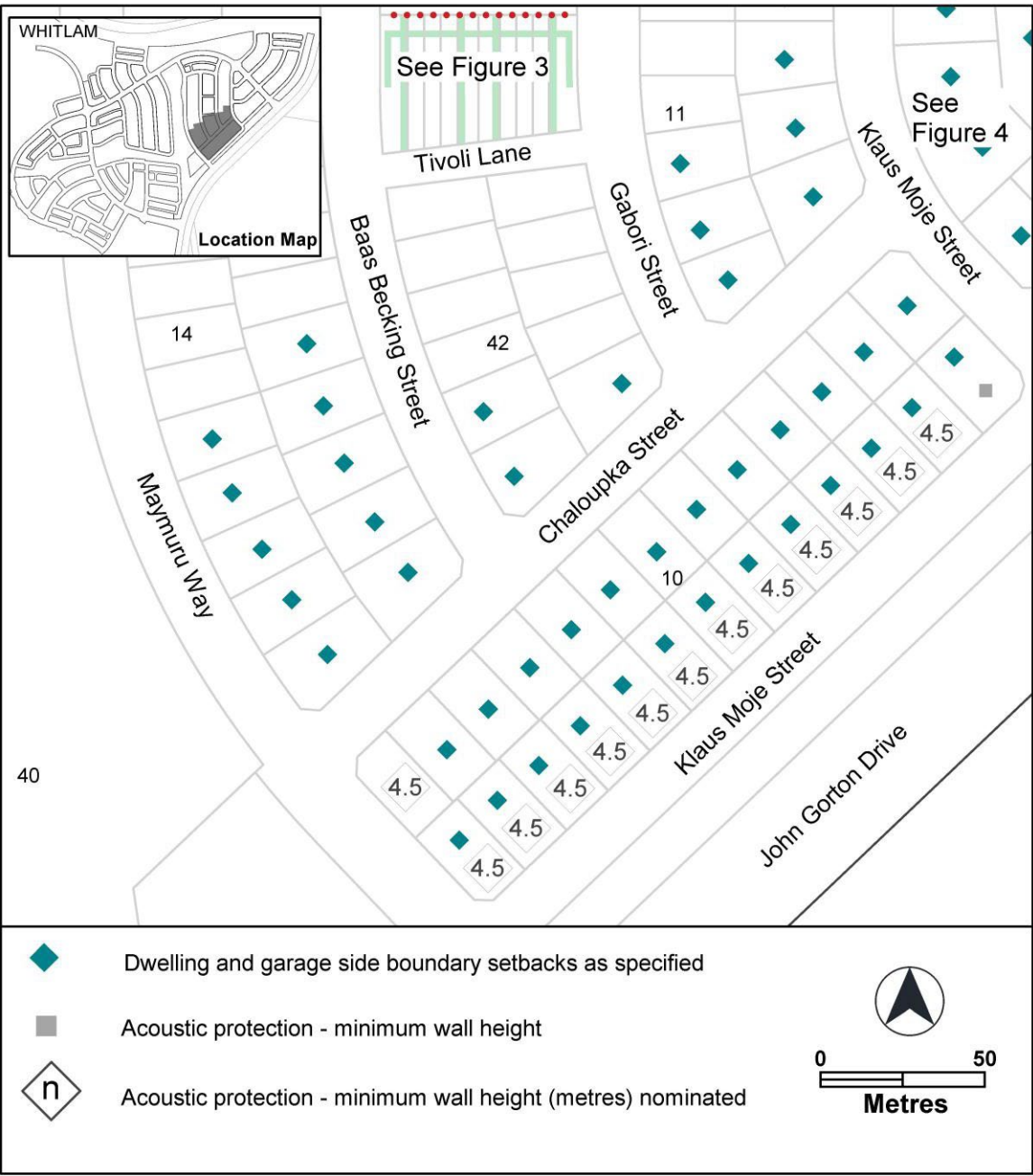


Figure 11 (Whitlam)

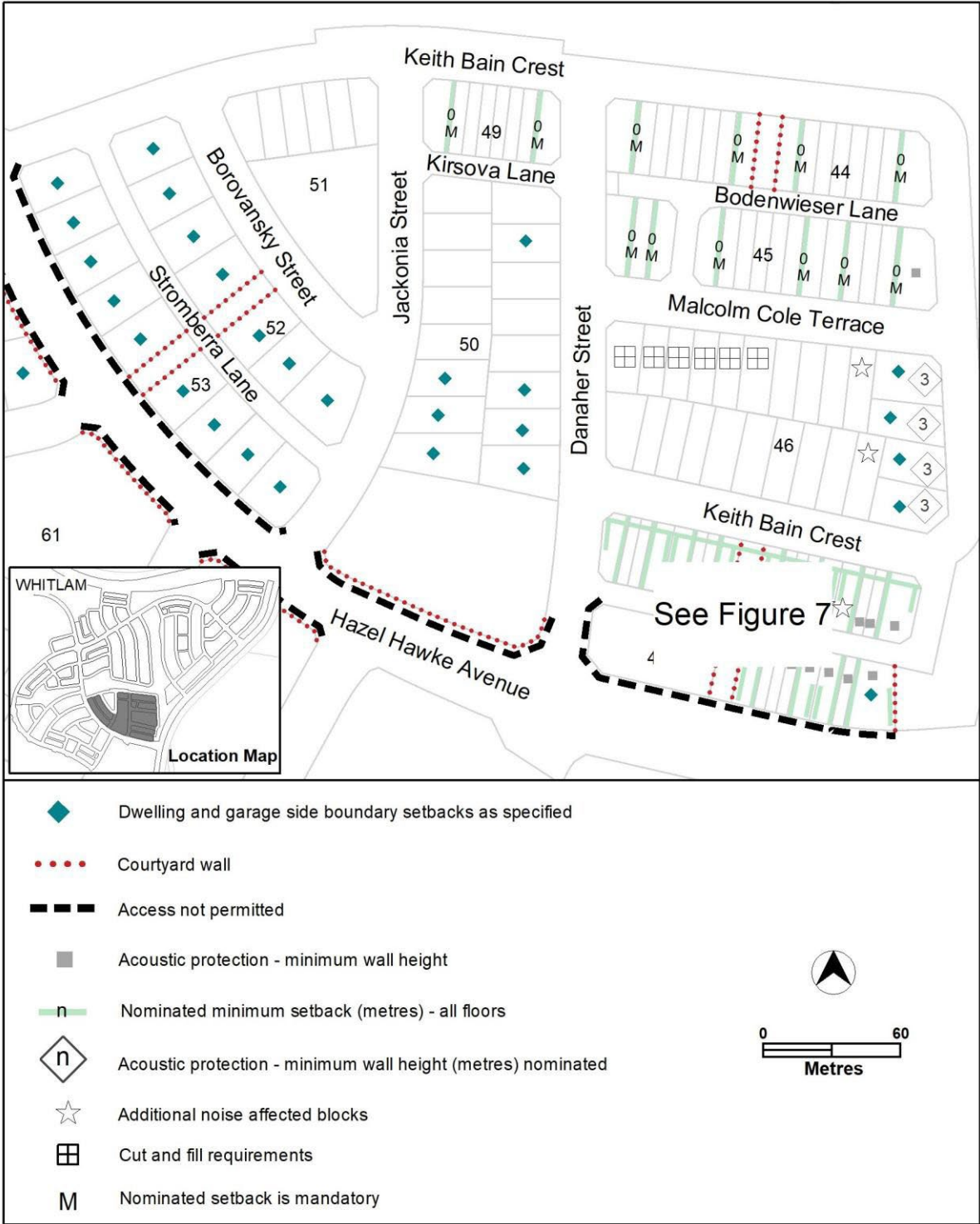


Figure 12 (Whitlam)

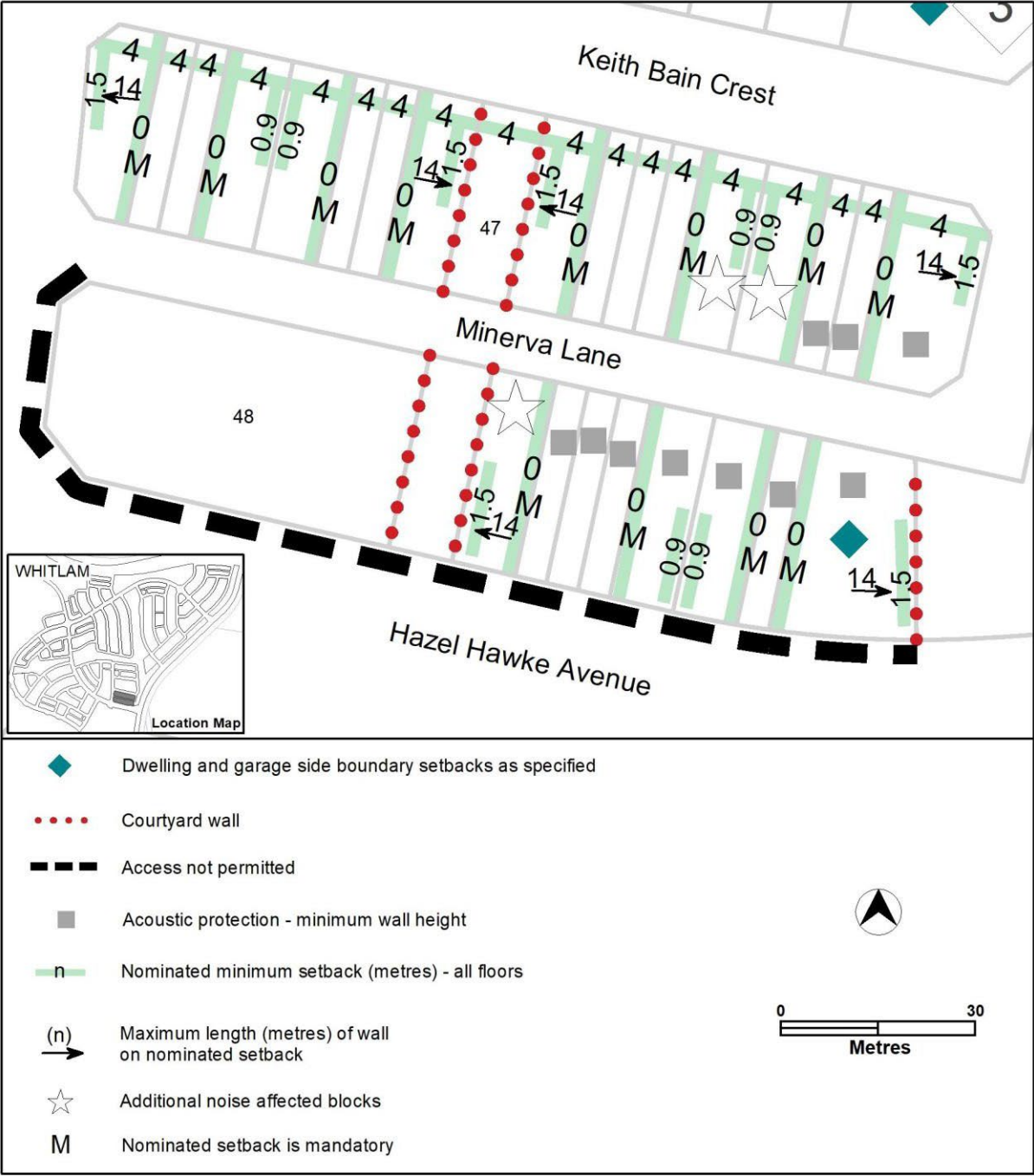


Figure 13 (Whitlam)

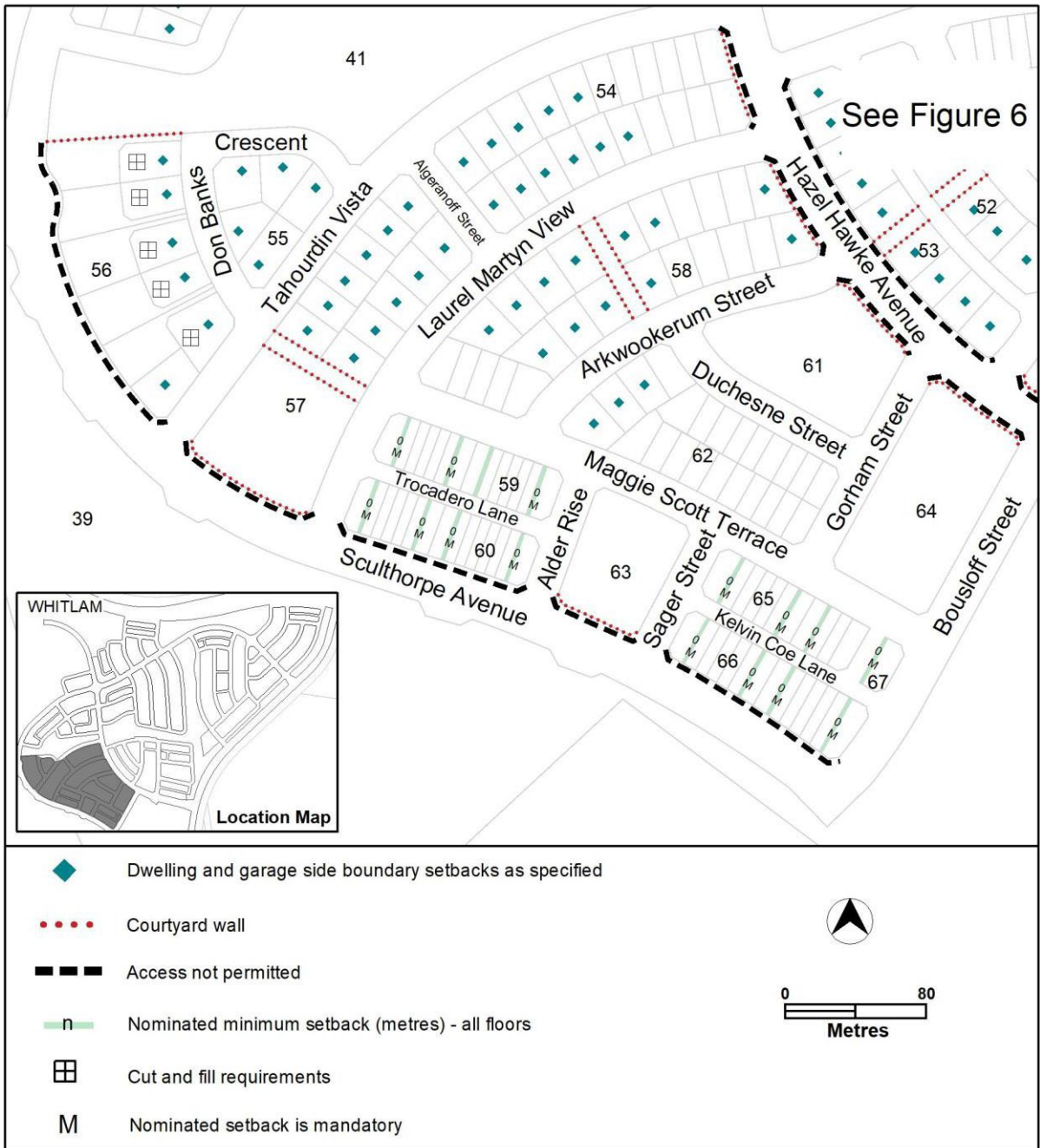


Figure 14 (Wright)

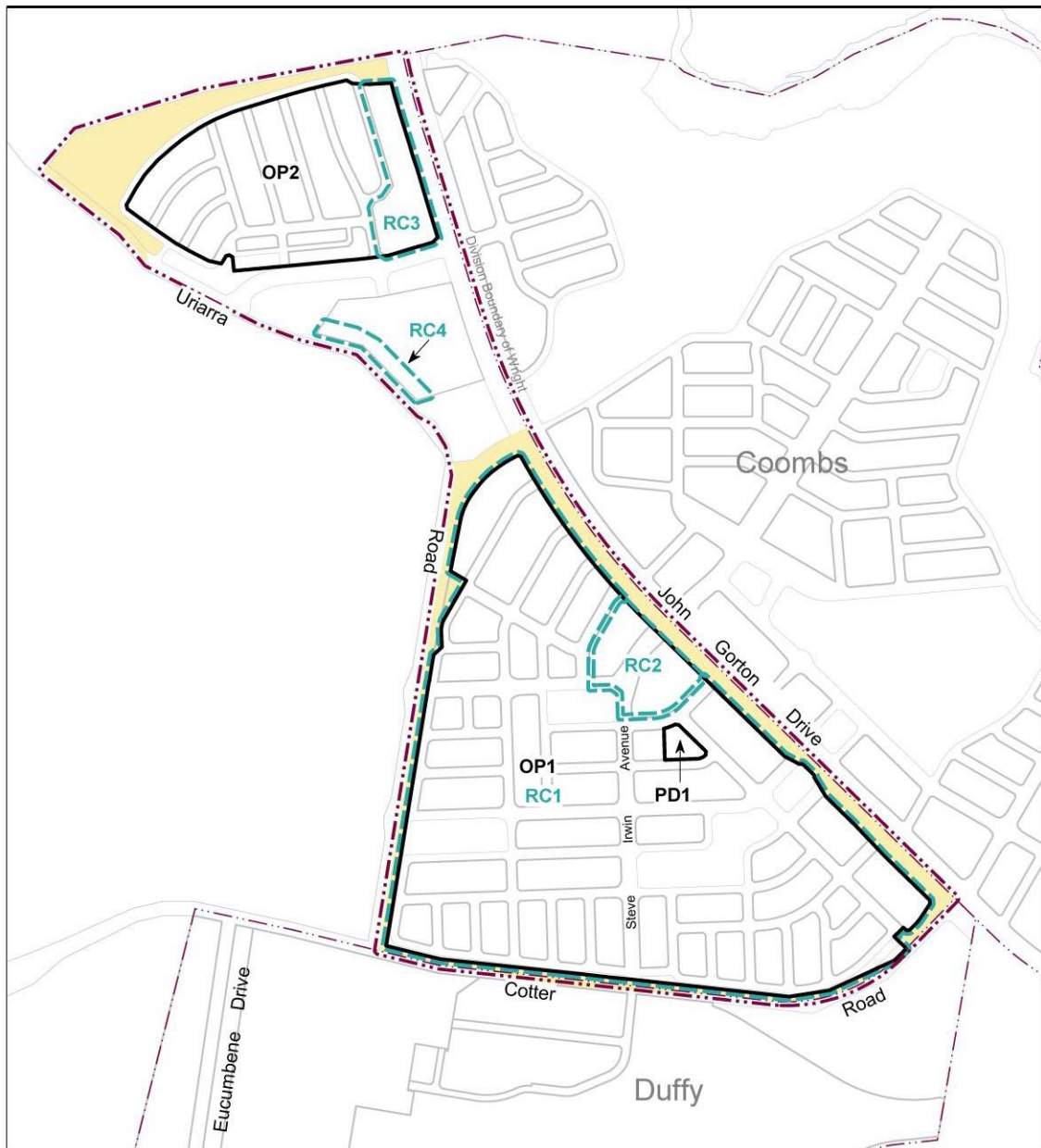


Figure 15 (Wright)

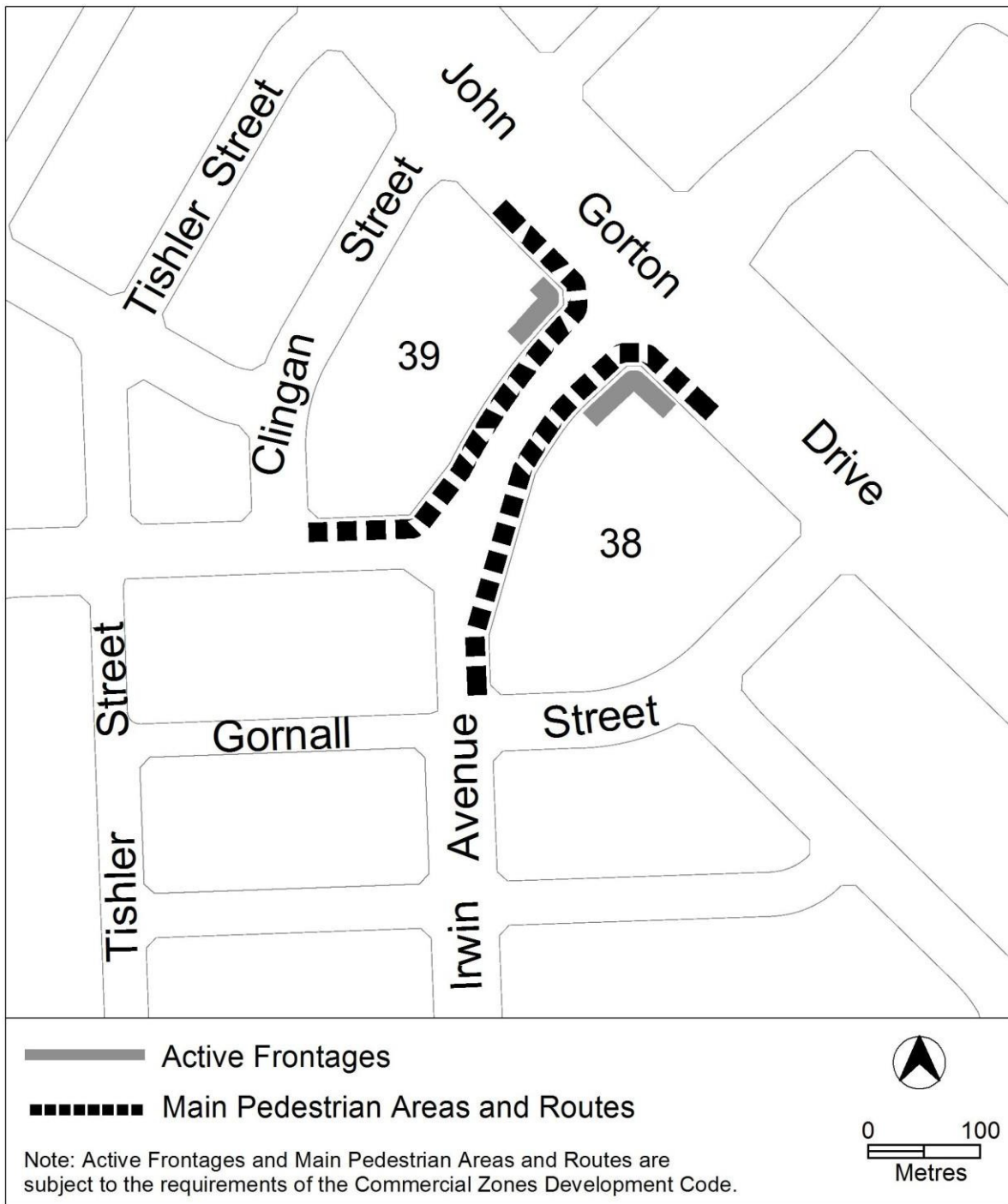


Figure 15 (Coombs – additional assessable development)

