

Molonglo Group Centre and Surrounds

Concept Plan

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Introduction

The Molonglo Valley is located centrally in Canberra with major centres and educational institutes within 10 kilometres including the city centre, Woden and Belconnen town centres, the Parliamentary Triangle, Australian National University, University of Canberra and hospitals at the University of Canberra, Bruce and Phillip.

Nestled on the upper slopes of the Molonglo River Corridor, Molonglo Valley is surrounded by the National Arboretum, Lake Burley Griffin, Black Mountain, the National Zoo and Aquarium, and the western ranges of the Bullen and Brindabella. The Molonglo Valley is defined by a distinct topography, in which major ridgelines separate it from the surrounding existing development, Belconnen to the north (Pinnacles, Mount Painter and Black Mountain), areas to the east (Dairy Farmers Hill and National Arboretum) and Stromlo Forest Park to the south.

The Molonglo Valley is characterised by undulating, and in some places, very challenging natural topography for urban land development. The Molonglo Valley and associated river corridor, however, present excellent opportunities to demonstrate best practice in ecological conservation, bushfire management, provision of local recreation facilities and the incorporation of distinctive landscape design features in the urban area.

The total estimated population of the Molonglo Valley is 55,000 people by 2040 and is planned in three main stages (Refer Figure 2):

- Stage 1 – suburbs of Coombs and Wright, and the region of North Weston
- Stage 2 – suburbs of Denman Prospect and Molonglo (including the group centre), and
- Stage 3 – suburbs north of the Molonglo River.

Vision for Molonglo Group Centre and surrounds

The Molonglo Group Centre is the primary commercial centre for the community in the Molonglo Valley. The group centre will be a focus for community life with safe and inviting public spaces and streets for people to linger and easily move around the centre. Buildings and infrastructure will be designed and delivered through best practice urban design, sustainability and innovation principles. Public transport and active travel routes will seamlessly connect the centre to the surrounding neighbourhoods, recreational spaces and to the wider areas of Canberra.

The Molonglo River corridor, surrounding landscape and hills are key landscape features that will be celebrated through the design of the built form to provide places, parks and recreational opportunities for the people who visit, work and live in the Molonglo Valley.

Application

This plan applies to land in Molonglo Valley, as shown on Figure 1.

Parts A and B of this plan apply only to the future urban area (FUA) of the Molonglo Group Centre and surrounds. The FUA will diminish in size as estate development plans are approved, and final zones established under part 5.5 of the *Planning and Development Act 2007*.

Part C is intended to apply to development after the FUA is uplifted and the ongoing provisions will be relocated to the relevant precinct code. Some ongoing provisions in **Part B** may also be relocated to an appropriate precinct code as a part of the FUA uplift.

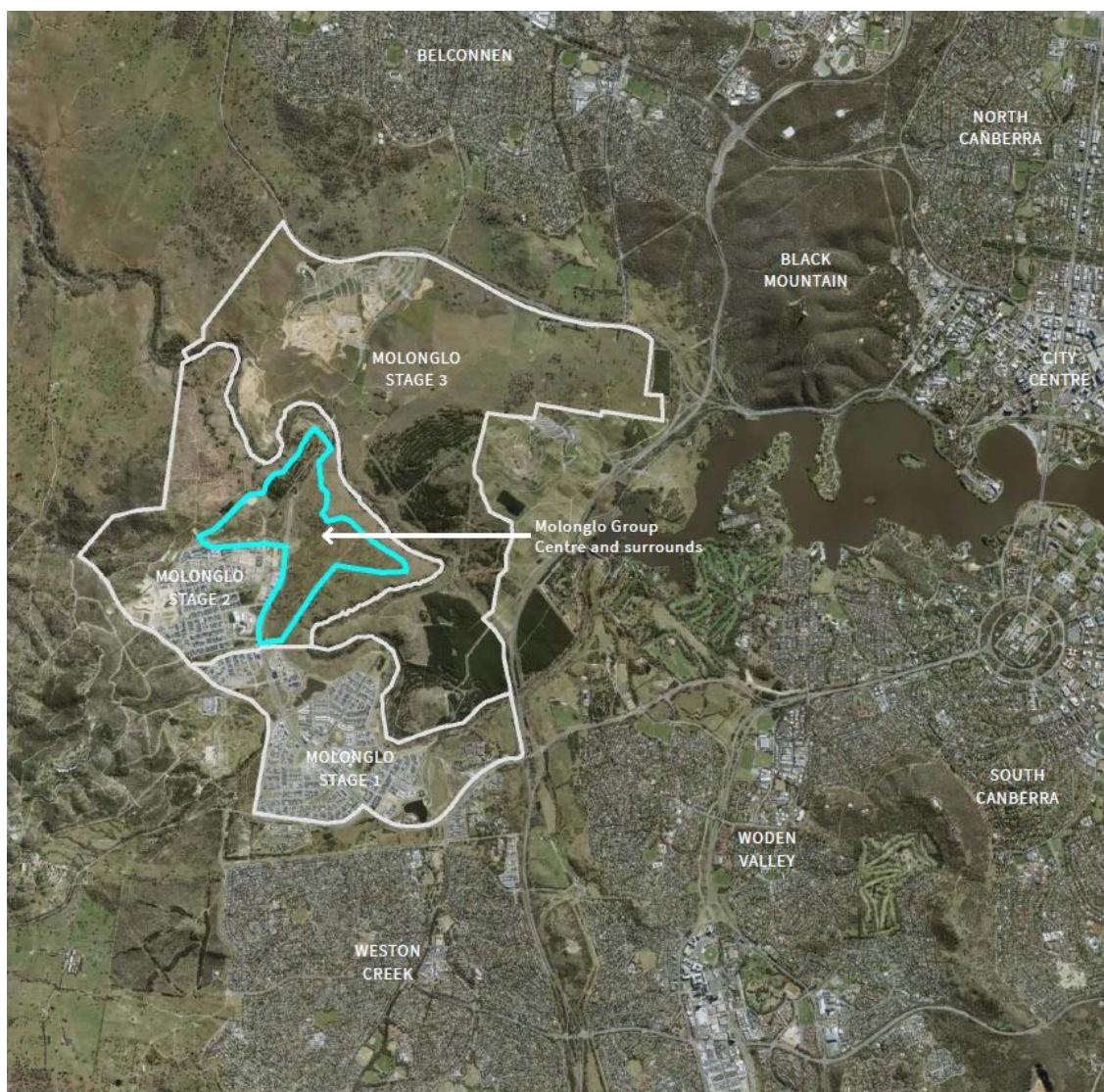


Figure 1: Location of Molonglo Group Centre and surrounds

Code hierarchy

This concept plan is a **precinct code** under the *Planning and Development Act 2007*.

More than one type of code may apply to a particular development proposal. Occasionally inconsistencies between the provisions arise, particularly where a precinct code seeks to apply special provisions in response to particular local circumstances or planning issues.

Where this occurs, a **precinct code** prevails over a **development code** and a **general code**, but only to the extent of the inconsistency.

Acronyms

CMTEDD S&R Chief Minister's and Economic Development Directorate Sport and Recreation

ESA ACT Emergency Services Agency

EPSDD Environment, Planning and Sustainable Development Directorate

TCCS Transport Canberra and City Services

Purpose

The purpose of this plan is to provide a planning and design framework to:

- a. guide the design and assessment of the Molonglo Group Centre and surrounds
- b. guide the design and development of individual blocks and the public realm
- c. inform the allocation of final land use zones at the time when a parcel of land ceases to be part of the future urban area following subdivision
- d. ensure that planning and development is consistent with the Molonglo Valley Strategic Assessment.

Desired planning outcomes

The purpose of the development controls (i.e. rules and criteria) is to:

Sustainability and innovation

1. Incorporate sensitive design of the Molonglo Group Centre and surrounds to protect existing heritage, cultural and environmental values of the site, including the pink-tailed worm-lizard habitat and Box Gum Woodland.
2. Encourage development that aims to achieve net zero emissions in transport, buildings and precincts.
3. Incorporate living infrastructure principles and key directions in the ACT Climate Change and Adaption Strategy into precinct designs.
4. Promote energy efficiency and sustainability through urban design.
5. Allow flexibility in building heights and encourage a built form that responds to existing topography and the natural environment and to minimise cut and fill.
6. Enable solar access to public spaces particularly in the winter months, to provide pleasant spaces for community and to promote healthy growth of plants and trees.
7. Protect the public realm by limiting overshadowing and wind impacts on streets and public places.

Place for community and economic life

8. 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.
9. Commercial:
 - a. The group centre is the principal commercial and retail centre for the district of Molonglo Valley.
 - b. Promote access and connectivity to the group centre core, services, and community facilities with residential precincts and external features such as Molonglo River Reserve and the urban open space network.
 - c. Promote the incorporation of interactive, human scale, ground level building frontages to the streets and public realm.
 - d. Provide for a range of retail/commercial uses that are interconnected with community facilities and spaces.

- e. Encourage a mix of uses, including retail/commercial uses, residential and community facilities and create strong links, accessibility and amenity to foster a sense of place and community identity that includes:
 - i. people friendly frontages that provide a human scale
 - ii. protected/covered pedestrian movement corridors
 - iii. residential access is integrated at the ground level of buildings
 - iv. use of thoroughfares or alleyways through blocks with interactive ground floor uses
 - v. residential uses must not compromise ground floor commercial uses.
10. 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.
- Residential:
- a. Provide for diverse housing zones, types, sizes and densities to meet the changing needs of the community.
 - b. Provide for social and/or community housing.
 - c. Ensure development offers a variety of dwelling types and sizes that encourages different ways to live, such as co-housing and ageing in place.
 - d. Provide a mix of urban, compact, multi-unit dwelling types and sizes that improves access to, and supports families, affordability and adaptability.
 - e. Design the verges, buildings and public spaces to provide amenity for residents and minimise traffic noise on residential development.
- Recreation:
- f. Integrate community and recreation facilities to enhance the quality of the commercial core and its surrounds.
 - g. Include spaces that can be used for activities, gatherings and performances such as a town square.
 - h. Connect recreational uses in the group centre to major recreation spaces in the Molonglo Valley, including the Molonglo River corridor.
- Community and services:
- i. The provision of two educational sites within a community facility zone.
 - j. Facilities may include an emergency services facility, a police station, educational facilities, community facilities, an indoor stadium/gym, club and recreational uses.
 - k. Where possible, community uses will be co-located in highly accessible locations to active travel routes and public transport stops.

Connection to place and the Molonglo River corridor

- 11. Incorporate the exceptional landscape setting and high-quality remnant trees as a feature of the group centre and surrounds, and guide where key public spaces are located.
- 12. The knoll, located at the highest point of the group centre site will become a local urban park that offers views across the Molonglo Valley landscape to Black Mountain, Mount Painter and the Molonglo River corridor. In creating this place, engagement with Nggunawal people through the Dhawura Nggunawal Caring for Country Committee and the United Nggunawal Elders Council, will be important to explore how the areas Nggunawal culture can be celebrated in the public places and spaces.

13. Create a series of interconnected open spaces using streets and public spaces to connect the Molonglo River Corridor and Cravens Creek surrounds to the west.
14. The interconnected open spaces will offer recreation and social opportunities that will benefit the health and wellbeing of the community and provide high levels of amenity.
15. The urban edge is designed to minimise bushfire risk associated with the Molonglo River Reserve, and potential impacts on the nature reserve and matters of national environmental importance.
16. Encourage planting of local tree and plant species in the open spaces to strengthen links between the natural and built environments

Built form in the landscape

17. Design the built form to appropriately respond to the existing landscape and topography of the Molonglo Valley.
18. Buildings are designed to provide a gradual transition in height and scale, from a lower and 'finer grain' of development in the suburban areas adjoining the group centre and its surrounds, to a taller built form and larger block sizes in the group centre.
19. Ground floor levels in the group centre will face the streets and key public spaces, such as the town plaza, to promote a safe and active pedestrian environment.
20. Building heights will respond to the undulating topography and allow for key views out to the broader landscape and surrounds.
21. The height of buildings in the group centre are to be of a 'human scale' of approximately two to three storeys facing the street, with taller building elements setback away from the streets and public spaces.
22. The group centre provides a mix of land uses and housing types, sizes and densities to meet the changing needs of the community.
23. Provision will be made for social and/or community housing.

Accessible and connected

24. Promote high levels of accessibility, including for people of all abilities, to the group centre from the surrounding residential areas and connectivity to the broader city travel networks.
25. Provide a hierarchy of streets to allow for all modes of travel including pedestrians, active travel (cyclists and other modes of sustainable transport), public transport and vehicles.
26. Provide wide street verges to create ease of movement for people of all abilities in the group centre and to promote pedestrians and active travel modes as the primary way of moving around the centre.
27. 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.
28. An east-west arterial road links the group 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 group centre.
29. Incorporate pedestrian and cycle paths which are designed to use the area's topography to provide accessible networks for people of all abilities and connect the group centre to the wider Molonglo Valley.
30. Locate a bus interchange in the group centre as a focal space for community to access the centre.

31. Introduce innovative parking solutions to reduce the need for dedicated parking spaces in the group centre.

Legible and safe commercial centre

32. Promote seamless, direct and safe pedestrian and active travel paths for people of all abilities.
33. Encourage street networks and pedestrian/active travel networks to be well lit and include wayfinding/ information signage.
34. Promote streets, development and public spaces that are designed to be safe, welcoming, gender inclusive and suitable for people of all abilities.
35. Encourage the design of streets and public spaces to reflect the culture and diversity of the community.
36. Promote spaces that allow for the incorporation of public art to increase the amenity and promote sense of place in the group centre.
37. Encourage continuous retail frontages of buildings in the group centre by building to the edge of the block boundary to create clear and cohesive public and private open spaces.
38. Locate active uses, such as shops, at ground floor level along main pedestrian routes to provide surveillance and street activity.
39. Retain views from the group centre to significant landscape features, such as Black Mountain, to assist people to easily navigate the group centre and promote a sense of place.
40. Encourage the design and placement of high quality streetscape elements that provide a safe, open and accessible pedestrian environment for all people.

Part A – Land use

Element 1: Land use zones

Rules	Criteria
1.1 Land use plan	
<p>R1</p> <p>The land use plan submitted with an estate development plan (EDP) is in accordance with the Territory Plan map under the future urban area overlay.</p>	<p>C1</p> <p>The land use plan submitted with an EDP is generally in accordance with Figure 2 and Table 1 for land area of zones and includes the following zones:</p> <ul style="list-style-type: none"> a) Commercial <ul style="list-style-type: none"> i) CZ1 Core ii) CZ3 Services iii) CZ5 Mixed Use b) Community <ul style="list-style-type: none"> i) Community facility c) Parks and Recreation <ul style="list-style-type: none"> i) PRZ1 Urban Open Space ii) PRZ2 Restricted Access Recreation zone d) Residential <ul style="list-style-type: none"> i) RZ3 Urban Residential ii) RZ4 Medium Density Residential iii) RZ5 High Density Residential <p>Note: Refer to Image 1 for an illustrative concept plan.</p>
<p>R2</p> <p>The commercial zones in the Molonglo Central precinct (Figure 10) are limited to the following:</p> <ul style="list-style-type: none"> a) CZ1 - Core b) CZ3 - Services 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Emergency services

Rules	Criteria
2.1 Emergency services	
R3 An area of 0.6 hectares is reserved for emergency services in the commercial CZ1 Core zone.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C4 The location of the emergency services site is to the satisfaction of the relevant agency.
R5 A site of 1.2 hectares is reserved for emergency services in the commercial CZ3 Services zone.	C5 A site for emergency services is provided if required to meet the operational needs of the ESA (or the relevant Government Agency).
There is no applicable rule.	C6 The emergency services site achieves all of the following: <ul style="list-style-type: none"> a) directly fronts John Gorton Drive b) incorporates side road access and provides a separate ingress and egress to the site and be endorsed by TCCS c) the shape of the block is rectangular or evenly shaped with approximate dimensions of 140m x 80m d) the block has a maximum grade of 5% e) endorsement by ESA.

Element 3: Community facilities

Rules	Criteria
3.1 Community facilities	
<p>R7</p> <p>A minimum of 16.7 hectares is provided for community facility uses.</p> <p>Note: The area provided for community facilities uses is calculated as the combined area of land zoned Community Facility and floor space dedicated to community uses.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C8</p> <p>Community facilities are to be provided either on community facility zoned land or as co-located community facilities in commercial zones as shown in Figure 3.</p>
<p>There is no applicable rule.</p>	<p>C9</p> <p>Provision of community facilities is based on a community needs assessment.</p> <p>Note: The community needs assessment:</p> <ul style="list-style-type: none"> a) is required to be undertaken to the satisfaction of EPSDD b) identifies proposed community uses either as land area or equivalent floor space c) considers the community facility needs of the broader Molonglo Valley district d) preparation requires consultation with the community.
<p>R10</p> <p>Two school sites are to be provided in locations as identified in Figure 3 and comply with all of the following:</p> <ul style="list-style-type: none"> a) a site of at least 4.3 hectares in Denman Prospect precinct (Figure 10) b) a site of at least 9.3 hectares in Molonglo East precinct (Figure 10). 	<p>C10</p> <p>Location of two school sites are generally located and are of a size as indicated in Figure 3 and are to the satisfaction of the Education Directorate.</p>

Rules	Criteria
There is no applicable rule.	<p>C11</p> <p>Medium to smaller scale community facilities, such as a library, address all of the following:</p> <ul style="list-style-type: none"> a) are co-located within mixed use development in the commercial CZ1 Core zone b) are located close to the town park c) are accessible from the ground floor level.
<p>R12</p> <p>The provision of a recreation facility site of at least 1.5 hectares.</p>	<p>C12</p> <p>Sport and recreation facilities are provided in locations that are generally in accordance with Figure 2 and to the satisfaction of CMTEDD S&R.</p> <p>Note: Where feasible, multi-purpose indoor courts may be introduced at government school sites and be made available for use by clubs and other sporting groups.</p>

Part B – Subdivision

Element 4: Dwelling Yield

Rules	Criteria
4.1 Dwelling yield	
<p>R13</p> <p>Dwelling yield is in accordance with Table 1 and Figure 10.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 5: Movement networks

Rules	Criteria
5.1 Movement network	
<p>R14</p> <p>The road and circulation network hierarchy and linkages are consistent with Figure 4.</p>	<p>C14</p> <p>The road and circulation network hierarchy and linkages are generally consistent with Figure 4 and to the satisfaction of TCCS.</p>
<p>R15</p> <p>Active travel routes are consistent with Figure 6.</p>	<p>C15</p> <p>Active travel routes are generally designed in accordance with Figure 6 and the Molonglo Valley Active Travel Master Plan. Active travel routes provide accessible and direct linkages to the group centre core, other suburbs of the Molonglo Valley, recreational areas, schools, play spaces and key activity nodes.</p>
<p>There is no applicable rule.</p>	<p>C16</p> <p>Signalised pedestrian crossings are provided at key intersections and are generally consistent with Figure 4.</p>
<p>There is no applicable rule.</p>	<p>C17</p> <p>Design of verges, footpaths and cycle paths achieve all of the following:</p> <ul style="list-style-type: none"> a) grades that are accessible for pedestrians of all abilities, cyclists and assistive mobility equipment, and support an active travel accessible and walkable group centre and surrounds b) minimise cut and fill c) compliment the contours of the site by minimising steep gradients.

Rules	Criteria
There is no applicable rule.	<p>C18</p> <p>The east-west arterial road is designed to achieve all of the following:</p> <ul style="list-style-type: none"> a) provide a direct eastern connection from the suburbs of Molonglo and Denman Prospect across the Molonglo River to the Tuggeranong Parkway b) limits intersections and roundabouts outside of the urban area.
<p>R19</p> <p>A public transport interchange and rapid transport station to be developed as identified in Figure 5.</p>	<p>C19</p> <p>The location of the public transport interchange and rapid transport station is to be generally consistent with Figure 5.</p>
There is no applicable rule.	<p>C20</p> <p>The design of the bus interchange and the rapid transport station meets all of the following:</p> <ul style="list-style-type: none"> a) the rapid transport station is designed to be adaptable for light rail b) operates in a similar way with local transport as the interchange at Northbourne Avenue and Cape Street in Dickson c) responds to the requirements of an analysis of public transport operational needs.
There is no applicable rule.	<p>C21</p> <p>The design of the bus interchange meets all of the following:</p> <ul style="list-style-type: none"> a) is integrated with the town plaza and group centre shops, services and community facilities b) provides space for large canopy street trees and landscaping.
There is no applicable rule.	<p>C22</p> <p>Public transport vehicles are prioritised at intersections within the Molonglo Central precinct (Figure 10) to the satisfaction of TCCS.</p>

Rules	Criteria
<p>R23</p> <p>Bus layover is to be provided in the CZ3 Services Zone and provides all of the following:</p> <ul style="list-style-type: none"> a) toilet facilities b) shelter suitable for taking meal breaks. 	<p>C23</p> <p>Bus layover is provided in the CZ3 Services zone and to the satisfaction of TCCS.</p>
<p>There is no applicable rule.</p>	<p>C24</p> <p>End of trip and bike and ride facilities are provided within the group centre and provide a seamless connection to active travel networks and uses in the group centre.</p>
<p>There is no applicable rule.</p>	<p>C25</p> <p>Bike and ride, and park and ride facilities are provided as a part of the public transport network and are provided in locations to the satisfaction of TCCS.</p>

Element 6: Open space networks and parks

Rules	Criteria
6.1 Open space networks and parks	
<p>There is no applicable rule.</p>	<p>C26</p> <p>The open space network is a series of formal and informal open spaces as well as natural areas and is to be designed generally in accordance with Figure 7 and includes:</p> <ul style="list-style-type: none"> a) areas of natural habitat b) ponds for stormwater management and urban amenity including a focal point for community and wildlife c) a town park d) a town plaza e) local parks f) urban open space connections g) linkages to the Molonglo River Reserve and Craven Creek to the west h) east-west green link i) large canopy trees which promote movement of birdlife and wildlife, and contribute to cooling of the urban areas.

Rules	Criteria
There is no applicable rule.	<p>C27</p> <p>The location of key public spaces is generally consistent with Figure 7. Where possible, exceptional and high-quality trees are to be located in urban open space.</p>
There is no applicable rule.	<p>C28</p> <p>Where appropriate, local tree and plant species are used in the open spaces to strengthen the link between natural and built environments.</p>
There is no applicable rule.	<p>C29</p> <p>The location and design of open spaces and urban places celebrate Ngunnawal culture and contribute to a respect for the people and values and recognise their knowledge, lore, protocols, language, and aspirations for Ngunnawal country.</p> <p>Note: Engagement with Ngunnawal people through the Dhawura Ngunnawal Caring for Country Committee and the United Ngunnawal Elders Council, is to be undertaken to inform how the group centre and open spaces can celebrate Ngunnawal culture.</p>
There is no applicable rule.	<p>C30</p> <p>A town park is located generally in accordance with Figure 7 at the knoll which is at the highest point of the group centre and is designed to retain remnant trees.</p>
There is no applicable rule.	<p>C31</p> <p>The open space network provides a diverse range of facilities, to the satisfaction of TCCS, that includes:</p> <ul style="list-style-type: none"> a) community spaces and includes formal and informal play spaces as well as gathering and performance spaces b) landscaped features c) connection to pedestrian and active travel networks.

Element 7: Urban edge and bushfire management

Rules	Criteria
7.1 Urban edge and bushfire management	
There is no applicable rule.	<p>C32</p> <p>The Molonglo Group Centre and surrounds urban edge is designed to achieve all of the following:</p> <ul style="list-style-type: none">a) an attractive recreation space which establishes a clear perimeter for urban developmentb) protecting and enhancing the social and ecological value of the Molonglo River Reservec) accommodate essential trunk infrastructure as requiredd) manage urban stormwater in accordance with water sensitive urban design principlese) minimise potential impacts on the nature reserve and matters of national environmental importance and in consideration of the Molonglo River Reserve management planf) minimise bushfire risk to the urban areas.

Rules	Criteria
There is no applicable rule.	<p>C33</p> <p>Figure 8 indicates a preliminary bushfire protection zone plan and the detailed design of the urban edge (interface between urban development and the Molonglo River Reserve). Bushfire protection zones are to be established to the satisfaction of ESA and TCCS and address all of the following:</p> <ul style="list-style-type: none"> a) measures taken to minimise the impact on the Molonglo River Reserve b) integration of trunk infrastructure services with paths and circulation networks c) topography, walls, paths, trees and other landscape infrastructure d) integrate edge roads and shared path networks and inner asset protection zones to form part of the urban edge e) undertake a bushfire risk assessment report conducted by a qualified bushfire risk consultant, that includes bushfire attack level (BAL) ratings and mitigations.
There is no applicable rule.	<p>C34</p> <p>Edge roads are designed to achieve all of the following:</p> <ul style="list-style-type: none"> a) opportunities for recreation/active travel b) on-street parking c) street lighting d) incorporate large canopy street trees e) development addresses edge roads providing casual surveillance f) slow vehicle speed environment to allow safe pedestrian crossings.
<p>R35</p> <p>Edge street road reserves including verges and cycle paths form part of the inner asset protection zone.</p>	This is a mandatory requirement. There is no applicable criterion.
<p>R36</p> <p>Edge roads do not encroach into the Molonglo River Reserve or protected habitat.</p>	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
7.2 Sustainability and innovation	
There is no applicable rule.	<p>C37</p> <p>Subdivision of the Molonglo Group Centre and surrounds is sensitively designed to:</p> <ul style="list-style-type: none"> a) protect the existing heritage values of the area b) protect the environmental values of the site, including the pink-tailed worm-lizard habitat and Box Gum Woodland c) incorporate verge widths are designed to allow for large canopy street trees that will contribute towards a 30% tree canopy coverage in the Molonglo Valley d) to retain high quality remnant trees within street verges and public spaces.
There is no applicable rule.	<p>C38</p> <p>Encourage the efficient use of energy by addressing all of the following:</p> <ul style="list-style-type: none"> a) assessment of energy ratings at block design level b) integration of public transport and neighbourhood layout to promote walking and cycling

Part C – Additional Rules and Criteria

The following provisions which remain relevant following the uplift of the future urban area will be transferred to the relevant precinct map and code.

Element 8: Use

Rules	Criteria
8.1 Use	
R39 Residential use is prohibited in the Commercial CZ3 Services zone.	This is a mandatory requirement. There is no applicable criterion.
R40 In the southern portion of the CZ1 Core zone to the south of the green link and town park (as identified in Figure 7) residential development at ground and first floor levels is prohibited.	This is a mandatory requirement. There is no applicable criterion.
R41 The school site in the Molonglo East precinct (Figure 10) includes a town oval which is to be accessible to the public outside of school hours.	This is a mandatory requirement. There is no applicable criterion
R42 The school site in the Denman Prospect precinct (Figure 10) includes a playing field which is to be accessible to the public outside of school hours.	This is a mandatory requirement. There is no applicable criterion
8.2 Shops – floor area	
R43 The maximum gross floor area for a shop is 250m ² in the Commercial CZ5 Mixed Use zone.	This is a mandatory requirement. There is no applicable criterion.

Element 9: Buildings

Rules	Criteria
9.1 Buildings	
R44 Maximum height of building is in accordance with Figure 9.	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
There is no applicable rule.	<p>C45</p> <p>Consistent with R44 and Figure 9 the design of buildings achieve all of the following:</p> <ul style="list-style-type: none"> a) development provides a gradual transition in density and scale, from a lower density and building height of development in the suburban areas, to a taller built form and larger block size in the group centre b) buildings in the group centre are designed to create a visually identifiable commercial centre in the Molonglo Valley.
<p>R46</p> <p>Taller building elements are provided in locations identified in Figure 9 and are a maximum of 16 storeys and 56m.</p>	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	<p>C47</p> <p>Taller building elements achieve all of the following:</p> <ul style="list-style-type: none"> a) contribute to a distinct and recognisable urban silhouette as viewed from significant sites outside the Molonglo group centre, such as the National Arboretum and Black Mountain b) location and design retains reasonable solar access of nearby residential sites and important public spaces, including the town plaza and town park c) are setback from lower floor levels a minimum of 8 metres d) high quality and aesthetically interesting design e) incorporate green infrastructure f) provide an interesting and distinct architectural design with a distinct base, middle and top g) floor plates are limited to a maximum of 800m² to allow sunlight into apartments and limit building scale and overshadowing of buildings and public spaces

Rules	Criteria
	<p>h) encourage green roofs, roof top recreation facilities and gardens.</p> <p>For the purpose of calculating floor plate for this criterion, all internal areas such as dwellings, office space, indoor amenities, elevator cores, storage spaces, stairwells and hallways are included and inset or projecting balconies are excluded.</p> <p>Note 1: Refer to Image 2 and Image 3 for an artist impression of street elevations.</p> <p>Note 2: Incorporate sustainability and innovative design features (refer Element 12 of this Code).</p>
<p>R48</p> <p>Building height at the block boundary, for buildings within the CZ1 Core zone are a maximum of 15m as indicated in Diagrams 2 and 3.</p> <p>Floor levels above 15m are to be setback a minimum 4m from the floors below.</p> <p>Note: This rule provides a human scale of development and allow solar access to street verges.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R49</p> <p>This rule applies to buildings located in the Commercial CZ1 Core zone on the:</p> <ul style="list-style-type: none"> a) main street b) northern side of a street or public open space c) western side of John Gorton Drive d) southern side of the east-west access street adjoining the town plaza. <p>Floor levels above 15m are setback at a 45 degree angle as indicated in Diagrams 1, 2, 3 and 5.</p> <p>This rule does not apply to taller building elements identified in Figure 9.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R50</p> <p>This rule applies to buildings located in the Commercial CZ1 Core zone on the northern side of the east-west access streets.</p> <p>Floor levels above 15m are setback at a 30 degree angle as indicated in Diagrams 4 and 5.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>There is no applicable rule.</p>	<p>C51</p> <p>The main street is designed with all of the following:</p> <ul style="list-style-type: none"> a) wide street verges b) large canopy street trees c) active frontages facing the street d) consistent with Diagrams 1 and 2. <p>Note: The main street will be a slow speed vehicle environment where pedestrians are prioritised.</p>
<p>R52</p> <p>Mandatory active frontages for buildings facing the main street, bus interchange and town park, as identified in Figure 5 comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings fronting streets and/or public open spaces incorporate display windows and shop fronts at the ground floor level b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities c) All other buildings in the CZ1 Core Zone are to provide no more than a 30% blank façade at the ground floor level, where the building is facing a street or public space. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R53</p> <p>In the CZ1 Core zone podium parking and ground level car parking is prohibited at ground and first floor levels except where it can meet the requirements of C58.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 10: Parking and site access

Rules	Criteria
10.1 Parking and site access	
There is no applicable rule.	<p>C54</p> <p>Parking associated with sport and recreation facilities are to remain available to the public.</p>
<p>R55</p> <p>A maximum of one vehicular access/egress point is provided to car parking areas per block for each street frontage.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R56</p> <p>Vehicle access from blocks to the main street is prohibited.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
There is no applicable rule.	<p>C57</p> <p>All access/egress points achieve all of the following:</p> <ul style="list-style-type: none"> a) are clearly defined b) visually recessive in the built form.
There is no applicable rule.	<p>C58</p> <p>Car parking in the CZ1 Core zone achieves all of the following:</p> <ul style="list-style-type: none"> a) surface carparking is minimised and used only as a temporary measure, unless screened by buildings 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 c) opportunities for on-street parking are provided and integrated with street trees and landscaping d) natural topography of the land is utilised to promote multi-level car parking in basements and undercroft development e) short term parking in the Molonglo Central precinct (Figure 10) is provided centrally with longer term parking provided at the periphery of the CZ1 Core zone.

Element 11: Road Hierarchy and Design

Rules	Criteria
11.1 Road Hierarchy and Design	
There is no applicable rule.	<p>C59</p> <p>The east-west access streets are designed with all of the following:</p> <ul style="list-style-type: none"> a) wide street verges b) large canopy street trees c) consistent with Diagram 4 d) comfortable pedestrian environment e) on-street parking.
There is no applicable rule.	<p>C60</p> <p>John Gorton Drive is designed as the highest order street in the Molonglo Valley district with trunk public transport access and achieves all of the following:</p> <ul style="list-style-type: none"> a) a more urban character as it passes through the commercial centre b) contributes to a sense of arrival at the centre c) buildings are designed to provide surveillance over the street d) active uses face main public transport stops <p>Note: Rapid public transport connections along John Gorton Drive are anticipated to be replaced by light rail in the longer term.</p>
There is no applicable rule.	<p>C61</p> <p>The east-west arterial road is generally designed in accordance with Diagram 6 and achieves all of the following:</p> <ul style="list-style-type: none"> a) as the road approaches the commercial centre from the east and the west it transitions to a more urban character and function b) safe and engaging public spaces c) active and diverse building frontages d) shops and services at the ground floor level in the group centre and service trades area are designed to face the east-west arterial road

Rules	Criteria
	<ul style="list-style-type: none"> e) maximise views and vistas over parkland and urban spaces f) buildings are designed to provide surveillance over the street while preserving the privacy of residents g) incorporate gardens and green frontages in residential zones to enhance the parkland address h) provide: <ul style="list-style-type: none"> i) efficient access to residential estates ii) for movement of cars, cyclists and pedestrians iii) on-street parking iv) safe and priority pedestrian crossings to connect active travel routes with the group centre.

Element 12: Sustainability and innovation

Rules	Criteria
12.1 Sustainability and innovation	
There is no applicable rule.	<p>C62</p> <p>Buildings are designed to address all of the following:</p> <ul style="list-style-type: none"> a) retain high levels of solar access to public spaces b) limit overshadowing and wind impacts on streets and public spaces c) incorporate living infrastructure such as green walls and roofs to promote a cooler urban environment and high amenity places d) encourage high building energy efficiency and use of renewable energy sources.

Rules	Criteria
There is no applicable rule.	<p>C63</p> <p>Streets and public spaces are designed to address all of the following:</p> <ul style="list-style-type: none"> a) incorporate water sensitive urban design elements b) include large scale canopy trees to provide shade, amenity and opportunity for wildlife to easily move through the area c) incorporate local tree and plant species at the urban edge and in other appropriate locations to strengthen the design and transition of the built environment with the adjoining natural environment of the Molonglo River corridor d) design high amenity streets and public spaces that encourage people to walk and use sustainable modes of transport e) design streets and public spaces to retain high quality remnant trees.

Element 13: Open space networks

Rules	Criteria
13.1 Open space networks	
There is no applicable rule.	<p>C64</p> <p>Public spaces, including parks and plazas are designed to celebrate Ngunnawal culture and respect their values.</p> <p>Note: To inform how the area's Ngunnawal culture can be celebrated, engagement with Ngunnawal people through the Dhawura Ngunnawal Caring for Country Committee and the United Ngunnawal Elders Council, is undertaken.</p>

Rules	Criteria
There is no applicable rule.	<p>C65</p> <p>The design of open spaces incorporates consideration of the following:</p> <ul style="list-style-type: none"> a) community spaces b) formal and informal play spaces c) landscape features d) connection to movement networks and cycle paths.
There is no applicable rule.	<p>C66</p> <p>The group centre town plaza adjoining the main street is designed with all of the following:</p> <ul style="list-style-type: none"> a) have an average width of 25m parallel to the street to provide spaces for people to meet, relax and spend time b) allow for temporary uses including markets, stalls and community activities consistent with Diagram 5.



Figure 2: Land use zones



Figure 3: Community facilities

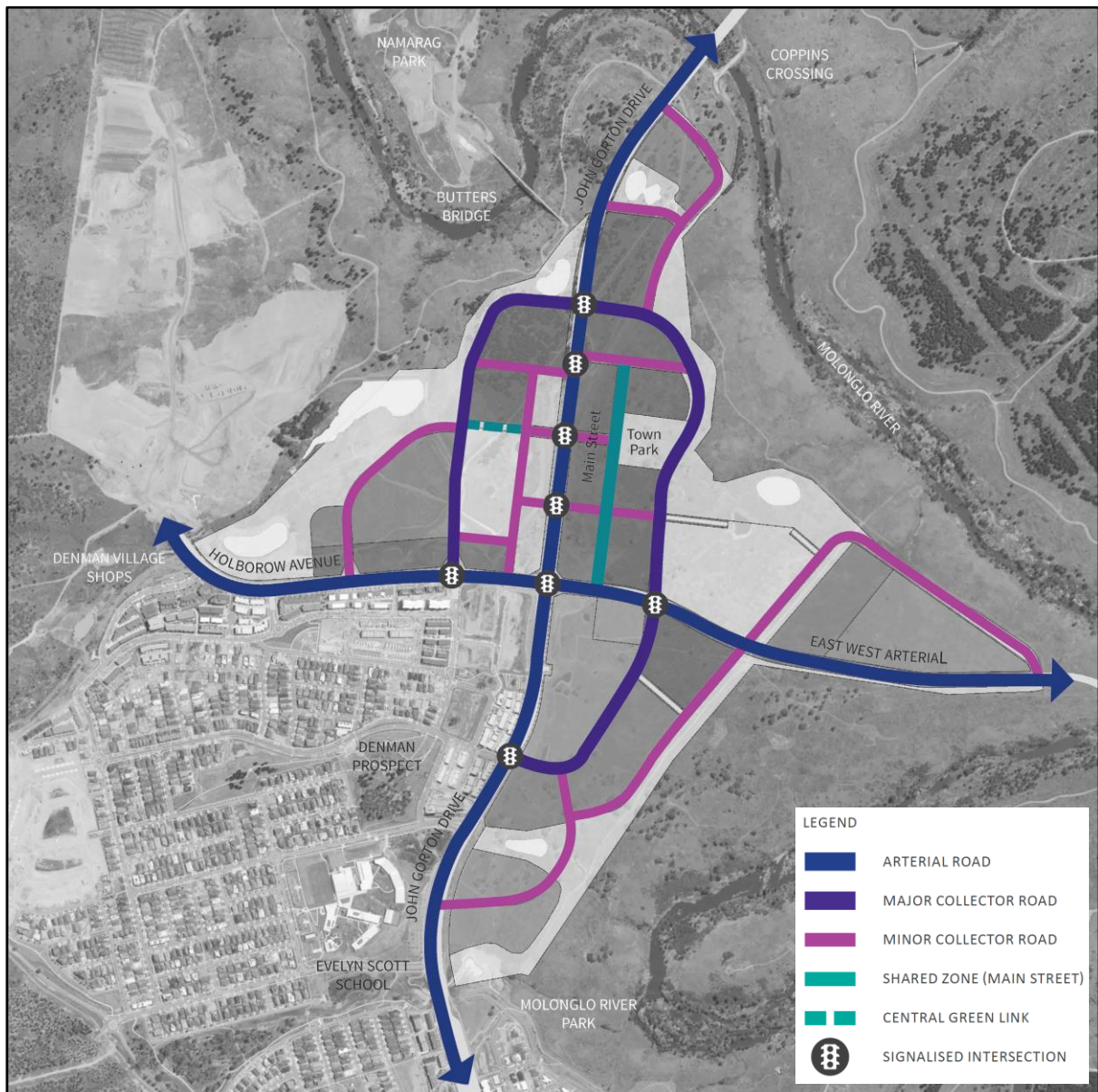


Figure 4: Street network and hierarchy

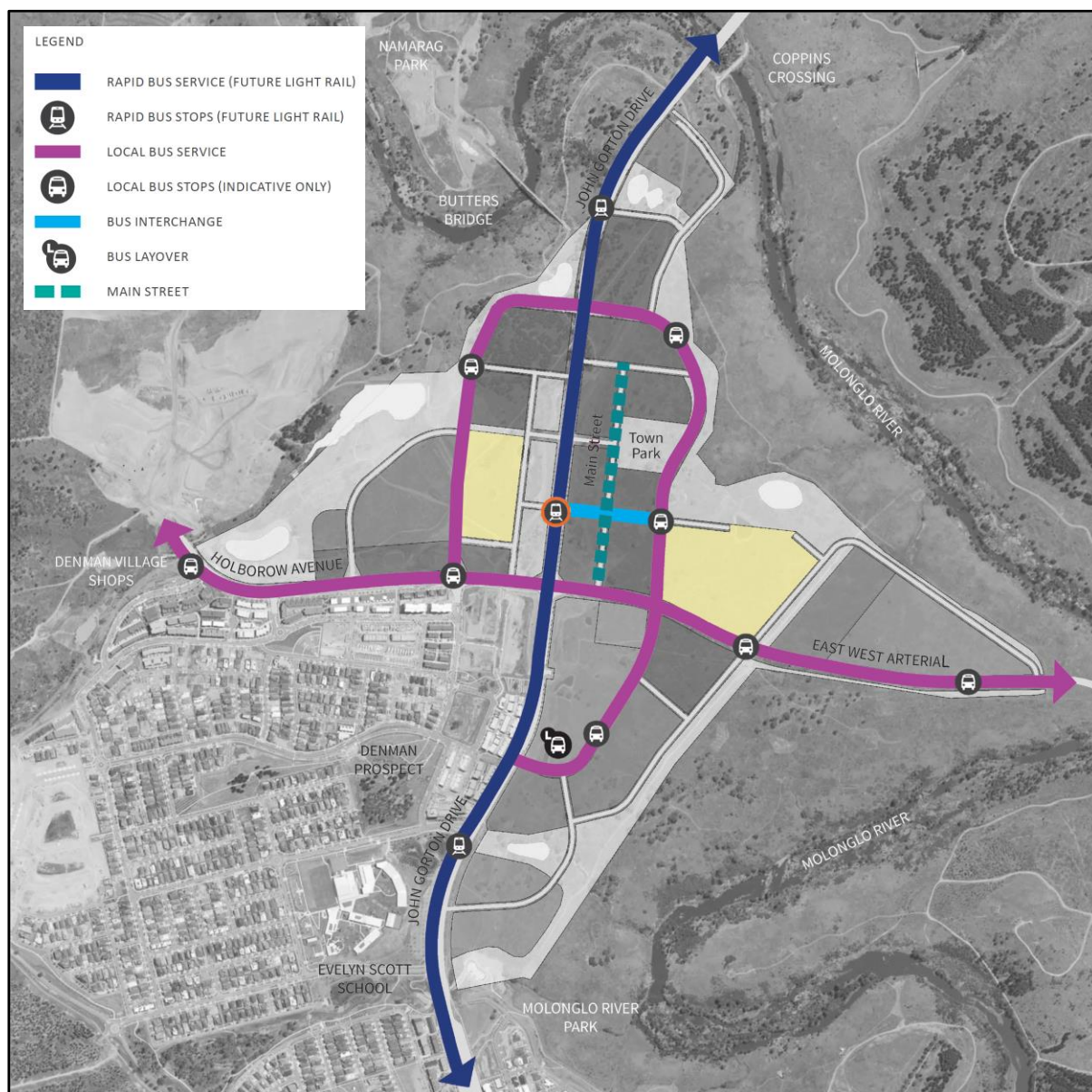


Figure 5: Public transport and indicative bus station location

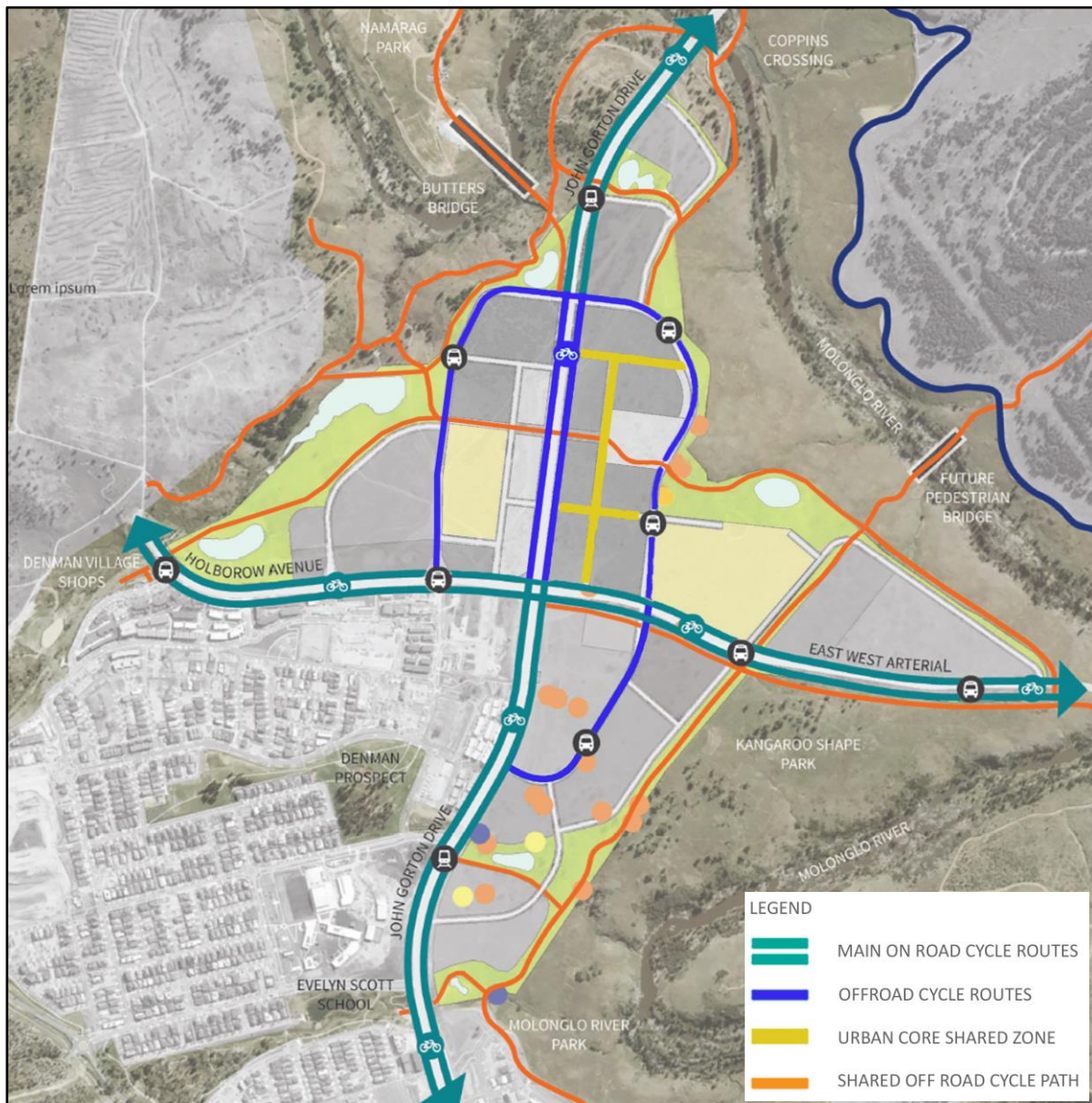


Figure 6: Active travel networks

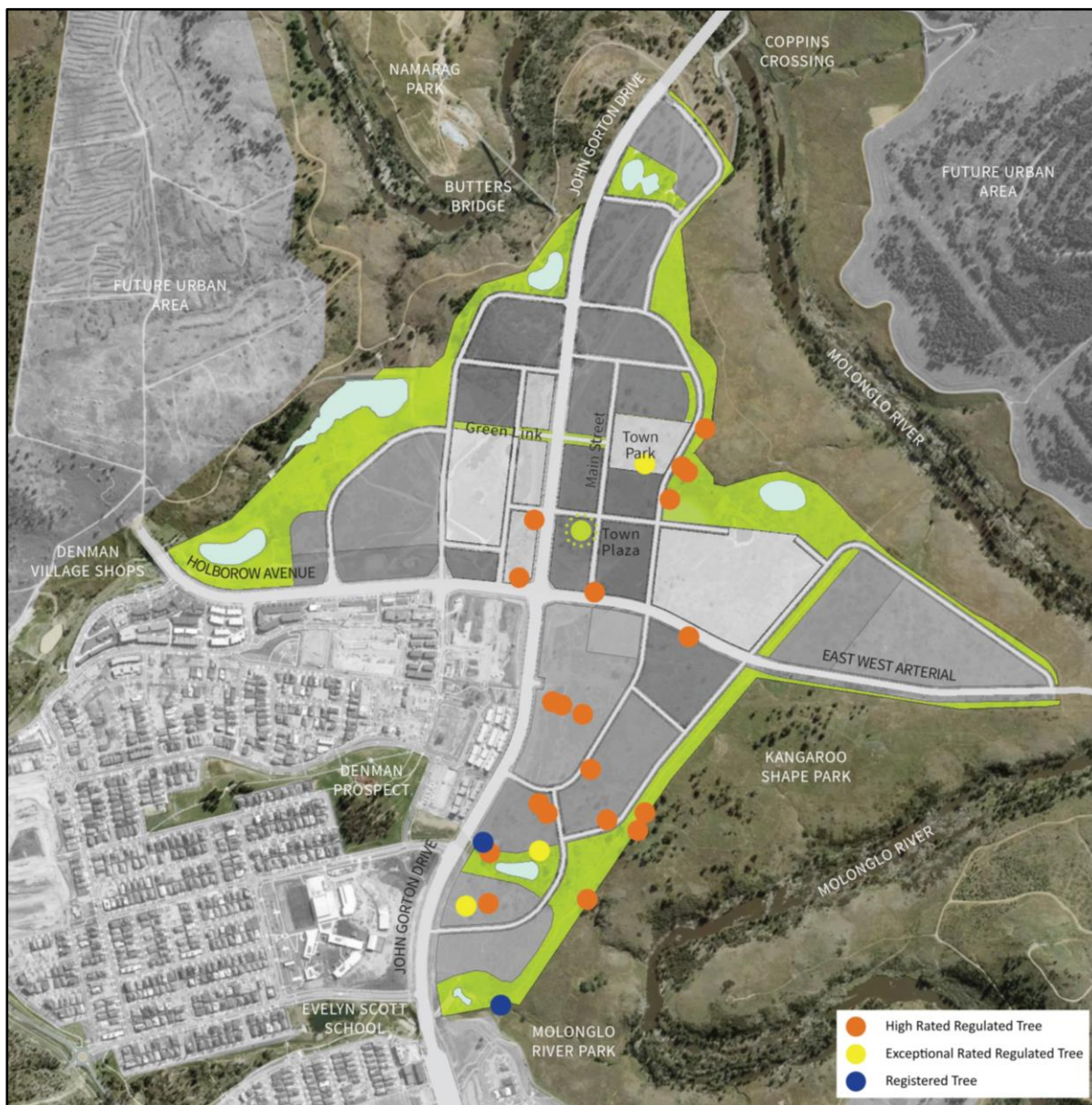


Figure 7: Open space network and parks

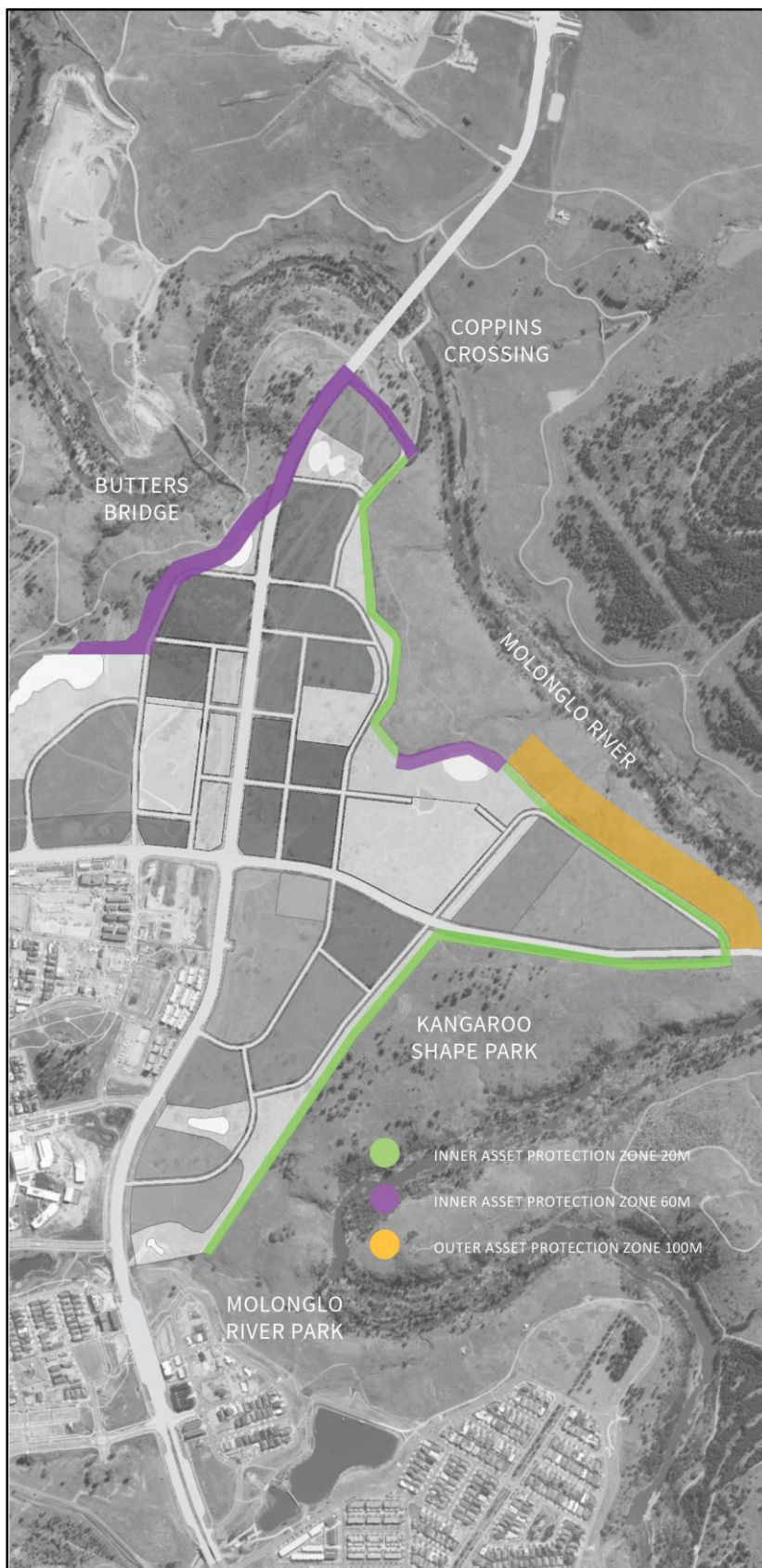


Figure 8: Bushfire protection zones

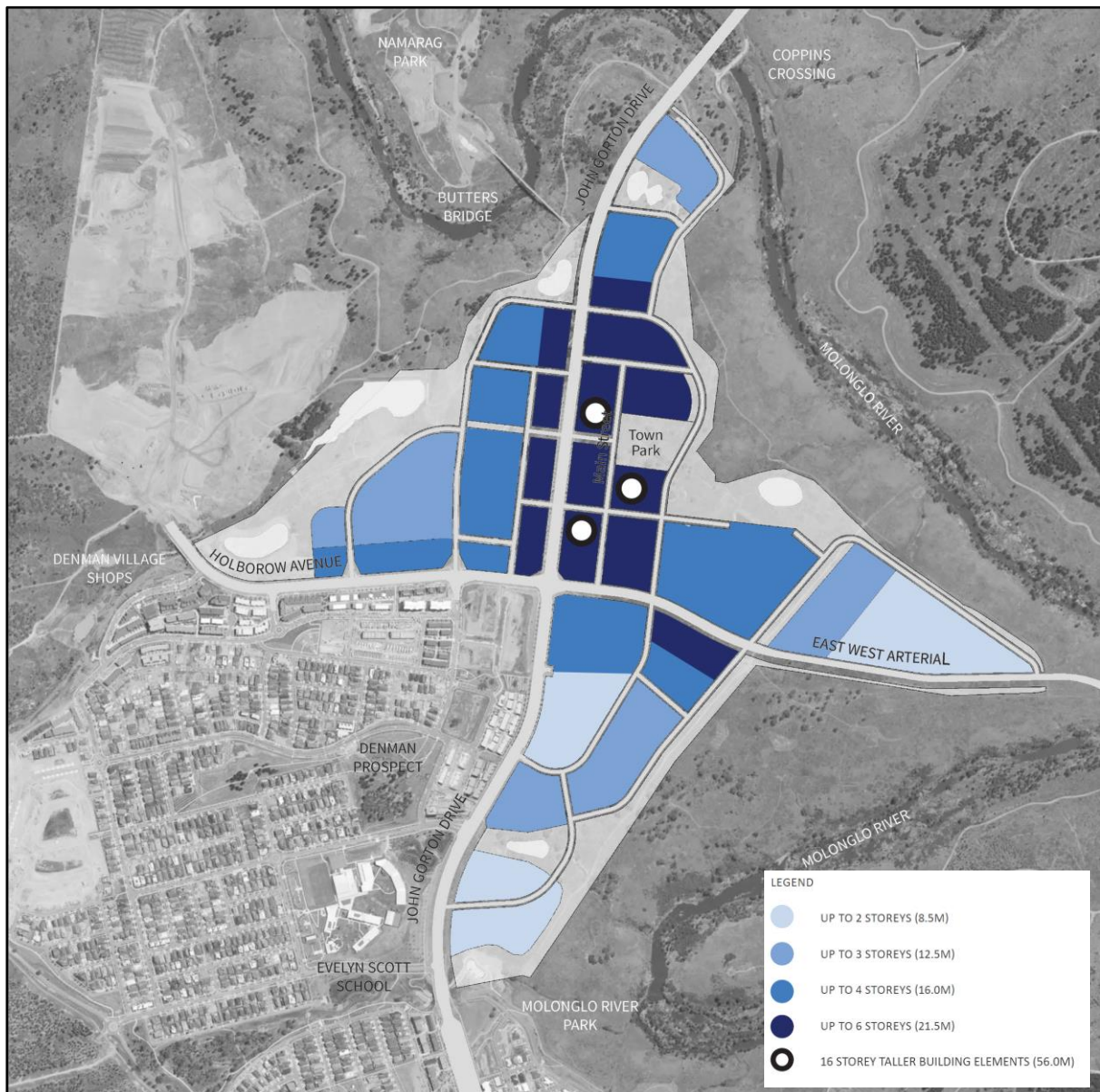


Figure 9: Building heights

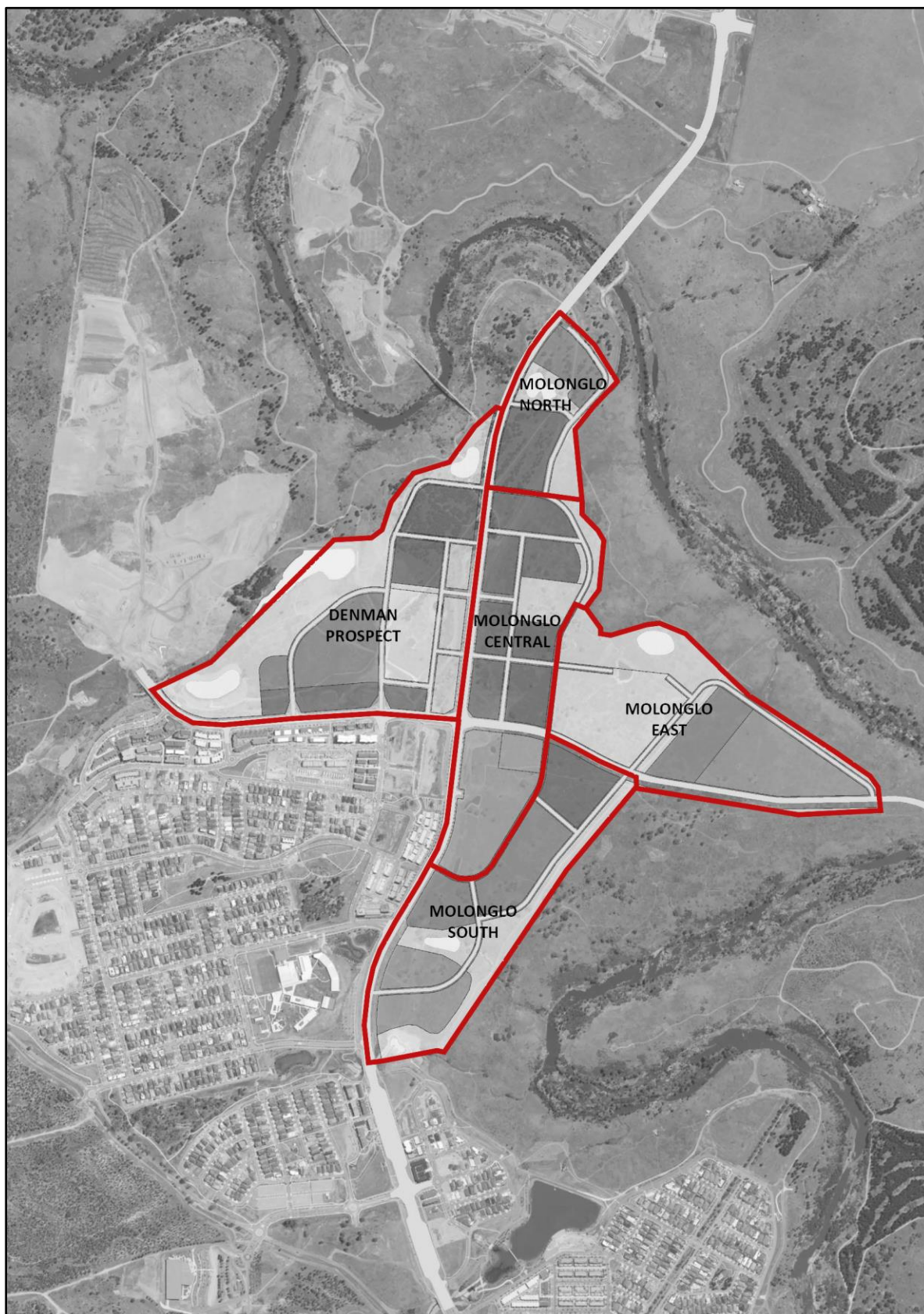


Figure 10: Precinct Location Plan (refer Table 1)

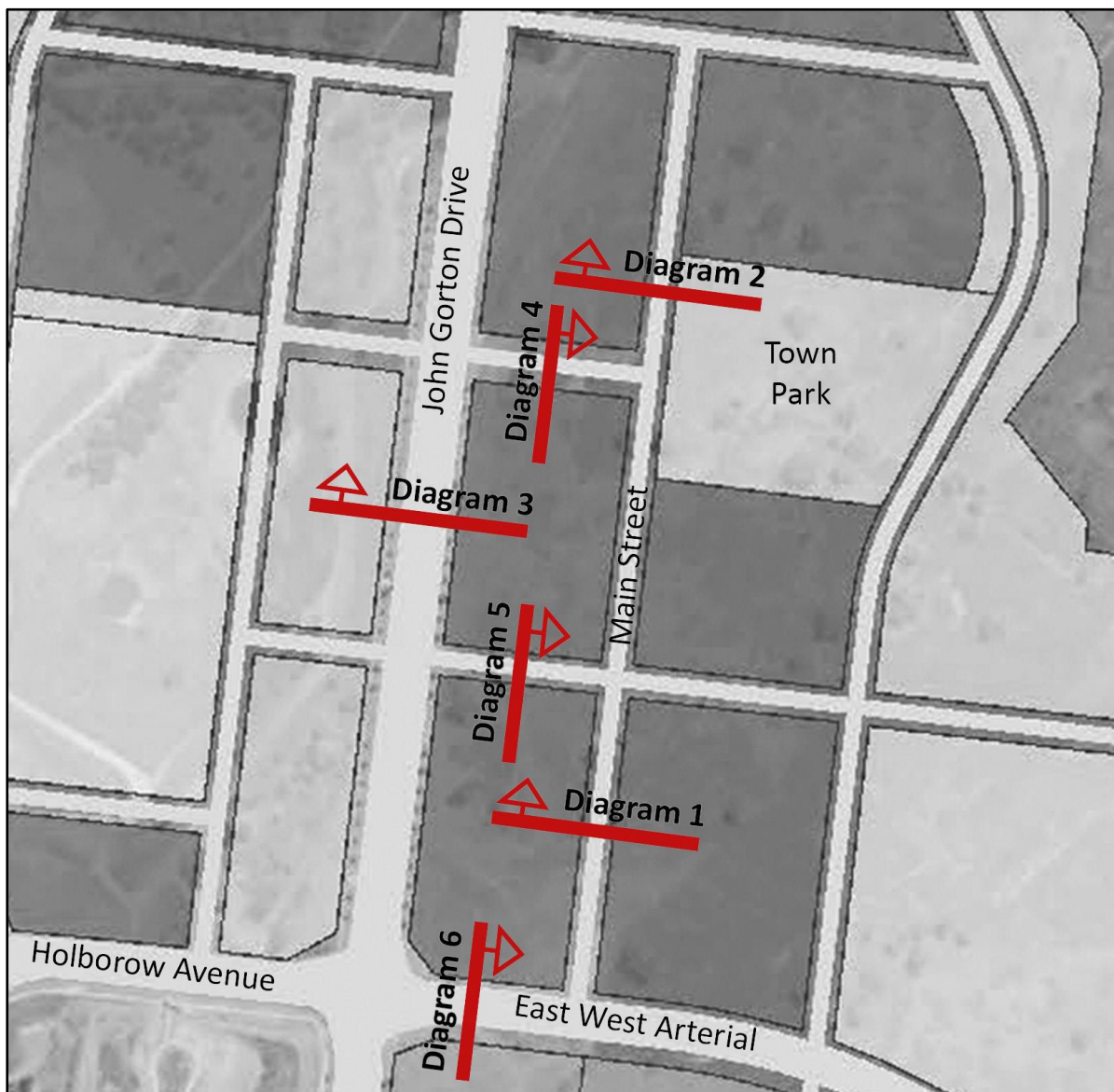


Figure 11: Diagram Locality Plan (Diagrams 1-6)

For approximate locations of Diagrams 1-6 refer Figure 11

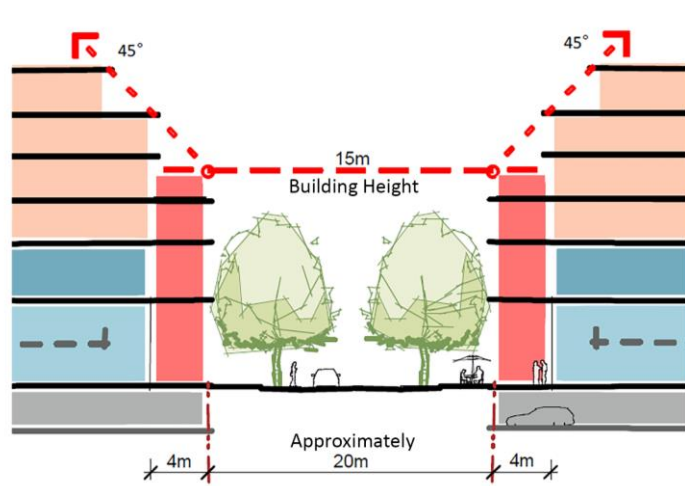


Diagram 1: Typical cross section of main street



Diagram 2: Typical cross section of main street at the town park

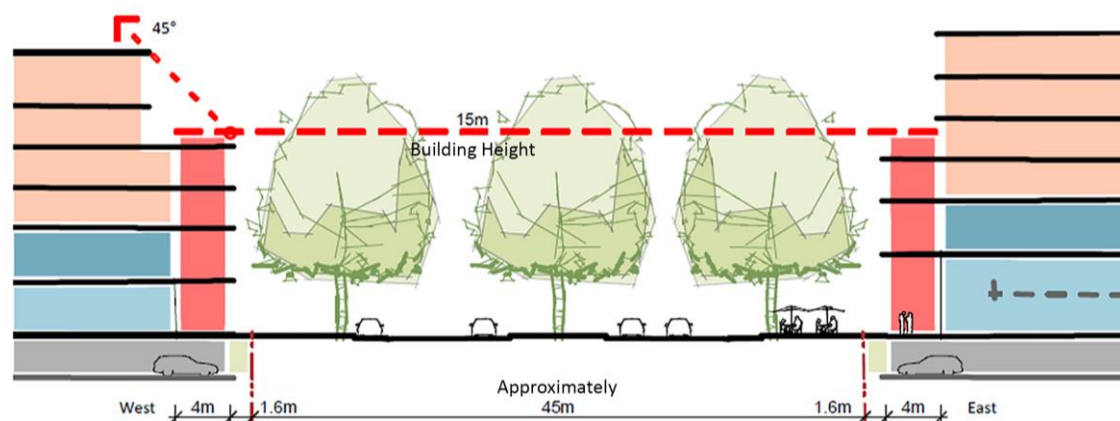


Diagram 3: Typical cross section of John Gorton Drive

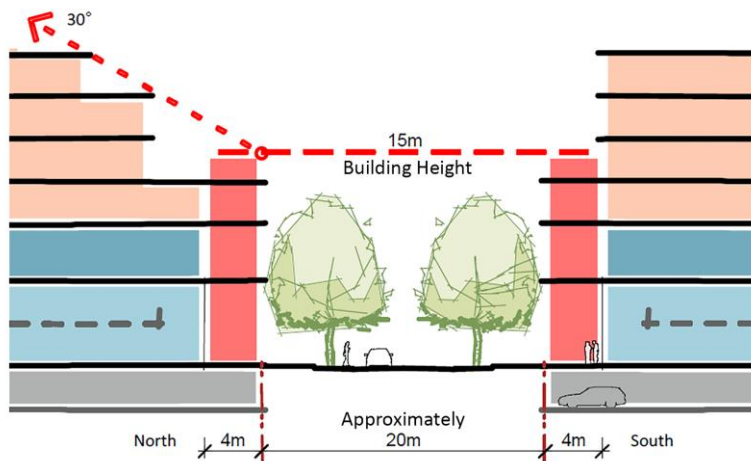


Diagram 4: Typical cross section of the east-west access streets

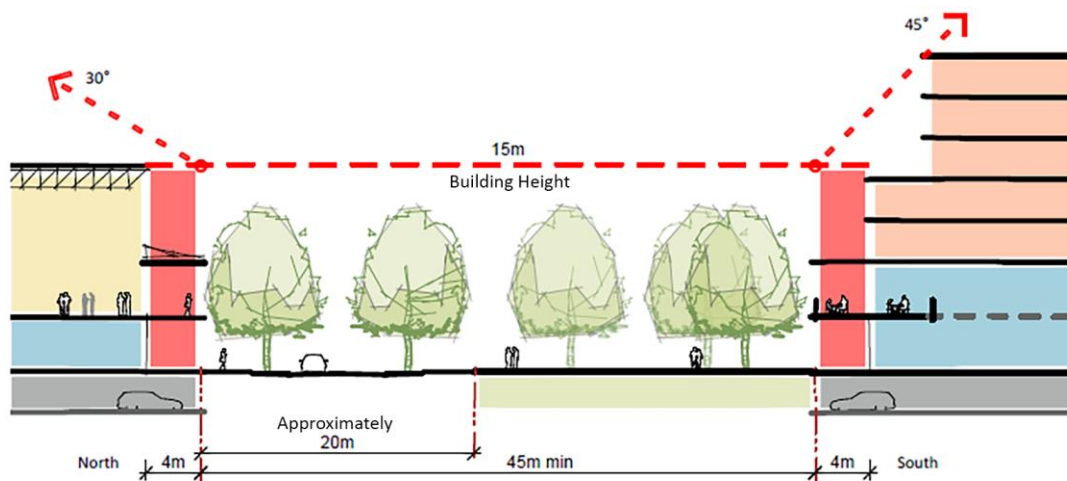


Diagram 5: Cross section of group centre plaza

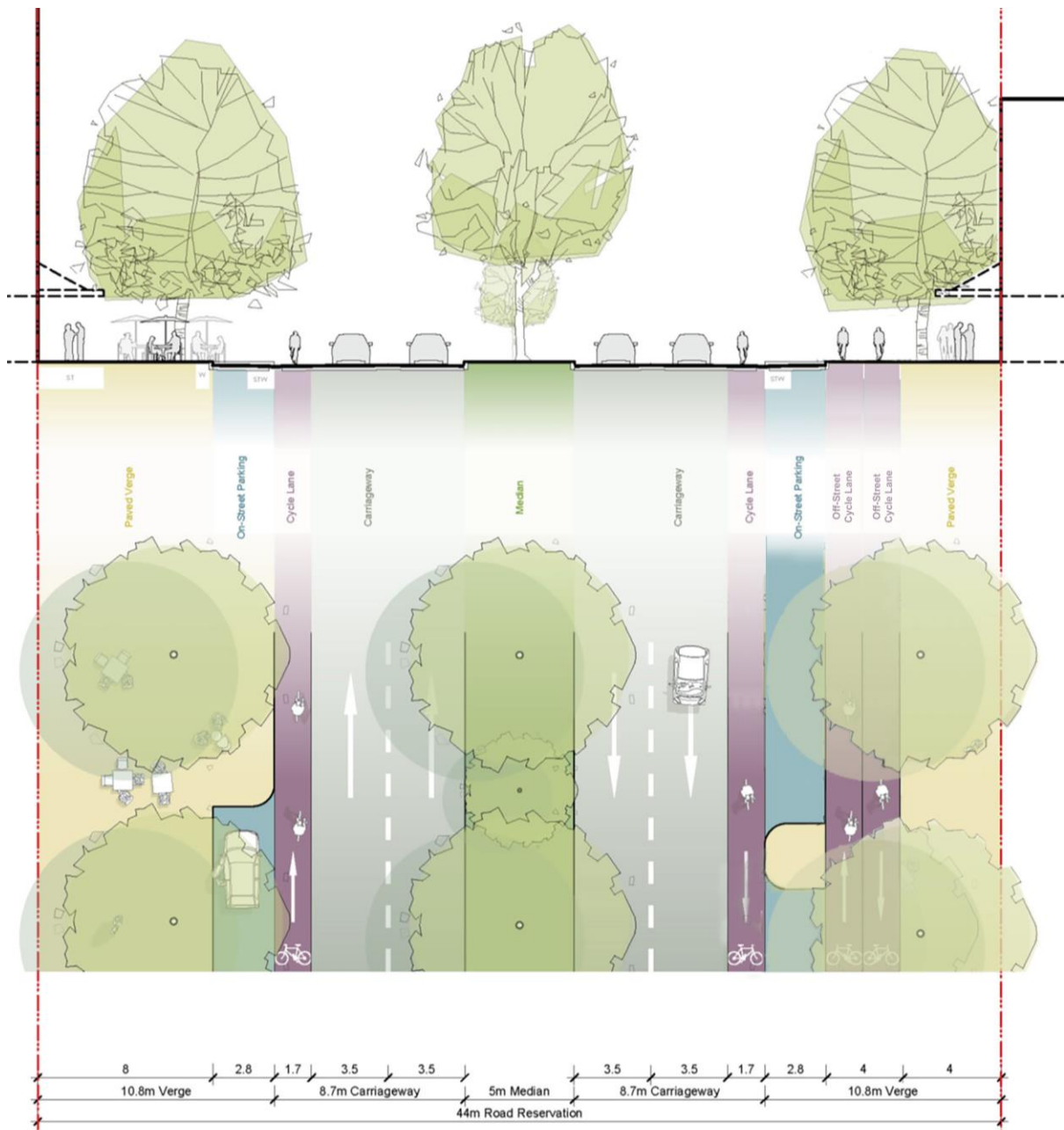


Diagram 6: Typical cross section of east-west arterial road



Image 1: Concept plan illustrative



Image 2: Artist impression of the east-west cross street elevation looking north



Image 3: Artist impression of the street elevation along the east-west arterial looking north

PRECINCT – MOLONGLO CENTRAL	AREA HA	MIN DWELLING YIELD	MAX DWELLING YIELD
Commercial Core CZ1	6.7	950	1350
Mixed CZ1 and CFZ (CFZ - optional see C8)	7.6	1050	1500
Services CZ3 and CFZ (CFZ - optional see C8)	7.9	0	0
PRZ2	1.5	0	0
Urban Open Space PRZ1	3.7	0	0
Totals	27.4	2000	2850
PRECINCT - MOLONGLO SOUTH	AREA HA	MIN DWELLING YIELD	MAX DWELLING YIELD
Urban Residential RZ3	5.7	115	225
Medium Density Residential RZ4	7.9	400	475
High Density Residential RZ5	3.7	300	370
Urban Open Space PRZ1	10.3	0	0
Totals	27.6	815	1070
PRECINCT - DENMAN PROSPECT	AREA HA	MIN DWELLING YIELD	MAX DWELLING YIELD
Medium Density Residential RZ4	7.3	360	450
High Density Residential RZ5	9.2	730	900
Mixed Use CZ5	3.5	490	700
Community Facility CFZ minimum	4.3	0	0
Urban Open Space PRZ1	16.3	0	0
Totals	40.6	1580	2050
PRECINCT – MOLONGLO NORTH	AREA HA	MIN DWELLING YIELD	MAX DWELLING YIELD
Medium Density Residential RZ4	2.8	150	170
High Density Residential RZ5	4.3	350	430
Urban Open Space PRZ1	2.8	0	0
Totals	9.9	500	600
PRECINCT – MOLONGLO EAST	AREA HA	MIN DWELLING YIELD	MAX DWELLING YIELD
Urban Residential RZ3	7.9	160	315
Medium Density Residential RZ4	4.6	230	275
Community Facility CFZ minimum	9.3	0	0
Urban Open Space PRZ1	9.8	0	0
Totals	31.6	390	590
TOTAL COMBINED AREA IN HECTARES	137.1	*excluding John Gorton Drive and east-west arterial	
TOTAL COMBINED DWELLINGS	MIN 5285	MAX 7160	

Table 1 Dwelling yield and zone area (see figure 10 for Precinct Location Plan)