

3 March 2023



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Mr Matthew Kamarul  
Executive Branch Manager  
Planning System Review and Reform Project  
Environment, Planning and Sustainable Development Directorate  
GPO Box 158  
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Dear Mr Kamarul

### **Capital Estate Developments - Submission on Draft District Strategy: Molonglo Valley 2022**

Capital Estate Developments (CED) welcomes the opportunity to comment on the Draft District Strategy. CED believes that the concept of District Strategies is a step forward in the planning process for Canberra.

#### **1. Introduction**

CED is owned by a local Canberra family headed by Terry Snow. The estate of Denman Prospect is almost eight years so far in development. The estate has already a sound reputation of quality specification and maintenance of streetscapes, landscape connecting corridors and open spaces facilitating community active living in a parkland setting. The developing tree canopy matches or exceeds the ACT Government's urban forest aspirations.

CED expresses disappointment that the Planning Authority did not arrange a special consultation with CED of this draft District Strategy for the Molonglo Valley given that CED is the only private sector land subdivision estate developer in the Molonglo Valley.

#### **2. Housing and Affordability**

CED notes that this Draft District Strategy is targeting the ACT Government's affordable housing criteria of 15 percent (page 107). It should be noted that CED has already implemented a criteria of 20 percent of the Denman Prospect estate dwelling yields. CED has undertaken the initiative from day-one that all property sales in Denman Prospect will contribute to Homes for Homes; that is social housing and to date Denman Prospect has contributed over \$1 million to Homes for Homes.

In regard to rental housing (Figure 7 page 32) CED, in addition to other rental properties, is proposing a Build-to-Rent project known as "The Borough" comprising of 700 dwelling units across three separate multi-unit sites.

### **3. Employment**

CED notes at Figure 4 page 30, that the forecast future population of the Molonglo Valley is 60,000 which, on a simple analysis, means 30,000 residents will likely be employed in Canberra and the Region.

CED notes at Figure 11 page 36, that the Molonglo Valley is forecast to have 11,800 additional jobs to current by 2046. This will result in outbound traffic increases over time as some 18,000 residents commute to work outside the Valley. CED will continue to work with TCCS to mitigate am and pm peak congestion.

CED further notes at page 136, under 2 Economic access and opportunity across the city, of the table, that the Molonglo Valley District implementation plan includes:

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.

and that this will commence in the short-term.

CED has been in discussion with the ACT Government for a number of years in regard to releasing the group centre land for development to service the growing community. CED also notes that the future aspiration of 11,800 jobs does appear high for the group centre and other centres plus the education facilities. It would be useful if the final District Strategy could indicate where all employment land will be located to achieve the forecast job numbers.

### **4. Spatial**

CED has some confusion about the Molonglo Valley District Strategy Plan set out on Figure 31, and the Molonglo Valley – Blue-green network at Figure 32. Figures 31 and 32 appear to encroach on the development land of Denman Prospect and it would be useful if this could be clarified.

### **5. Summary**

CED supports the ongoing development of the Molonglo Valley which is in the early stages of development of a community, including an employment base. CED agrees that this will change over time and particularly over the next 5-10 years as the Molonglo Valley suburbs develop and are settled by a growing community.

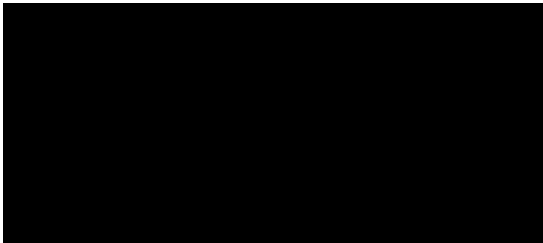
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CED would appreciate a face-to-face meeting with the relevant officers responsible for the Draft District Strategy for the Molonglo Valley to better understand some of the mapping and to discuss the pathway to the future population of 60,000.



Director – Project Delivery