

## SUMMARY

# DRAFT MOLONGLO VALLEY DISTRICT PLANNING STRATEGY

The Strategy is a vision for how we live, work, play and care for community in Molonglo Valley.



It sets the direction and intended future planning outcomes for the district, across the suburbs of Coombs, Wright, Denman Prospect, Molonglo, Molonglo River, and Whitlam.

## What residents value about the Molonglo Valley District

Molonglo Valley is the newest of the nine districts and is still being developed. It is expected to be home to around 55,000 people at completion. Through previous engagement, Molonglo Valley residents said there is much to value in the district that makes it a great place to live. They particularly value:

- the open green space and access to the natural environment including the connection to the Molonglo River corridor
- Stromlo Forest
- the modern style of housing and development
- connections throughout the district created by quality foot and cycle paths
- central location close to multiple town centres
- a feeling of safety with well-lit streets, engaged neighbours and a sense of community
- clean and well-maintained.








## Future directions

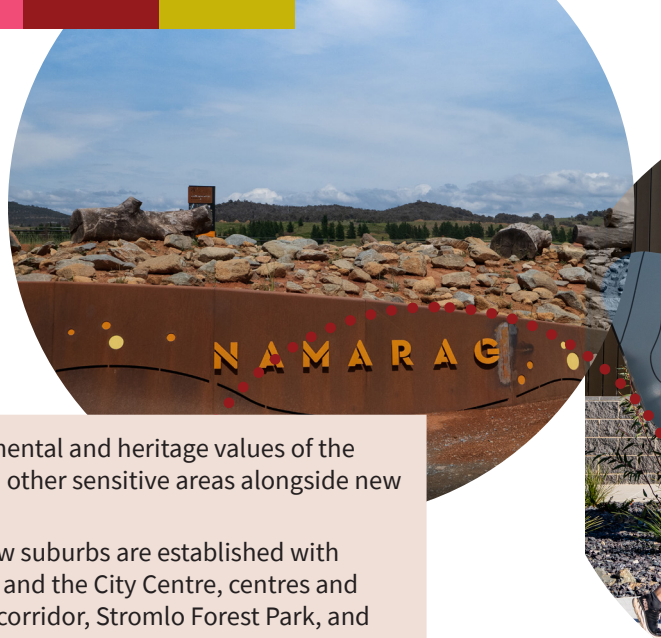
Each district strategy is informed by five drivers.

The drivers align with a set of future directions that tell us the focus of the strategy. For Molonglo Valley these are:

### 5 big drivers

### Directions for Molonglo

 <b>Blue-green network</b>	<ul style="list-style-type: none"><li>• Retain and protect significant environmental and heritage values of the Namarag – Molonglo River Reserve and other sensitive areas alongside new development.</li><li>• 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.</li></ul>
 <b>Economic access and opportunity across the city</b>	<ul style="list-style-type: none"><li>• Develop economic specialisation in recreation and tourism, building on the presence and proximity of Stromlo Forest Park, National Arboretum, mountain biking and natural recreational assets.</li><li>• Consider transitioning 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.</li></ul>
 <b>Strategic movement to support city growth</b>	<ul style="list-style-type: none"><li>• Enhance public transport priority connections to Inner North and City District and to Weston Creek, Woden, and Belconnen districts in future.</li></ul>
 <b>Sustainable neighbourhoods</b>	<ul style="list-style-type: none"><li>• 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.</li><li>• Achieve best practice sustainability and urban design outcomes for all new residential development, including walkability to shops and services.</li></ul>
 <b>Inclusive centres and communities</b>	<ul style="list-style-type: none"><li>• Develop future local centres as vibrant mixed-use hubs (according to best practice design and place frameworks).</li><li>• 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.</li></ul>



## Initiatives

A range of **initiatives** will deliver on the directions. Some are already planned or underway, and some are planned in the short term (5 years), medium term (10 years), long term (20 years) and longer term (more than 20 years).

The last page of this document has a full list of the initiatives for Molonglo Valley with further detail available in the Draft Molonglo Valley District Strategy.



### Have your say on the **Draft Molonglo District Strategy**

The Molonglo District Strategy is in draft form. We are seeking community feedback to find out what you think about it. We are seeking your views on key development sites and change areas and proposed initiatives, including what you think is most important, and what you think we should explore further.

You can find out more, read the Draft Molonglo Valley District Strategy and have your say through a series of in-person and online activities by visiting <https://yoursayconversations.act.gov.au/act-planning-review>





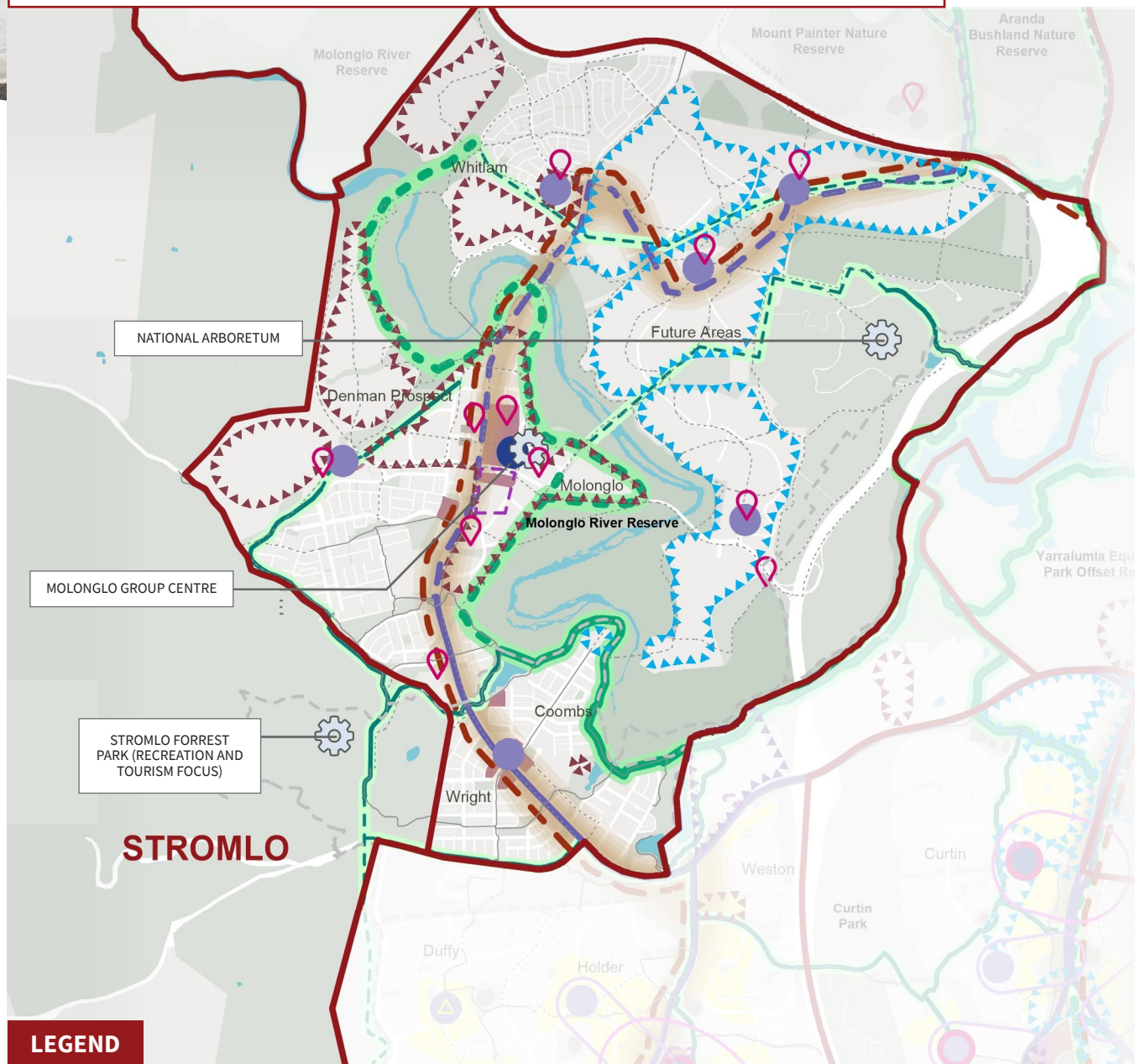
## Change areas

Each district strategy includes **proposed**, **possible**, and **potential** key development sites and change areas, which are included on the map below.

For Molonglo, this includes:

- ① Future suburbs

## Draft Molonglo District Strategy Plan



### LEGEND

#### Sustainable Neighbourhoods

- Future Investigation Areas
- Rapid Stop to Local Centre 200m Connections
- Rapid Stop to Group Centre 400m Connections
- Key Sites and Change Areas
- ▲▲▲▲ Proposed
- ▲▲▲▲ Possible
- ▲▲▲▲ Potential

#### Inclusive Centres and Communities

- New Community and Recreation Facilities
- Possible Centre Revitalisation Opportunity
- Shopping Centre Improvement Program Underway

#### Strategic Movement

- Current Light Rail Corridor
- - - Proposed Light Rail Corridor
- Current Rapid Bus Corridor
- - - Proposed Rapid Bus Corridor
- Current Active Travel Community Network
- - - Proposed Active Travel Community Network
- - - Bicentennial National Trail
- Strategic Investigation Corridor
- High Speed Rail Alignment
- - - Proposed
- - - Alternate

#### Blue-Green Network

- Open Space
- Nature Reserve
- Water Bodies
- Sportsfields
- Existing Connections
- Primary
- - - Secondary
- - - Possible Future Connections
- - - Primary
- - - Secondary

#### Economic Access and Opportunity

- Economic and Employment Focus
- City/ Town/Group/Local Centre
- Service Trades/Industrial
- Local Centre
- Group Centre
- Innovation Precinct

*Note: This is a common legend for all similar district plans and not all items listed will appear on this drawing*



### Waterways and green space network (blue-green network)

- Deliver all new development using best practice approaches to environmental management and sustainability, including WSUD, bushfire risk and soil erosion, and enforced through statutory controls where applicable. This should include zero carbon transition initiatives.
- Conserve, restore and reconnect priority grassland, woodland and riparian corridors and catchments, including the Molonglo River Reserve and priority connectivity areas at Coppins Creek, along William Hovell Drive and in Denman Prospect.
- Protect and enhance the Molonglo River Reserve and other reserves in and around the district for threatened and protected species, balancing with impact of recreational uses.
- Retain buffers between new development and areas of significant ecological and/or heritage value, including Molonglo River Reserve and areas of significance for Ngunnawal people.
- Utilise and enhance the green network as areas are developed to provide greater amenity and connectivity within and between suburbs including enhanced canopy coverage for new path networks and adding new connections to the secondary network.



### Economic access and opportunity across the city

- Make sure land allocated and floorspace capacity in Molonglo group centre and other future centres is sufficient to meet strategic targets for employment. Develop associated measures to attract economic activities, based on ACT-wide understanding of floorspace needs and capacity.
- As part of planning for Western Edge, investigate implications of upgrading Molonglo group centre to town centre status within the centres hierarchy.
- Investigate opportunities and impacts of enhancing the blue-green network and recreational assets for economic development including nature-based tourism.
- Develop strategy for Molonglo group centre to act as regional hub and base for recreation and nature-based tourism, including potential for expanded visitor, accommodation, hospitality and commercial floorspace.



### Strategic movement to support city growth

- Plan for an additional rapid bus connection between Belconnen and Molonglo Valley.
- Further investigate and plan for potential enhancement and additions to the rapid transport network servicing Molonglo Valley, including to the City Centre via Parkes Way, and to Weston Creek and Woden over the longer term.
- Review current and planned future rapid transport stops to create group and local centre connections and areas for transit-focussed development applying sustainable neighbourhoods objectives.
- Implement upgrades to priority active travel routes for Molonglo Valley, including connections within the district and priority connections to adjacent districts, expansion of micro-mobility network and other initiatives identified in the implementation of the ACT Transport Strategy.



### Sustainable neighbourhoods

- Further detailed planning for future centres across the district, including implementation of Molonglo Stage 3 Planning and Design Framework and the draft group centre concept plan, to apply district strategy objectives, particularly those supporting the sustainable neighbourhoods agenda.
- Land release of future suburbs in the district by the Suburban Land Agency to be based on a place-based framework and delivering whole-of-community benefits.
- Design and planning of future suburbs to test the scope for zero carbon initiatives at the precinct scale, including EV infrastructure, active travel, water recycling systems and waste diversion through centralised composting, community gardens and other systems where feasible.
- Implement requirement for 15% of new housing to be social and affordable housing.
- Increase tree canopy cover and decrease urban heat in future suburbs when compared to past outcomes.



### Inclusive communities and centres

- Plan for new group and local centres in the district as community hubs, with strong retail anchors alongside community facilities where appropriate, using a place-based framework and ensuring development delivers best outcomes for the community.
- Undertake detailed analysis and community needs assessments to inform and confirm the need for new community and recreational facilities in the Molonglo Valley over the long term. This includes collaboration across government directorates and with community.
- Include sufficient community facility zoned land and facilities to cater to expected population growth in planning for future Molonglo Valley suburbs, including minimum 16.7 hectares in the group centre and surrounds.
- Deliver planned new community facilities across the district including new schools, district playing fields and Libraries ACT facility.