



Part D

District Policies

D5 – Molonglo Valley
District Policy

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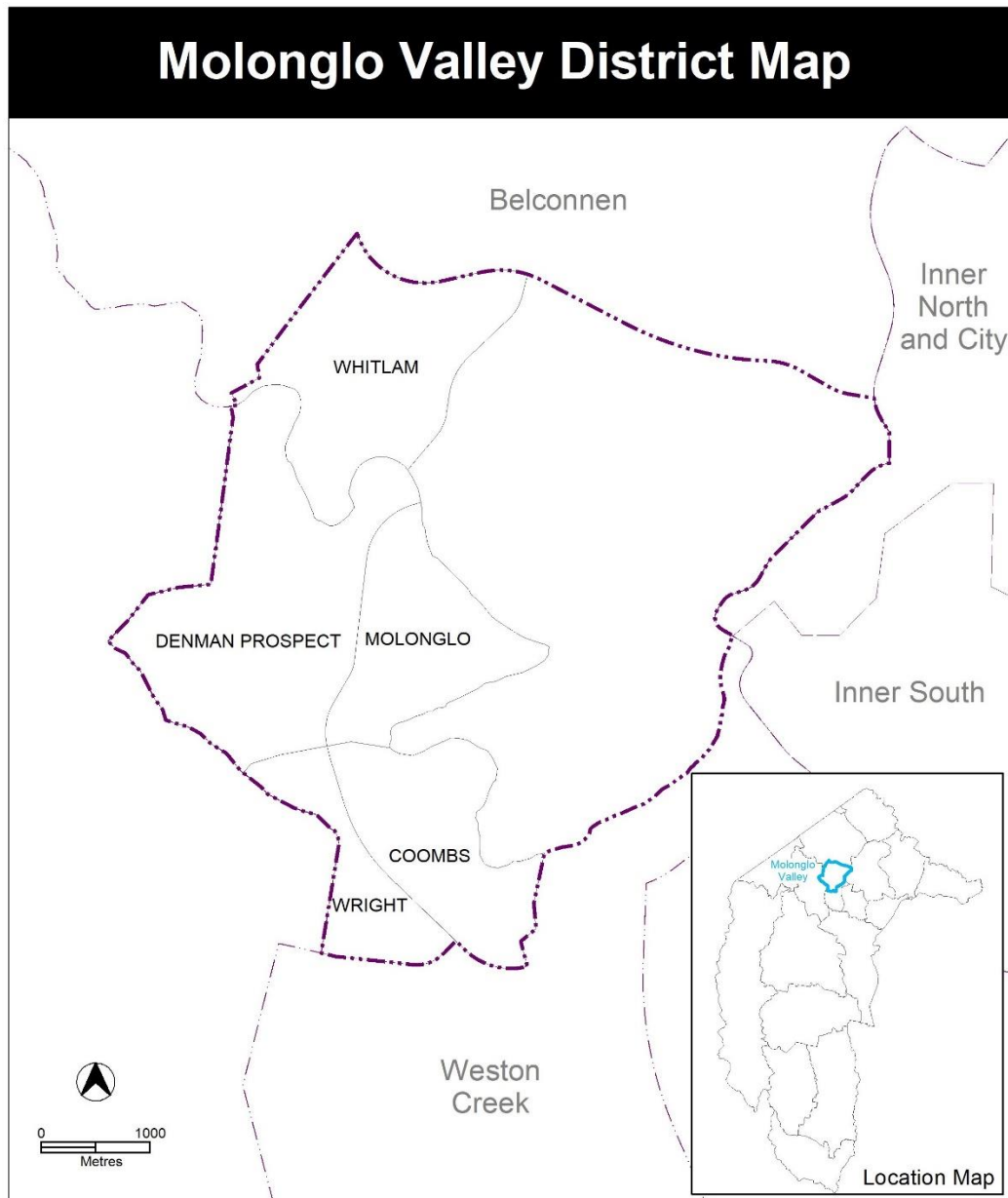
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District Map

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 Figure 27
Denman Prospect		Nil	Nil	
Whitlam		Nil	Nil	
Wright	CFZ	Nil	residential care accommodation supportive housing, retirement village	Block 3 Section 29

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 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.
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, 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.
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 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. 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 centre for the district of Molonglo Valley.
6. Promote access and connectivity to the town centre core, services, and community facilities with residential precincts and external features such as Molonglo River Reserve and the urban 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 diverse housing zones, 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	<ol style="list-style-type: none">1. The landscape setting and values of Molonglo 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.2. Flexible building heights encourage a built form that responds to existing topography and the natural environment.3. 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 town centre and its surrounds, to a taller built form and larger block sizes in the town centre4. In the town centre, 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.5. In the town centre, the public realm is protected by limiting overshadowing and wind impacts on streets and public places.6. In the town centre, development incorporates interactive, human scale, ground level building frontages to the streets and public realm where appropriate.7. In the town centre, a range of retail and commercial uses are provided that interconnect with community facilities.8. In the town centre, the integration of community and recreation facilities enhances the quality of the commercial core and its surrounds.

Locality	Assessment outcome
	<ul style="list-style-type: none"> 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. 10. Upward light spill will be minimised in East Molonglo in recognition of its proximity to the Mount Stromlo Observatory.
Whitlam	11. 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
Coombs	
Urban structure	<ol style="list-style-type: none">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">a) Easy access to open space.b) Surveillance of open space.c) Avoid boundary fencing.d) Ground floor dwellings address open space where there is no edge street.
Land use	<ol style="list-style-type: none">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.3. Buildings in CZ4 are designed to be adaptable for commercial use.4. Buildings in the CFZ zone must provide a community use5. 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.
Active frontage	<ol style="list-style-type: none">6. Active frontages are provided in accordance with Figure 1.
Building height	<ol style="list-style-type: none">7. Minimum buildings heights in Area A on Figure 2 are:<ol style="list-style-type: none">a) 2 storeys.b) Facing John Gorton Drive – 3 storeys.
Gas connections	<ol style="list-style-type: none">8. No new gas network connections are allowed to all new or existing developments including redevelopments on CZ1 and CZ2 zoned land.

Figure 1 Coombs – Active Frontages

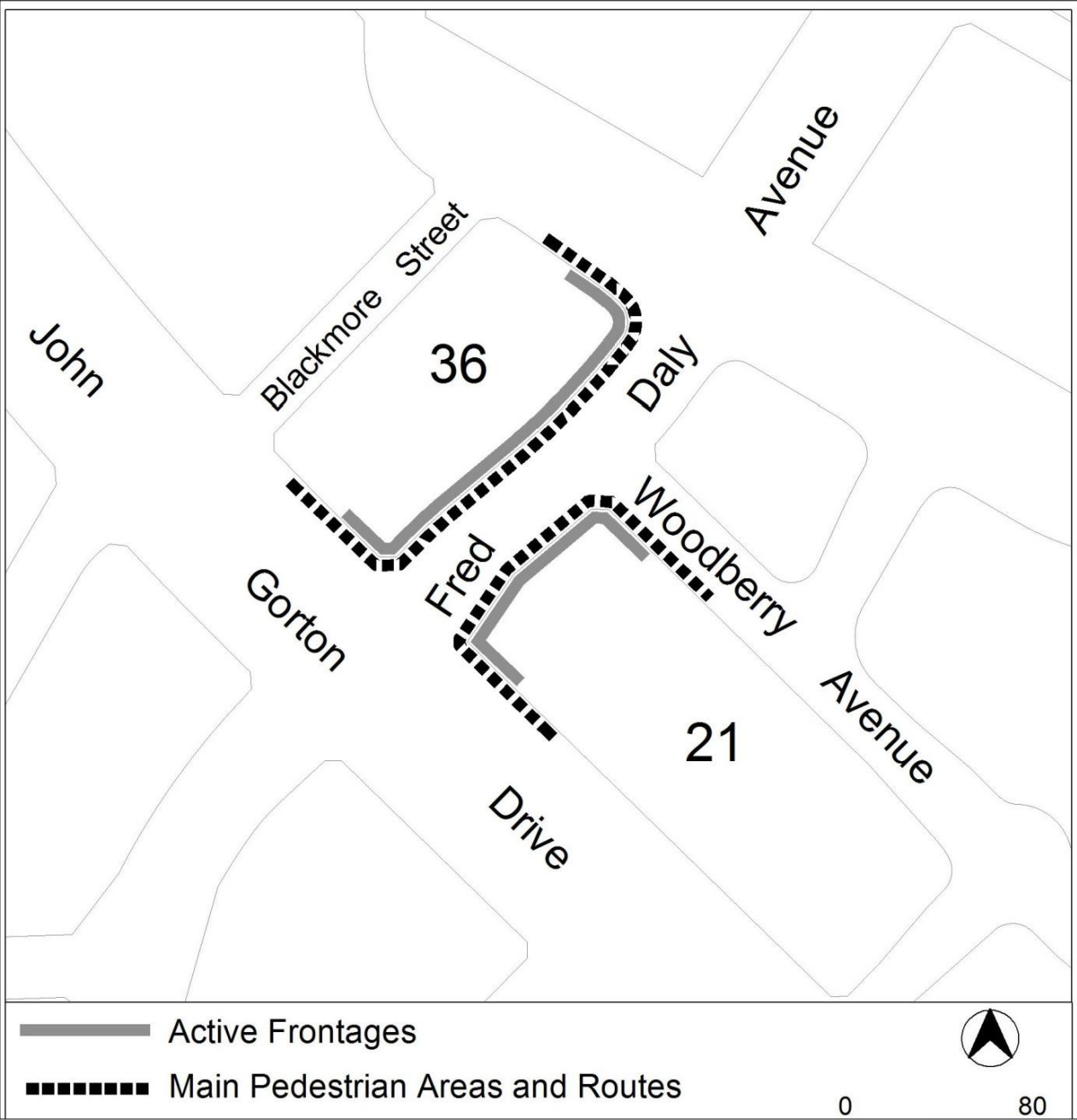
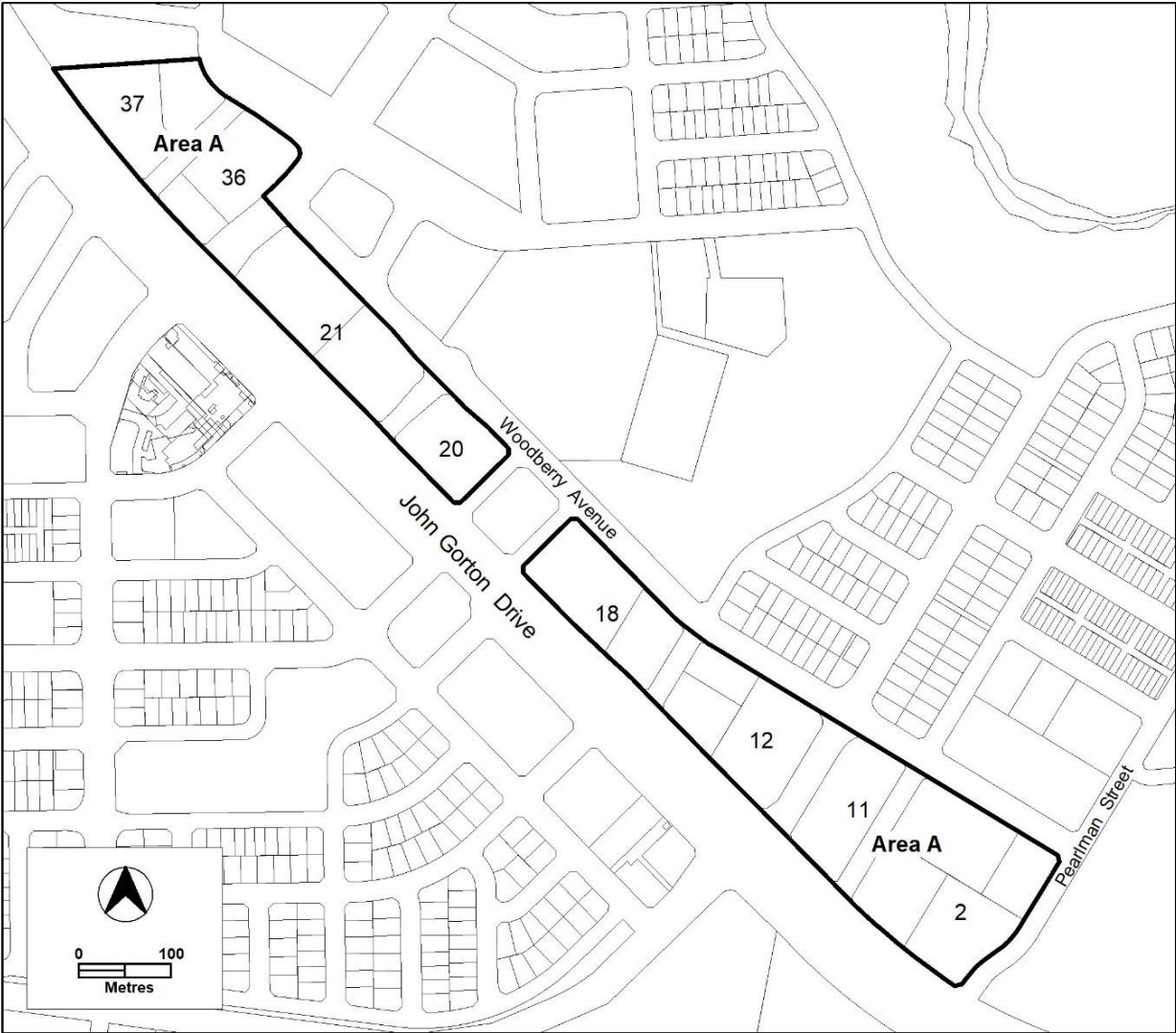
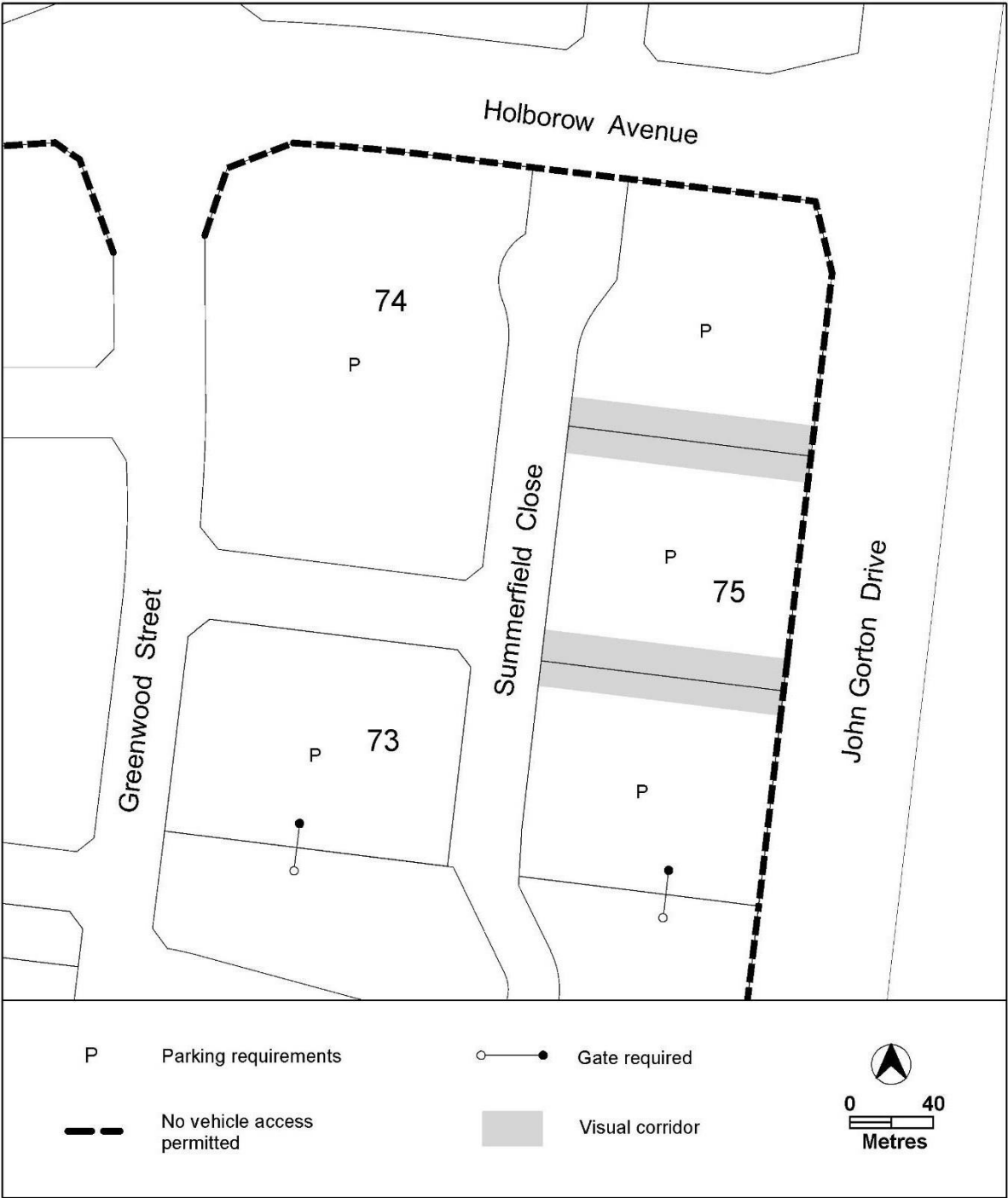


Figure 2 Coombs – Building Heights



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

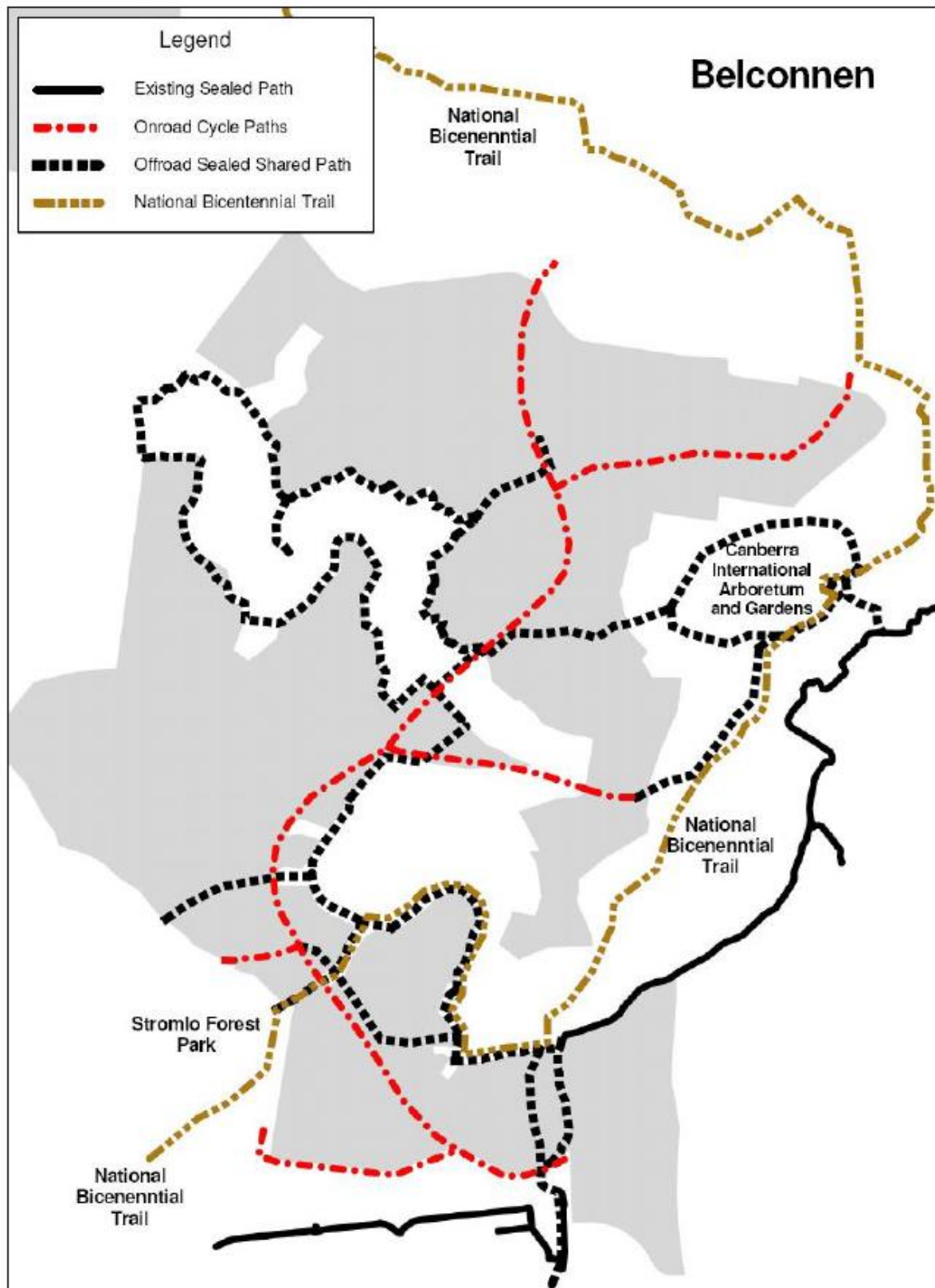
Figure 3 Denman Prospect – access and visual corridor



Locality	Assessment requirement
Molonglo Valley District – Future Urban Areas	
Urban structure	16. Sites will be allocated for at least five government schools. They will be sited on land with suitable topography, in locations that minimise the length of trips to and from school.
Subdivision design	17. Development of the future urban area complies with the following: <ul style="list-style-type: none"> a) Subdivision design and road layout will maximise access to ‘special places’ to enhance the character of Molonglo and contribute to a ‘sense of place’. Special places include Stromlo Forest Park, the Canberra International Arboretum and Gardens, the town and local centres, neighbourhood activity nodes, active and passive open spaces, riparian (creek and drainage) corridors, riverside parks and other open space corridors. b) Critical natural habitats and connectivity will be protected consistent with ACT Government advice.
Road network	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.
Natural systems	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.
Wildlife corridor	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).
Heritage	23. A Heritage Management Plan must be undertaken for the Weetangera Cemetery prior to the development front reaching this area.
River corridor	24. Provision along the river corridor for a balanced range of recreational activities appropriate to the characteristics of the river and adjacent land, and in a manner that reinforces and protects the natural and cultural values of the river corridor.
Land use	25. 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.
Local centres	26. Local centres providing for convenience shopping are to be located throughout the development area at key focal points having good pedestrian and vehicular access. 27. 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.
Open space	28. Provision for open space links between Stromlo Forest Park, Molonglo River corridor and the Canberra International Arboretum and Gardens suitable for equestrian, cycling and pedestrian use. 29. 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.

Locality	Assessment requirement
Playing fields	<p>30. Playing fields will be provided in central locations, typically co-located with schools to optimise access and usage.</p> <p>31. Playing fields, ovals and district parks will, where possible, be located on flatter land, accessible to movement systems, and possibly co-located with schools. 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 2 district-level playing fields in East Molonglo: one on the southern side of the river preferably adjacent to land set aside for a government high school, and another on the northern side.</p> <p>33. Land with suitable topographic characteristics adjacent to nominated school sites is to be reserved for neighbourhood playing fields, except where district playing fields are already identified adjacent to the school sites.</p>
National Bicentennial Trail	<p>34. 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 Canberra International Arboretum and Gardens. 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 Canberra International Arboretum and Gardens and Stromlo Forest Park.</p>
Shared paths	<p>35. Shared paths (bicycle/pedestrian) will provide access to key features within Molonglo and North Weston including the river corridor, town centre and small group centre, local centres, Stromlo Forest Park and the Canberra International Arboretum and Gardens, generally in accordance with Figure 4. 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>
Gross floor area	<p>36. In the Commercial CZ5 Mixed Use zone the maximum gross floor area for a shop is 250m².</p>
Building height	<p>37. Residential development up to 6 storeys is permitted at commercial centres.</p>
Gas connections	<p>38. 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
Molonglo –Town Centre and Surrounds - Future Urban Areas	
Urban edge	<p>39. In the development of the future urban area, the urban edge is designed:</p> <ul style="list-style-type: none"> a) To achieve an attractive recreation space which establishes a clear perimeter for urban development. b) To protect and enhance the social and ecological value of the Molonglo River Reserve. c) To accommodate essential trunk infrastructure, as required. d) In consideration of the Molonglo River Reserve management plan.
Urban structure	<p>40. Development of the future urban area complies with the following:</p> <ul style="list-style-type: none"> a) Dwelling yields are consistent with Table 1 (with corresponding areas identified in Figure 5. b) Molonglo Central precinct is limited to CZ1 Core and CZ3 Services zones. c) Generally complies with the concept illustrated in Image 1.
Land use – commercial CZ1 core zone	<p>41. Buildings located in the commercial CZ1 Core zone:</p> <ul style="list-style-type: none"> a) In the development of the future urban area, residential development provides for: <ul style="list-style-type: none"> i. Social and/or community housing. ii. A variety of dwelling types and sizes that encourages different ways to live, such as co-housing and ageing in place. iii. A mix urban, compact, multi-unit dwelling types and sizes that improves access to, and supports families, affordability and adaptability.
Land use – mixed use	<p>42. 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>
Land use – school sites	<p>43. Two school sites, generally located in accordance with Figure 6 and contained within a Community Facilities zone:</p> <ul style="list-style-type: none"> a) In Denman Prospect precinct of 4.3 hectares or as agreed by the Education Directorate. b) In Molonglo East precinct of 9.3 hectares or as agreed by the Education Directorate. <p>44. School sites provide the following facilities that are accessible to the public outside of school hours:</p> <ul style="list-style-type: none"> a) In the Denman Prospect precinct (Figure 5) includes a playing field. b) In the Molonglo East precinct (Figure 5) includes a town oval. c) Where feasible, both sites mentioned above include multi-purpose indoor courts and be made available for use by clubs and other sporting groups.
Land use – community and recreation facility	<p>45. In the development of the future urban area, community and recreation facilities:</p> <ul style="list-style-type: none"> a) Include spaces that can be used for activities, gatherings and performances such as a town square. b) Where possible, are co-located in highly accessible locations to active travel routes and public transport stops. c) Consider the community facility needs of the broader Molonglo Valley district. d) Includes a town plaza in the town centre adjoining the main street designed with an average width of 25m parallel to the street to provide spaces for people to meet, relax and spend time and to allow for temporary uses including markets, stalls and community activities generally consistent with Diagram 5 (Figure 15). <p>46. Recreation facility of at least 1.5 hectares within the PRZ2 Restricted Access Recreation zone, generally in the area identified in Figure 7.</p>

Locality	Assessment requirement
Land use - prohibited	<p>47. The following uses are to be prohibited in:</p> <ul style="list-style-type: none"> a) CZ3 – residential use. b) Southern portion of CZ1 zone south of the green link and town park (identified in Figure 8) – residential use at ground and first floor.
Land use - Emergency services facility	<p>48. In accordance with Figure 9, the development of the future urban area within the Town Centre and Surrounds, the following sites are reserved for and are to the satisfaction of the relevant ACT government agency:</p> <ul style="list-style-type: none"> a) Emergency services facility of 0.6 hectares in the commercial CZ1 Core Zone. b) Emergency services facility of 1.2 hectares, if required to meet the operational needs for the provision of emergency services, which: <ul style="list-style-type: none"> i. Directly fronts John Gorton Drive. ii. Incorporates side road access and provides a separate ingress and egress endorsed by TCCS or relevant government agency. iii. Is of regular shape, preferably rectangular. iv. Of approximate dimensions of 140m x 80m. v. Generally, has a maximum grade of 5% across the site.
Community facilities assessment	<p>49. In the development of the future urban area, a community facilities assessment is provided and is to the satisfaction of the relevant government agency, involves consultation with the community, and:</p> <ul style="list-style-type: none"> a) Determines provision of community facilities with a minimum of 16.7 hectares, calculated as the combined area of land zoned Community Facility and floor space dedicated to community uses. b) Identifies proposed community uses either as land area with a Community Facility zone or co-located community facilities in Commercial zones with equivalent floor space. c) Medium to smaller scale community facilities (for example a library) are co-located within mixed use development in the commercial CZ1 Core zone, close to the town park and are accessible from ground floor level.
Open space	<p>50. In the development of the future urban area, open spaces:</p> <ul style="list-style-type: none"> 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. 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. c) Are a series of formal and informal open spaces as well as natural areas and designed generally in accordance with Figure 6 and to the satisfaction of the relevant government agency. d) Include areas of natural habitat, ponds for stormwater management and urban amenity. e) Include a focal point for community and wildlife, a town park, a town plaza, local parks. f) Include linkages to the Molonglo River Reserve and Craven Creek to the west. 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>51. A town park, generally in accordance with Figure 10 and contained within a PRZ1 Urban Open Space zone, which is:</p> <ul style="list-style-type: none"> a) Located at the knoll at the highest point of the town centre. b) Designed to retain remnant trees.

Locality	Assessment requirement
Active frontage	<p>52. Mandatory active frontages are required for buildings facing the main street (Figure 12), bus interchange and town park as identified in Figure 11 and require:</p> <ol style="list-style-type: none"> Buildings fronting streets and/or public open spaces incorporate display windows and shop fronts at the ground floor level Buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities
Active travel	<p>53. In the development of the future urban area, pedestrian and cycle paths:</p> <ol style="list-style-type: none"> Are designed 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
Pedestrian movement	<p>54. Active travel routes are generally designed in accordance with Figure 12 and the Molonglo Valley Active Travel Master Plan and to the satisfaction of the relevant government agency and provide:</p> <ol style="list-style-type: none"> Accessible and direct linkages to the town centre core, other suburbs of the Molonglo Valley, recreational areas, schools, play spaces and key activity nodes. Signalised pedestrian crossings at key intersections and generally consistent with Figure 7. Priority for public transport vehicles at intersections within the Molonglo Central precinct
Building heights	<p>55. In the development of the future urban area, building heights:</p> <ol style="list-style-type: none"> Are to be of a 'human scale' in the town centre, of approximately two to three storeys facing the street, with taller building elements setback away from the streets and public spaces. Taller building elements are provided in locations identified in Figure 13 and are a maximum of 16 storeys and 56m. The taller building elements: <ol style="list-style-type: none"> Contribute to a distinct and recognisable urban silhouette as viewed from significant sites outside the Molonglo town centre, such as the National Arboretum and Black Mountain. Location and design retains reasonable solar access of nearby residential sites and important public spaces, including the town plaza and town park. Provide 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 town centre. Are setback from lower floor levels a minimum of 8 metres. Provide an interesting and distinct architectural design with a distinct base, middle and top. Encourage roof top recreation facilities and gardens. Encourage sustainability and innovative design features. <p>Roof top plant that are screened and setback 3 metres from the building façade of the floor immediately below are not included in the number of storeys. Refer to Image 2 and 3 for an artist impression of street elevation.</p> <p>56. The maximum height of building at the block boundary for buildings within the commercial CZ1 Core zone is 15m as indicated in Diagrams 2 and 3 (Figure 15).</p>
Building setbacks	<p>57. Floor levels above 15m are to be setback a minimum of 4m from the floors below to provide a human scale of development and allow solar access to street verges.</p> <p>58. Buildings located in the commercial CZ1 Core zone:</p> <ol style="list-style-type: none"> On the main street, northern side of a street or public open space, the western side of John Gorton Drive and the southern side of the east-west access street adjoining the

Locality	Assessment requirement
	<p>town plaza requires floor levels above 15m to be setback at a 45 degree angle as indicated in Diagrams 1, 2, 3 and 5 (Figure 15). The provision is not applicable to taller building elements identified in Figure 8.</p> <p>b) On the northern side of the east-west access streets requires floor levels above 15m to be setback at a 30 degree angle as indicated in Diagrams 4 and 5 (Figure 10).</p>
Public transport	<p>59. The following are developed to the satisfaction of the relevant government agency:</p> <ul style="list-style-type: none"> a) A public transport interchange and rapid transport station generally consistent with Figure 11 and is designed to: b) Integrate with the town plaza and the town centre shops, services and community facilities. c) Provide space for large canopy trees and landscaping. d) Be adaptable for light rail. e) Operate in a similar way with local transport as the interchange at Northbourne Avenue and Cape Street in Dickson and responds to the requirements of an analysis of public transport operational needs. <p>60. A bus layover in the CZ3 Services zone is generally consistent with Figure 11 and includes:</p> <ul style="list-style-type: none"> a) Toilet facilities. b) A shelter suitable for taking meal breaks. <p>61. 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 the relevant government agency.</p>
Road structure	<p>62. In the development of the future urban area, the following roads and road details are provided:</p> <ul style="list-style-type: none"> 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. b) An east-west arterial road 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. c) John Gorton Drive achieves: <ul style="list-style-type: none"> i. A more urban character as it passes through the commercial centre. ii. Contributes to a sense of arrival at the centre. iii. Buildings designed to provide surveillance over the street. 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. <p>63. The road and circulation network hierarchy and linkages are generally consistent with Figure 8 and are to the satisfaction of the relevant government agency and provide that:</p> <ul style="list-style-type: none"> a) John Gorton Drive is designed as the highest order street in the Molonglo Valley district with trunk public transport access (Diagram 3) b) East-west access streets are designed with wide street verges, large canopy street trees, are generally consistent with Diagram 4 and 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. 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 Diagram 6)

Locality	Assessment requirement
Road design	<p>64. The east-west arterial road is generally designed in accordance with Diagram 6 (Figure 15) and achieves:</p> <ul style="list-style-type: none"> a) As the road approaches the commercial centre from the east and west it transitions to a more urban character and function. b) Is safe and engages with public spaces. c) Active and diverse building frontages. d) Shops and services at the ground floor level in the town centre and service trades areas are designed to face the arterial. e) Maximised views and vistas over parkland and urban spaces. f) Buildings are designed to provide surveillance over the street while preserving the privacy of residents.
Vehicle movement	<p>65. The main street is designed as a low slow speed vehicle environment where pedestrians are prioritised and contain wide street verges, large canopy street trees, active frontages facing the street and are consistent with Diagrams 1 and 2.</p>
Vehicle access	<p>66. Vehicle access from blocks to the main street is prohibited.</p> <p>67. 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.</p>
Car parking	<p>68. In the CZ1 core zone podium parking and ground level car parking is prohibited at ground and first floor levels except where:</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 under croft development. e) Short term parking in the Molonglo Central Precinct (Figure 13) is provided centrally with longer term parking provided at the periphery of the CZ1 Core zone. <p>69. Parking associated with sport and recreation facilities are to remain available to the public.</p>
Bushfire protection zones	<p>70. Bushfire protection zones are to be established, generally in accordance with Figure 11 that indicates 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"> a) Addresses measures taken to minimise impacts on the Molonglo River Reserve. b) Integrates trunk infrastructure services with paths and circulation. c) Networks, topography, walls, paths, trees and other landscape infrastructure. 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.
Gas connections	<p>71. No new gas network connections are allowed to all new or existing developments including redevelopments on CZ1 and CZ2 zoned land.</p>

Figure 5 Molonglo Town Centre and surrounds – Precinct Location Plan (refer Table 1)



Table 1 Molonglo Town Centre and surrounds – Dwelling yield and zone area (see Figure 25 for Precinct Location Plan)

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	

Figure 6 Molonglo Town Centre and surrounds – Community Facilities



Figure 7 Molonglo Town Centre and surrounds –Land use zones



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



Figure 9 Molonglo Town Centre and surrounds – Location

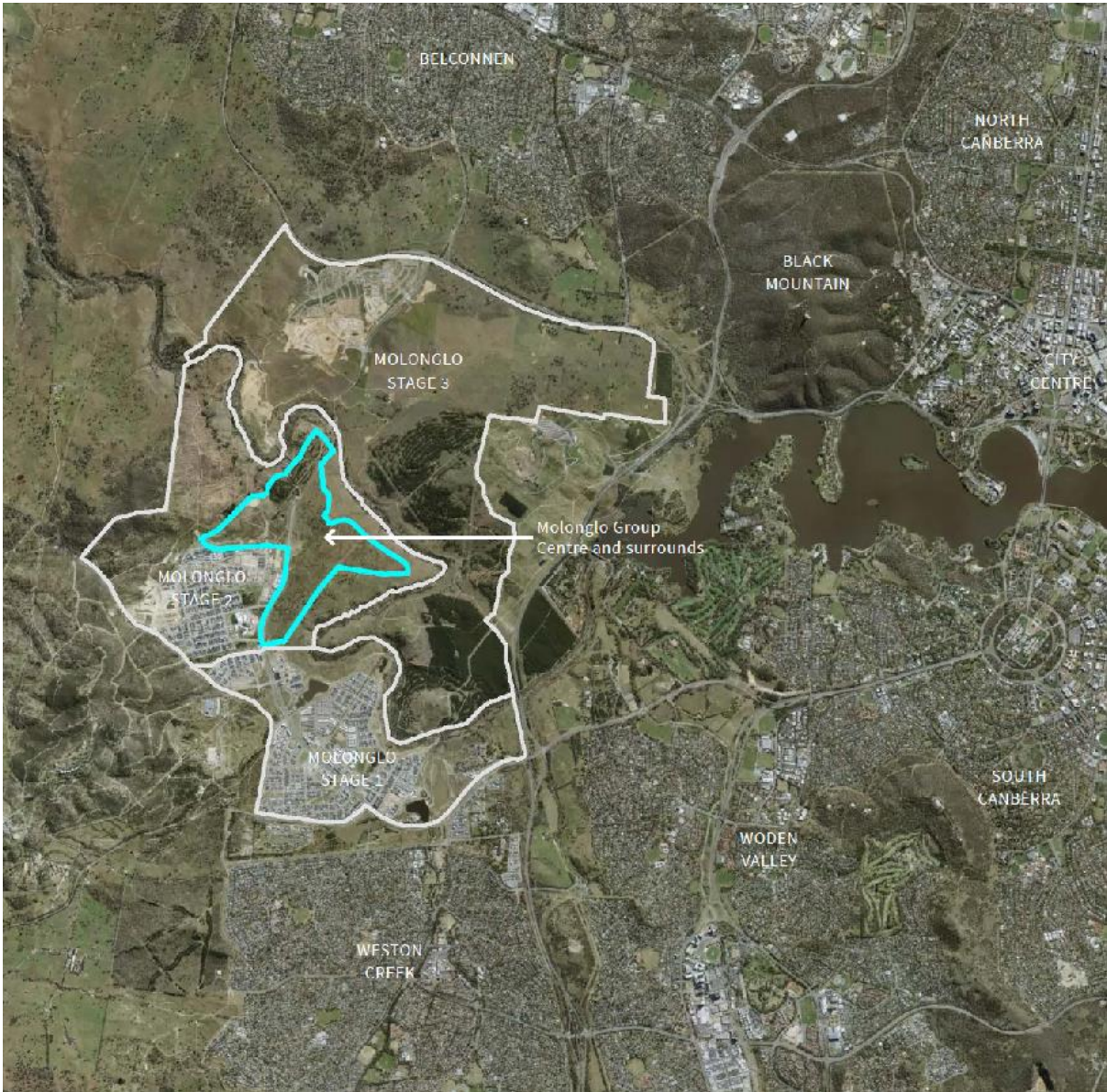


Figure 10 Molonglo Town Centre and surrounds – Street network and Hierarchy

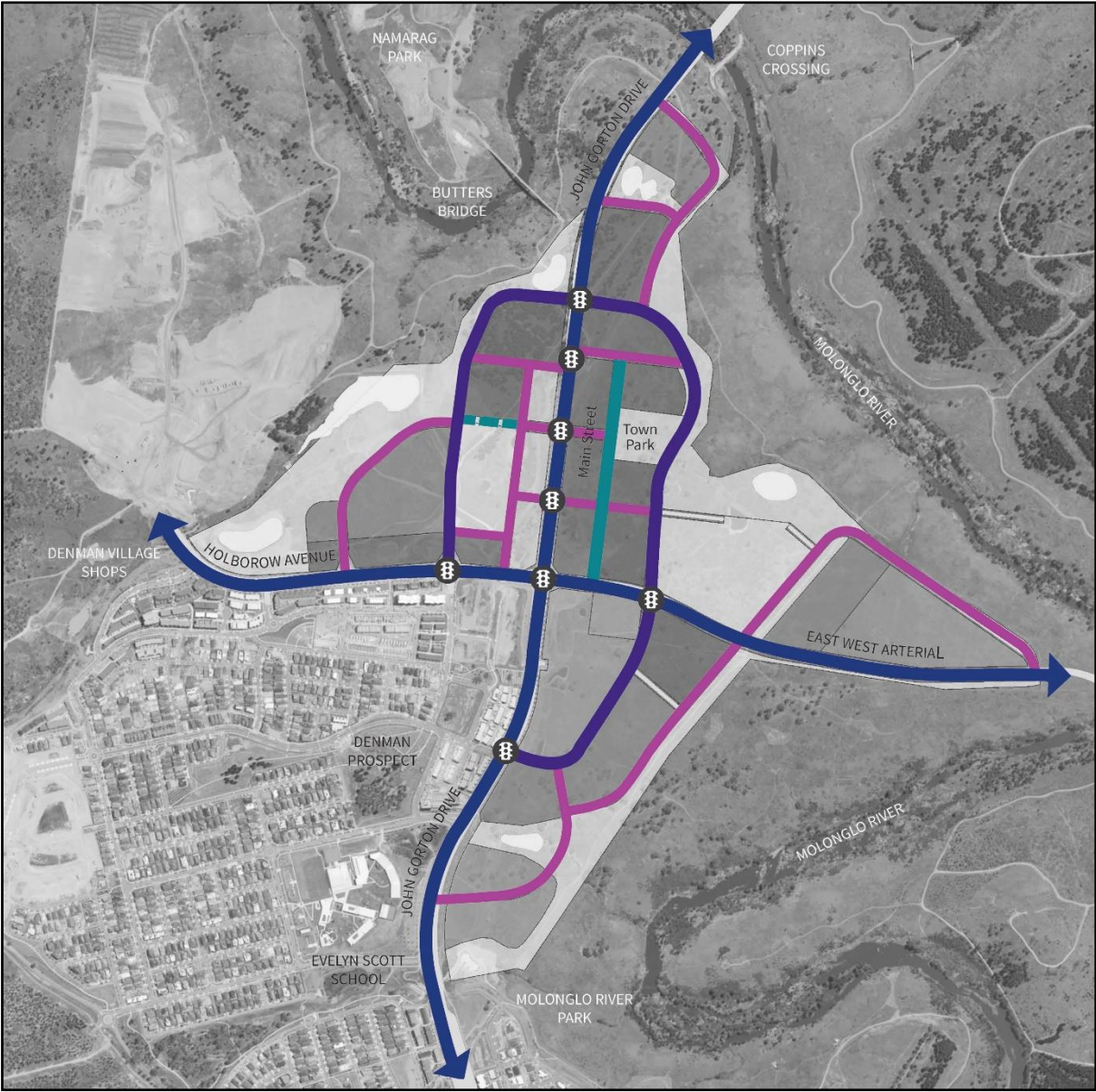


Figure 11 Molonglo Town Centre and surrounds – Public transport and indicative bus station location



Figure 12 Molonglo Town Centre and surrounds – Active travel Networks

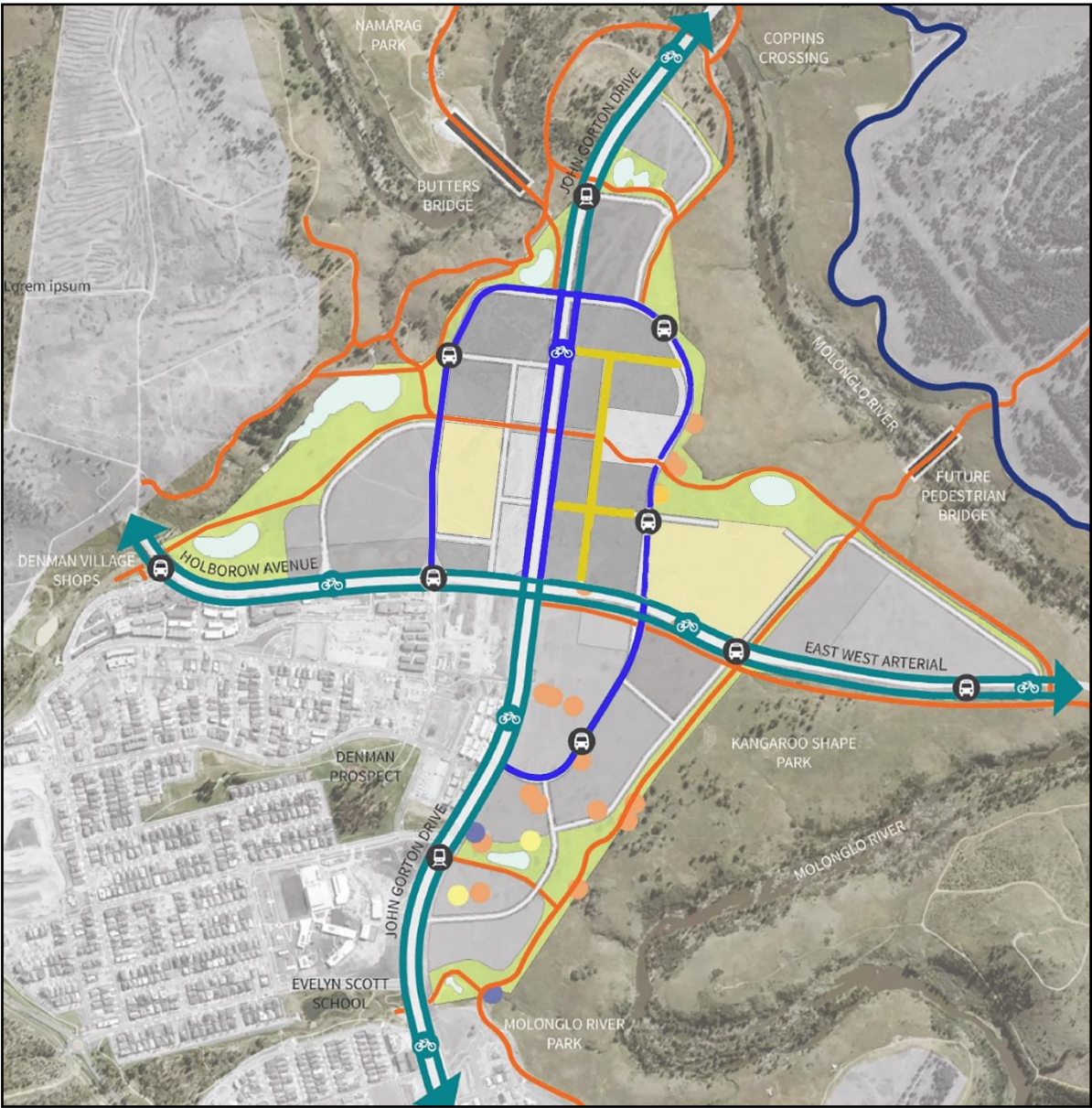


Figure 13 Molonglo Town Centre and surrounds – Building Heights

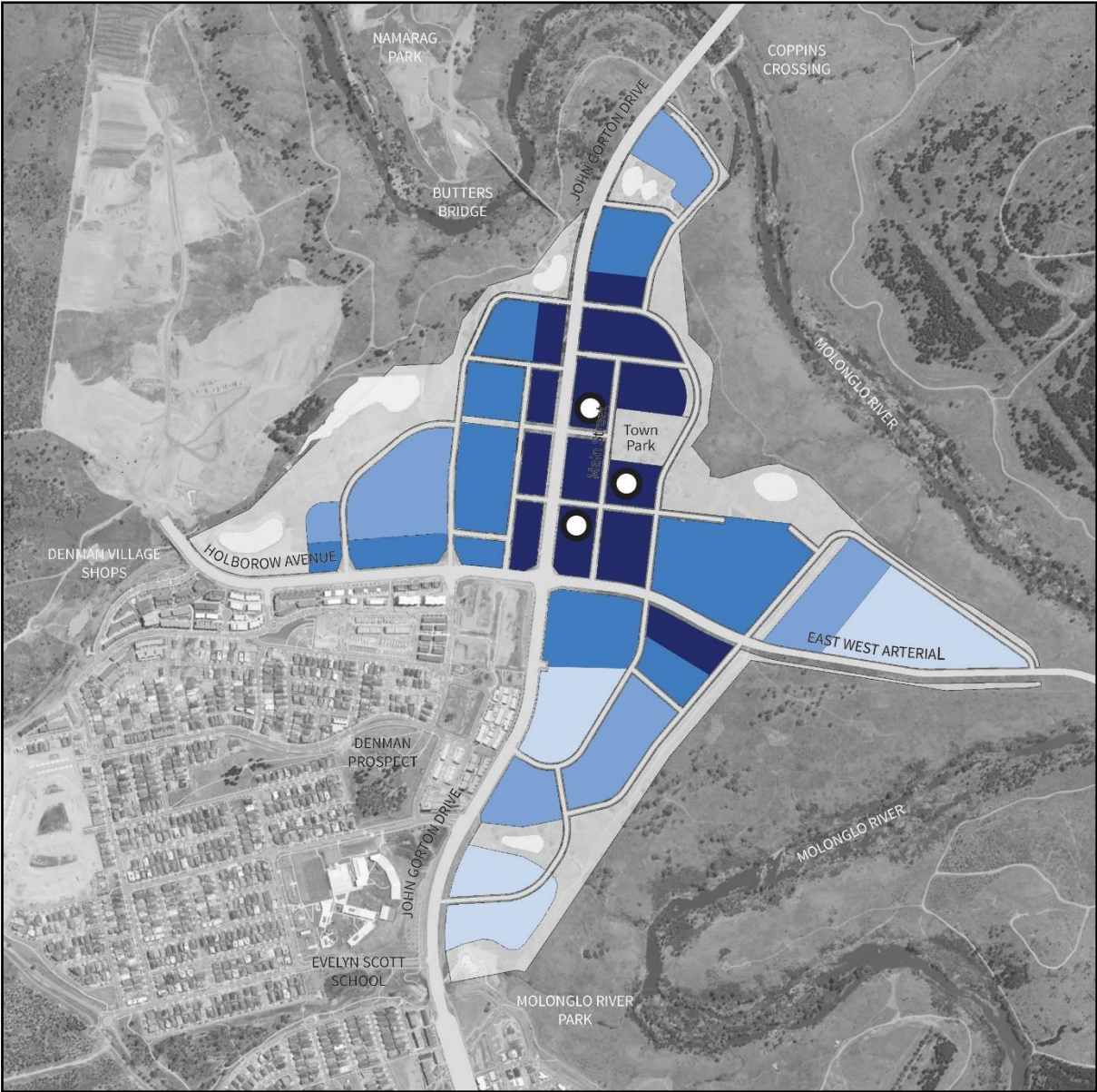


Figure 14 Molonglo Town Centre and surrounds – Bushfire Protection Zones

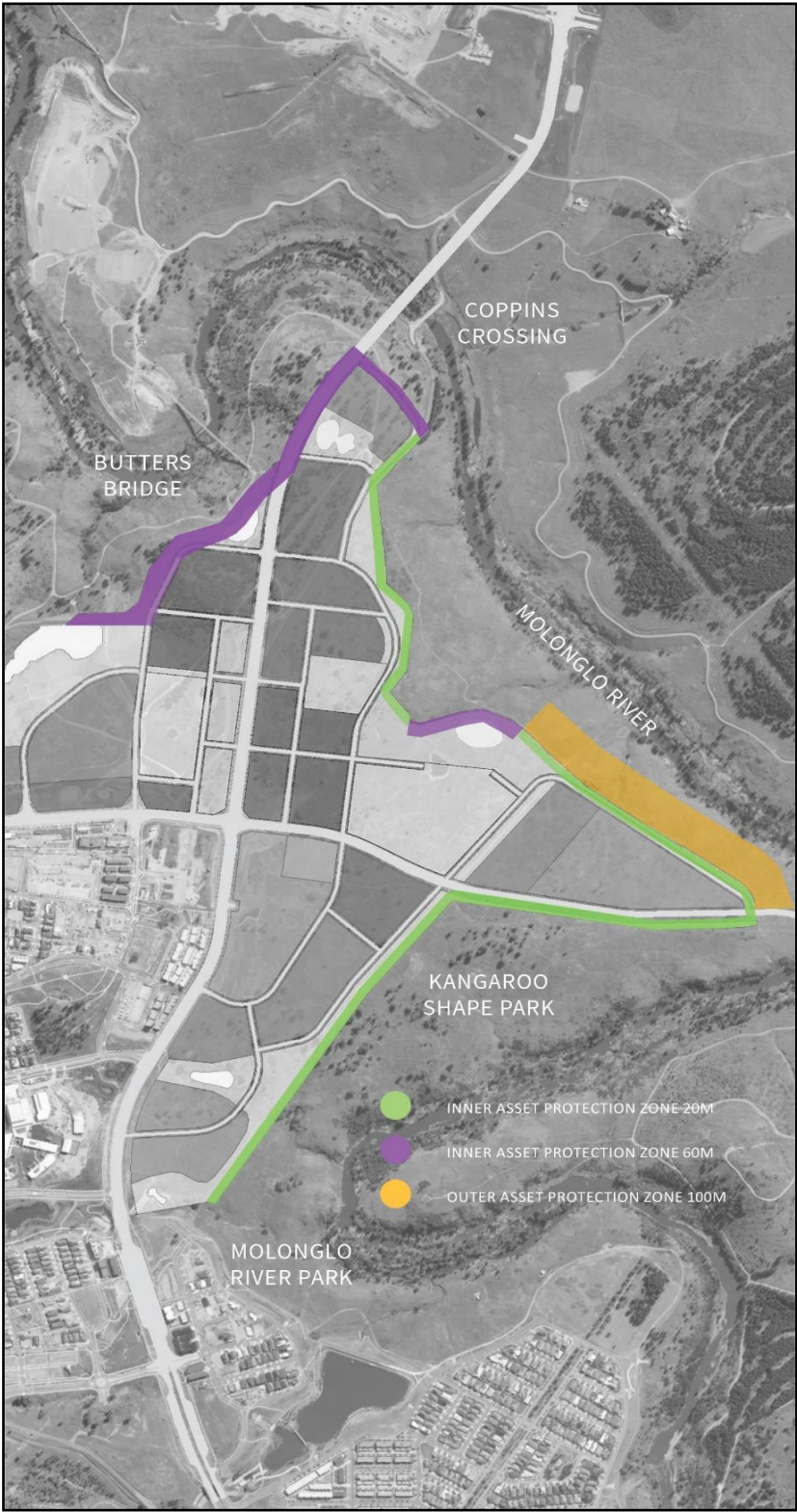
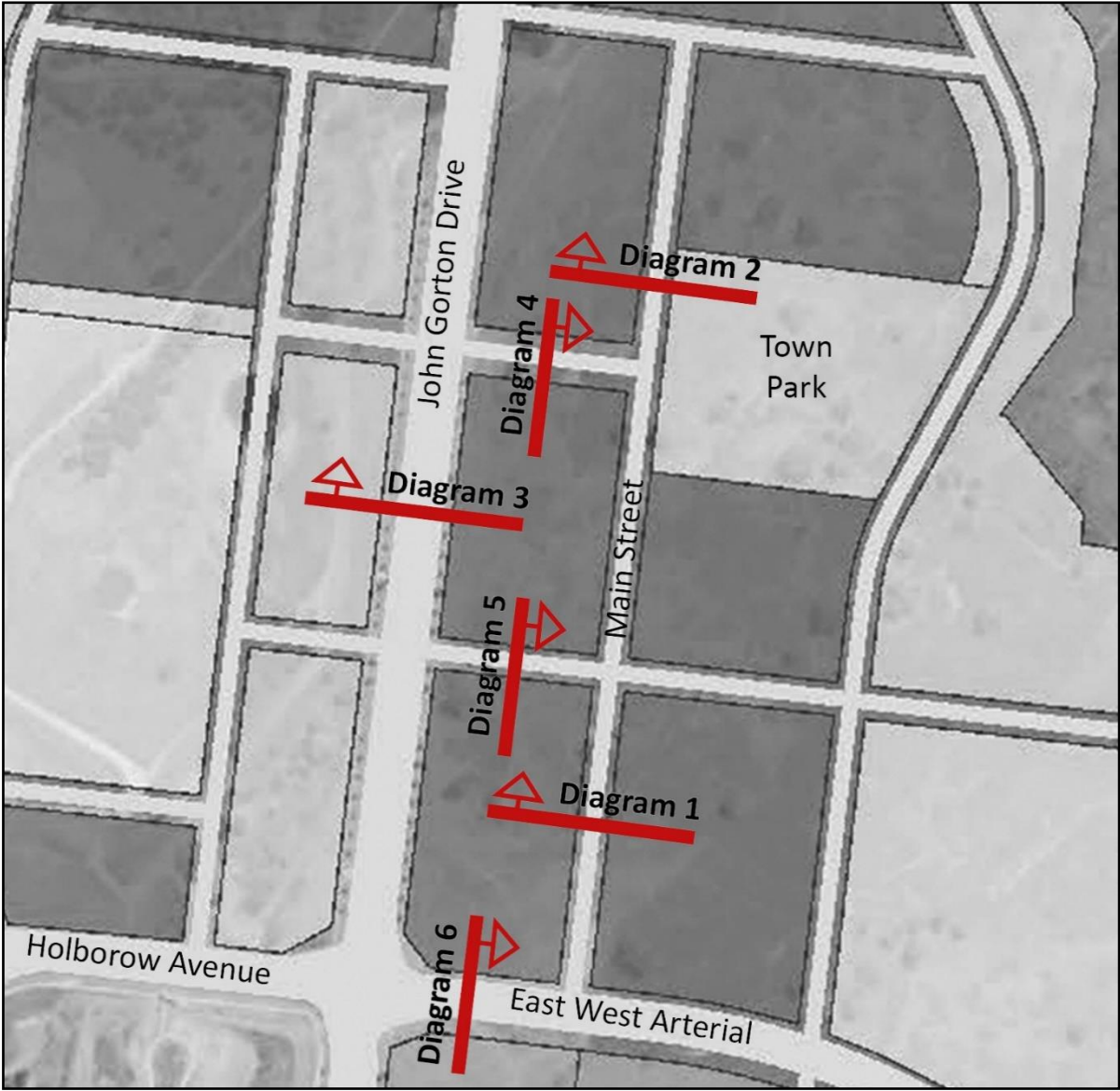


Figure 15 Molonglo Town Centre and surrounds –Diagram Locality Plan (Diagrams 1-6)



Diagrams - Molonglo Town Centre and surrounds

For approximate locations of Diagrams 1-6 refer Figure 27

Diagram 1: Typical cross section of main street

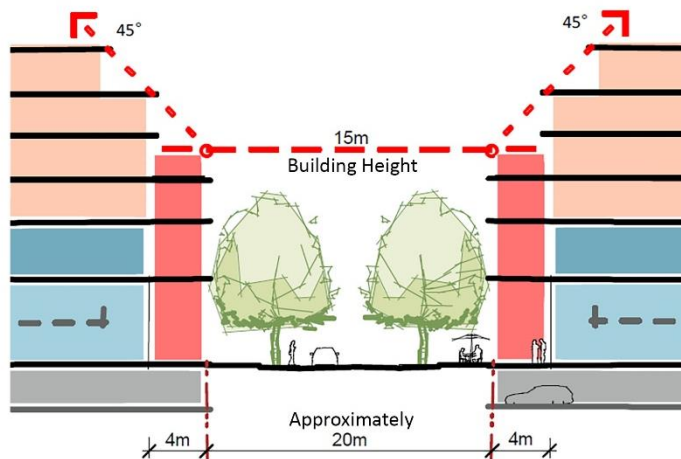


Diagram 2: Typical cross section of main street at the town park

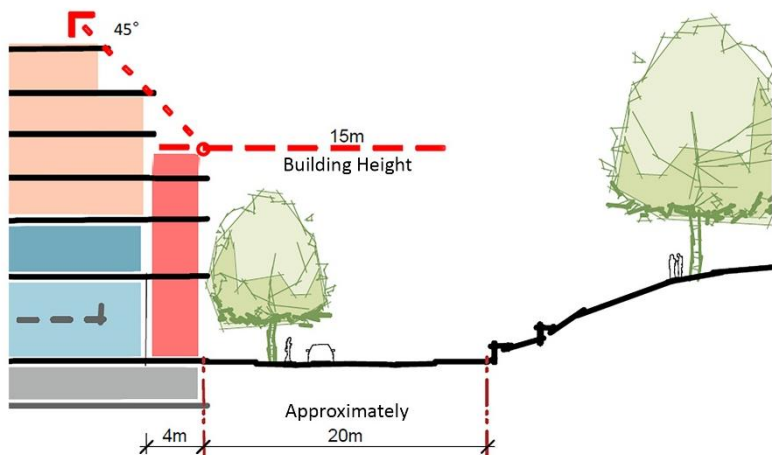


Diagram 3: Typical cross section of John Gorton Drive

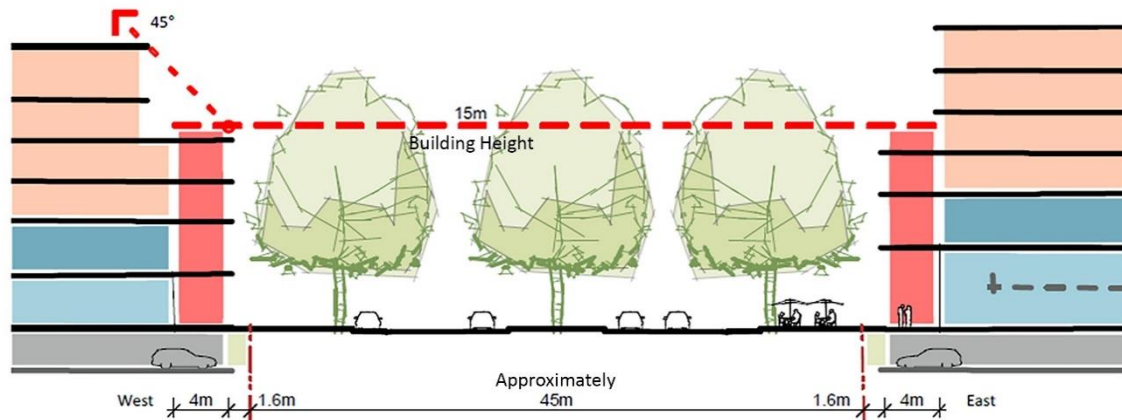


Diagram 4: Typical cross section of the east-west access streets

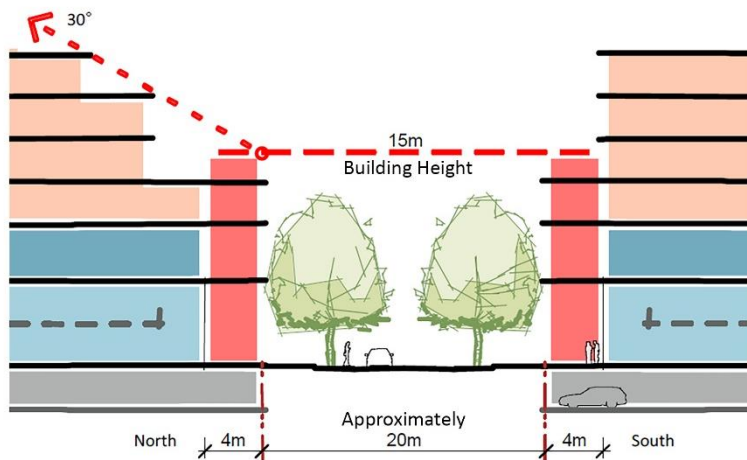


Diagram 5: Cross section of town centre plaza

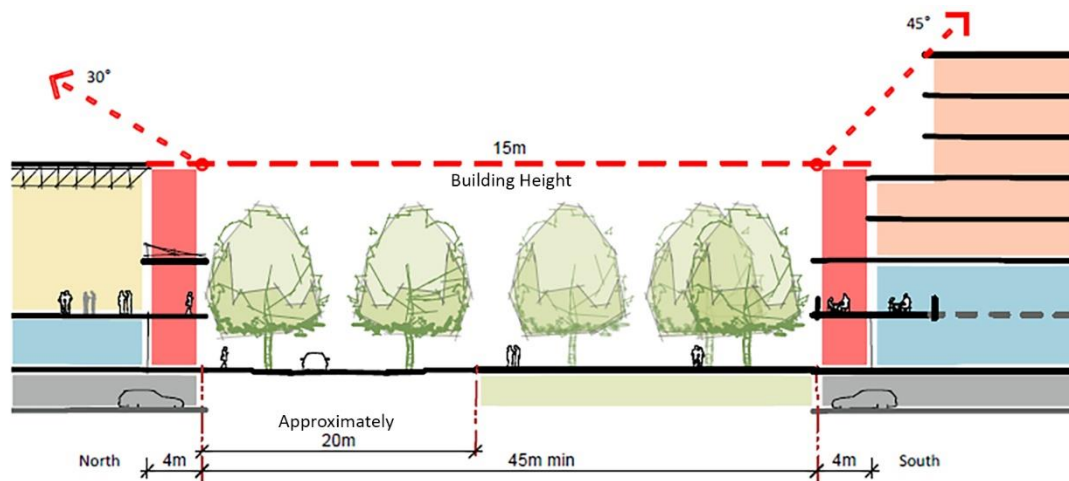


Diagram 6: Typical cross section of east-west arterial road

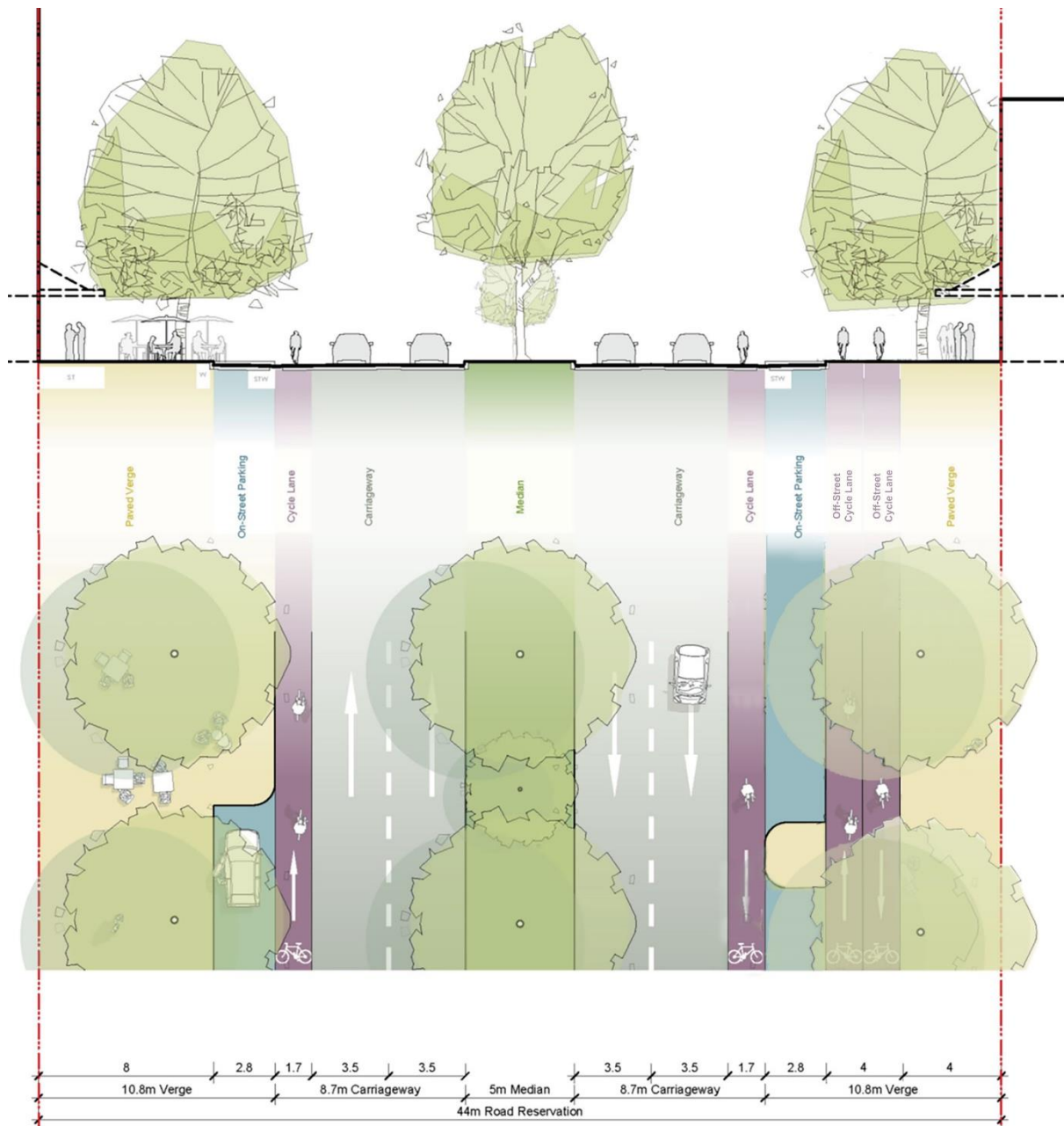


Image 1 Molonglo Town Centre and surrounds – Concept plan illustrative



Image 2 and 3 Molonglo Town Centre and surrounds

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



Locality	Assessment requirement
Whitlam	
Building height	<p>72. For blocks identified in Figures 6 and 12, 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.</p> <p>73. For blocks identified in Figure 10, the minimum number of storeys is 2.</p>
Specific requirement	74. Development complies with the requirements specified in Figures 5, 6, 7, 8, 9, 10, 11, 12 and 13.
Gas connections	75. No new gas network connections are allowed to all new or existing developments including redevelopments on CZ1 and CZ2 zoned land.

Figure 16 Whitlam – Ongoing Provisions

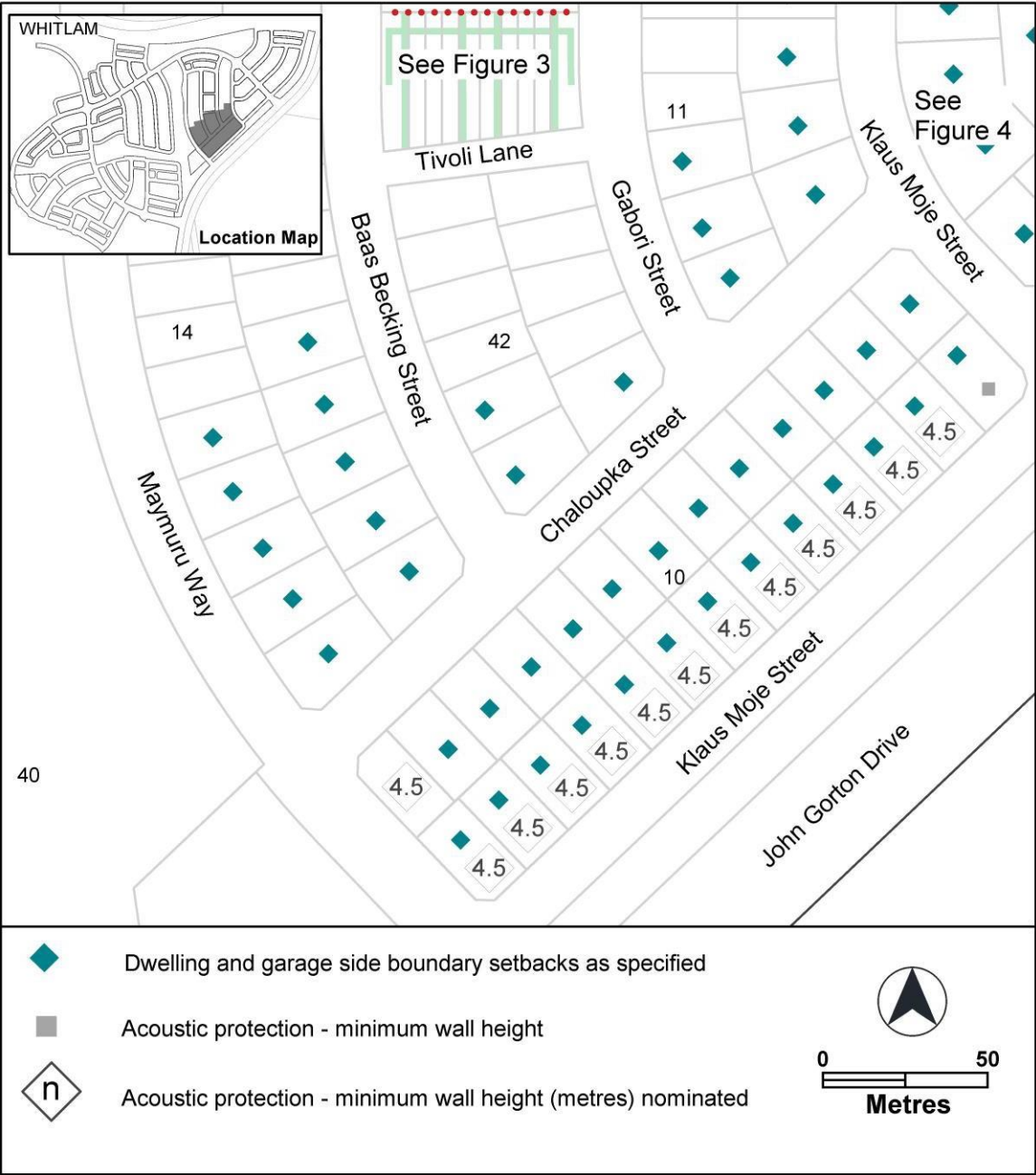


Figure 17 Whitlam – Ongoing Provisions

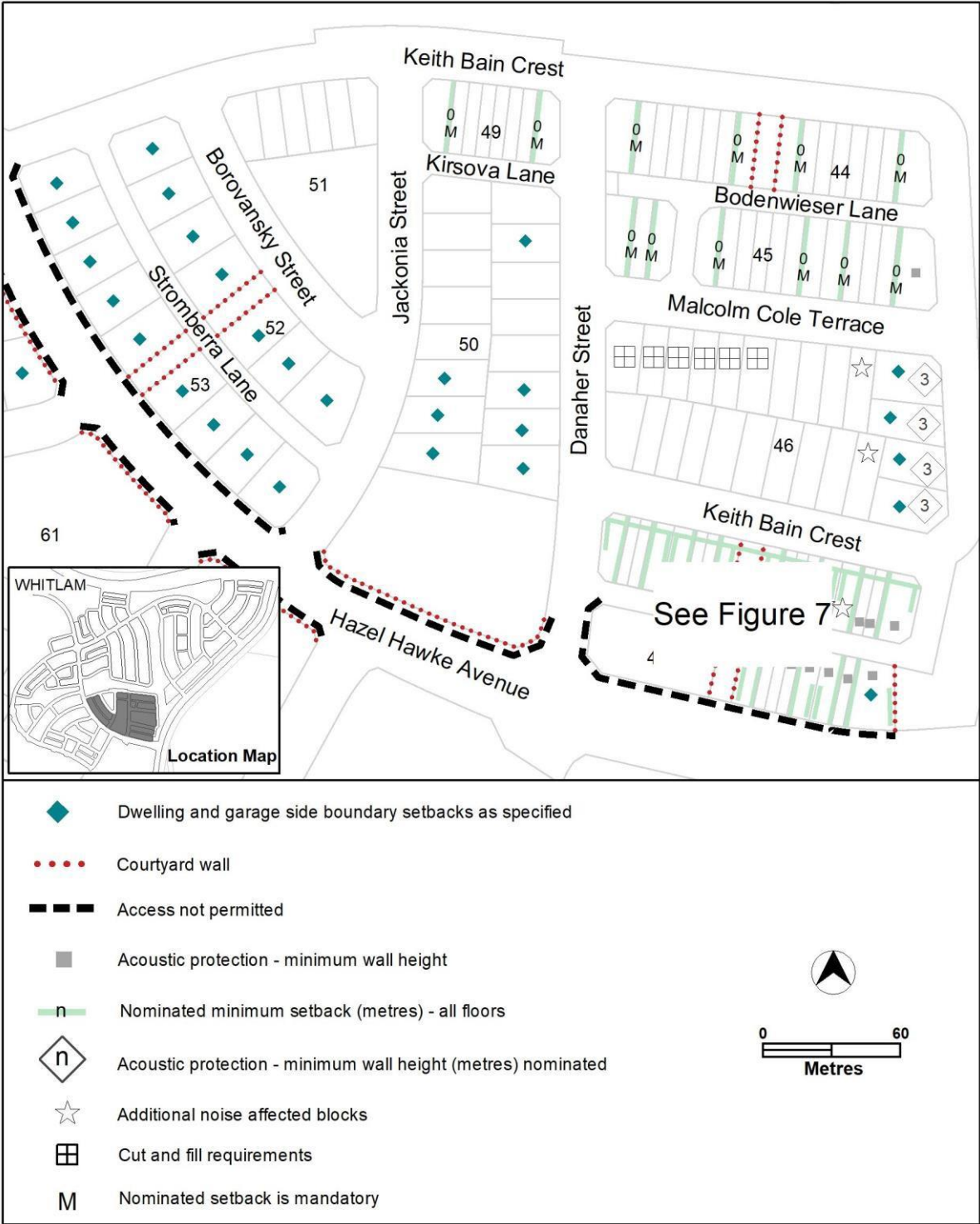


Figure 18 Whitlam – Ongoing Provisions



Figure 19 Whitlam – Ongoing Provisions



Figure 20 Whitlam – Ongoing Provisions



Figure 21 Whitlam – Ongoing Provisions

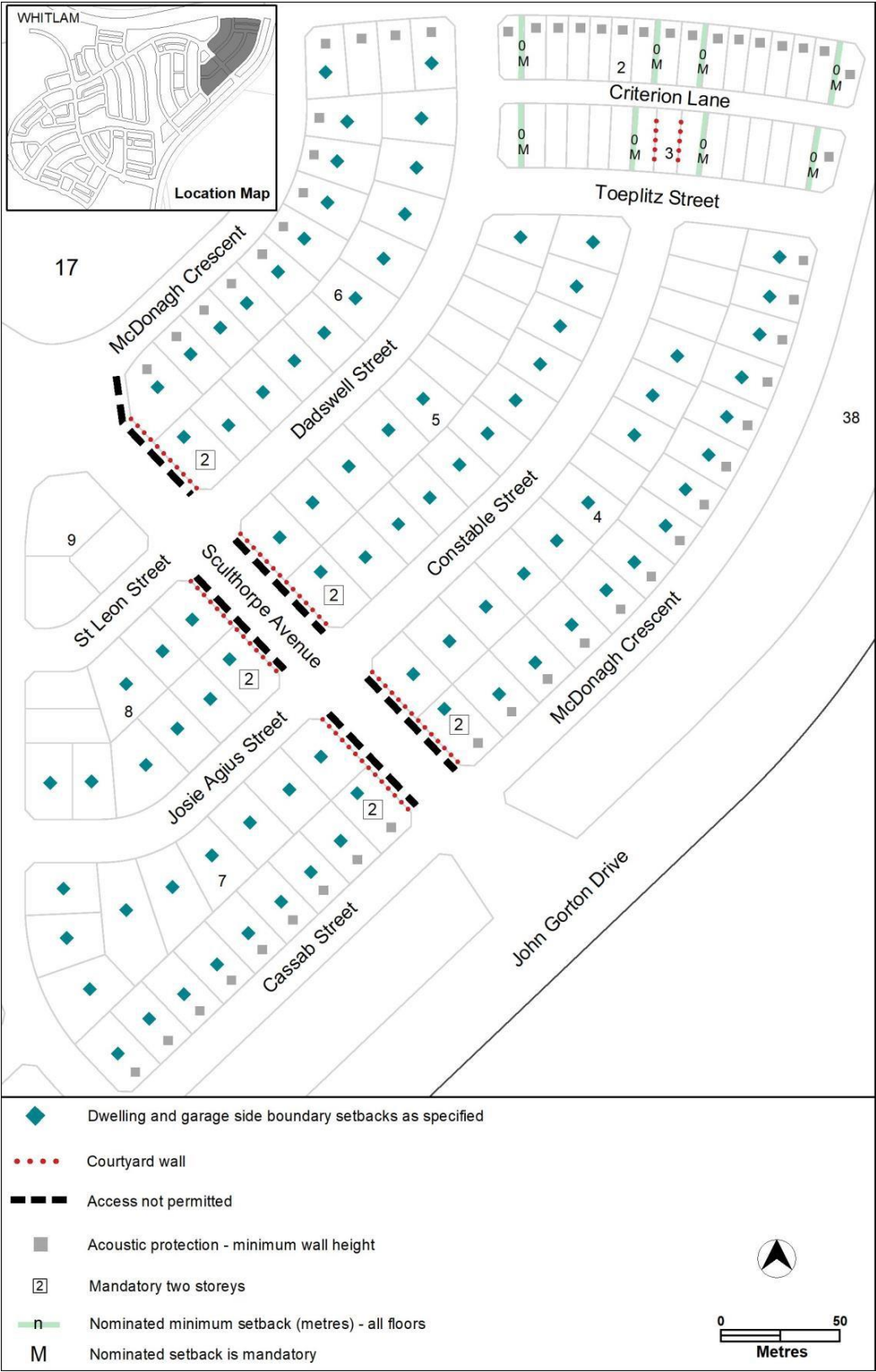


Figure 22 Whitlam – Ongoing Provisions



Figure 23 Whitlam – Ongoing Provisions

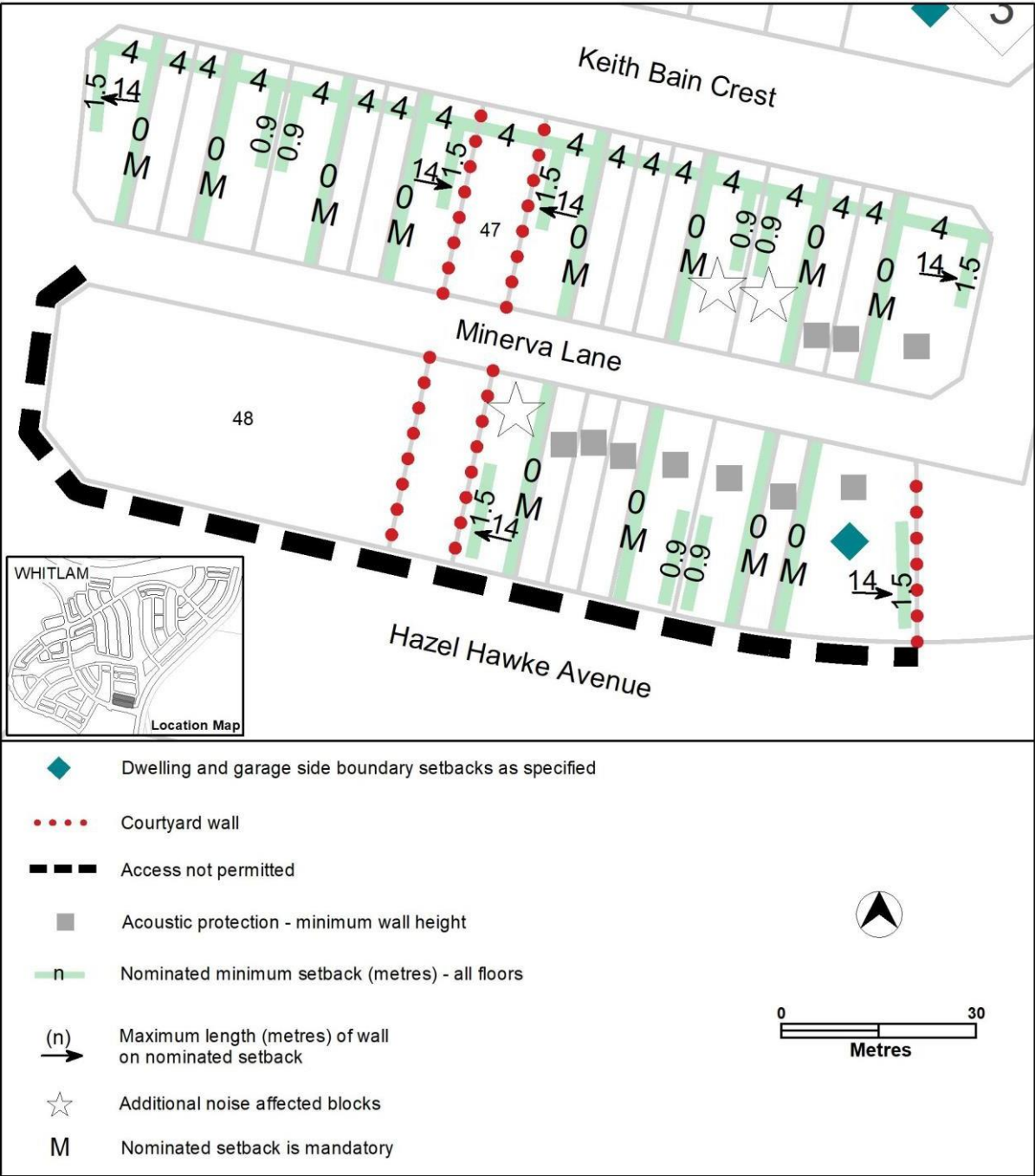
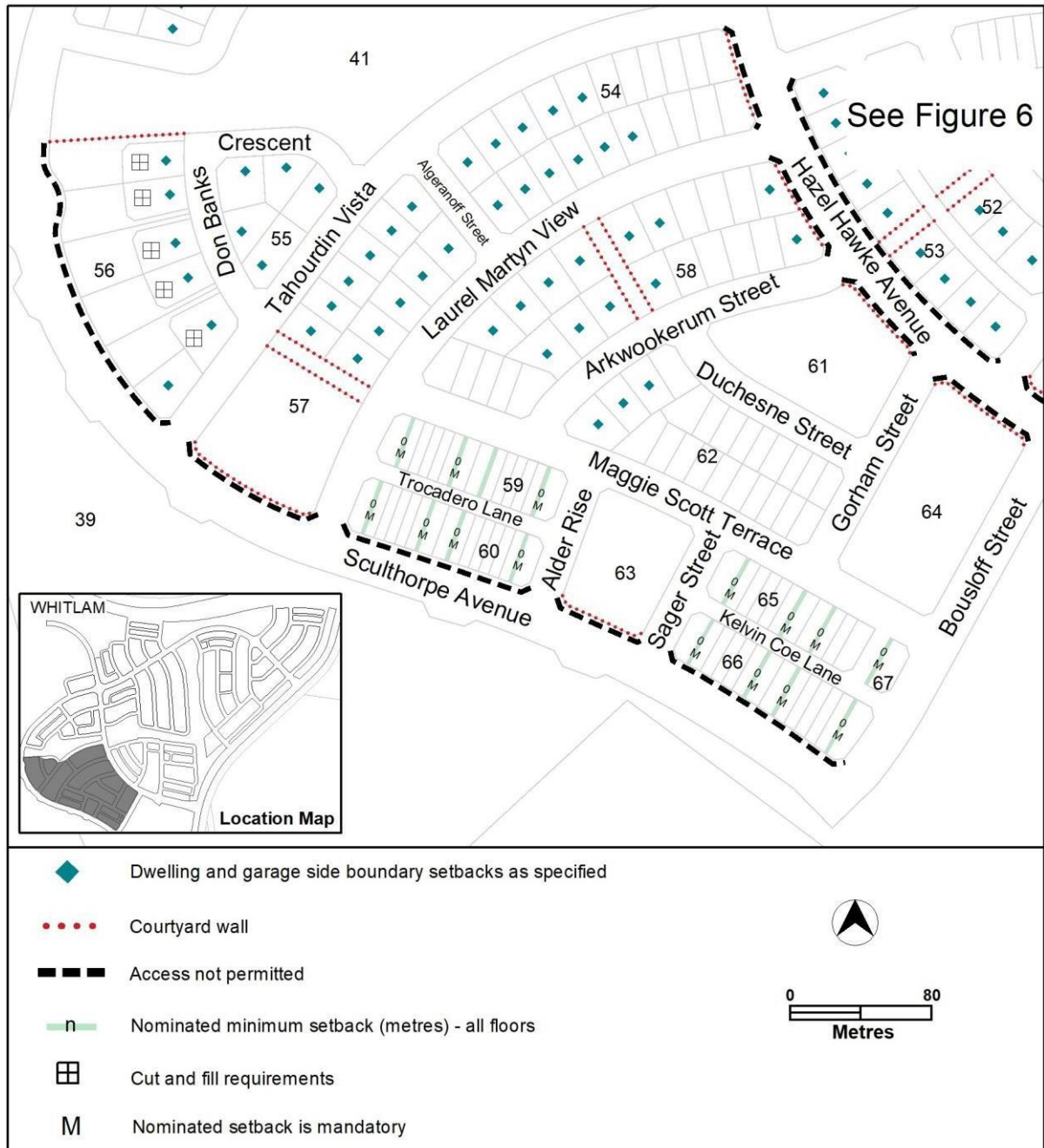


Figure 24 Whitlam – Ongoing Provisions



Locality	Assessment requirement
Wright	
Urban structure	<p>76. The boundary between urban blocks (other than single dwelling) and PRZ1 zoned land should provide the following:</p> <ul style="list-style-type: none"> a) Easy access to open space. b) Surveillance of open space. c) Avoid rear boundary fencing. d) Ground floor dwellings address open space where there is no edge street.
Active frontage	77. Active frontages are provided in accordance with Figure 15.
Land use	<p>78. Areas nominated in Figure 14 comply with the following:</p> <ul style="list-style-type: none"> a) In the RC2 area: <ul style="list-style-type: none"> i. Are designed to be adaptable for commercial use where fronting Steve Irwin Avenue. ii. Address both streets.
Building height	<p>79. Areas nominated in Figure 14 comply with the following:</p> <ul style="list-style-type: none"> a) Have a minimum building height of 3 storeys. b) In the RC3 area minimum building height is: <ul style="list-style-type: none"> i. Buildings facing John Gorton Drive – 13m. ii. All other buildings – 10m.
Clearance zones	80. In the RC4 area – no buildings are to be erected in the Inner Asset Protection Zone.
Gas connections	81. No new gas network connections are allowed to all new or existing developments including redevelopments on CZ1 and CZ2 zoned land.

Figure 25 Wright – Ongoing Provisions

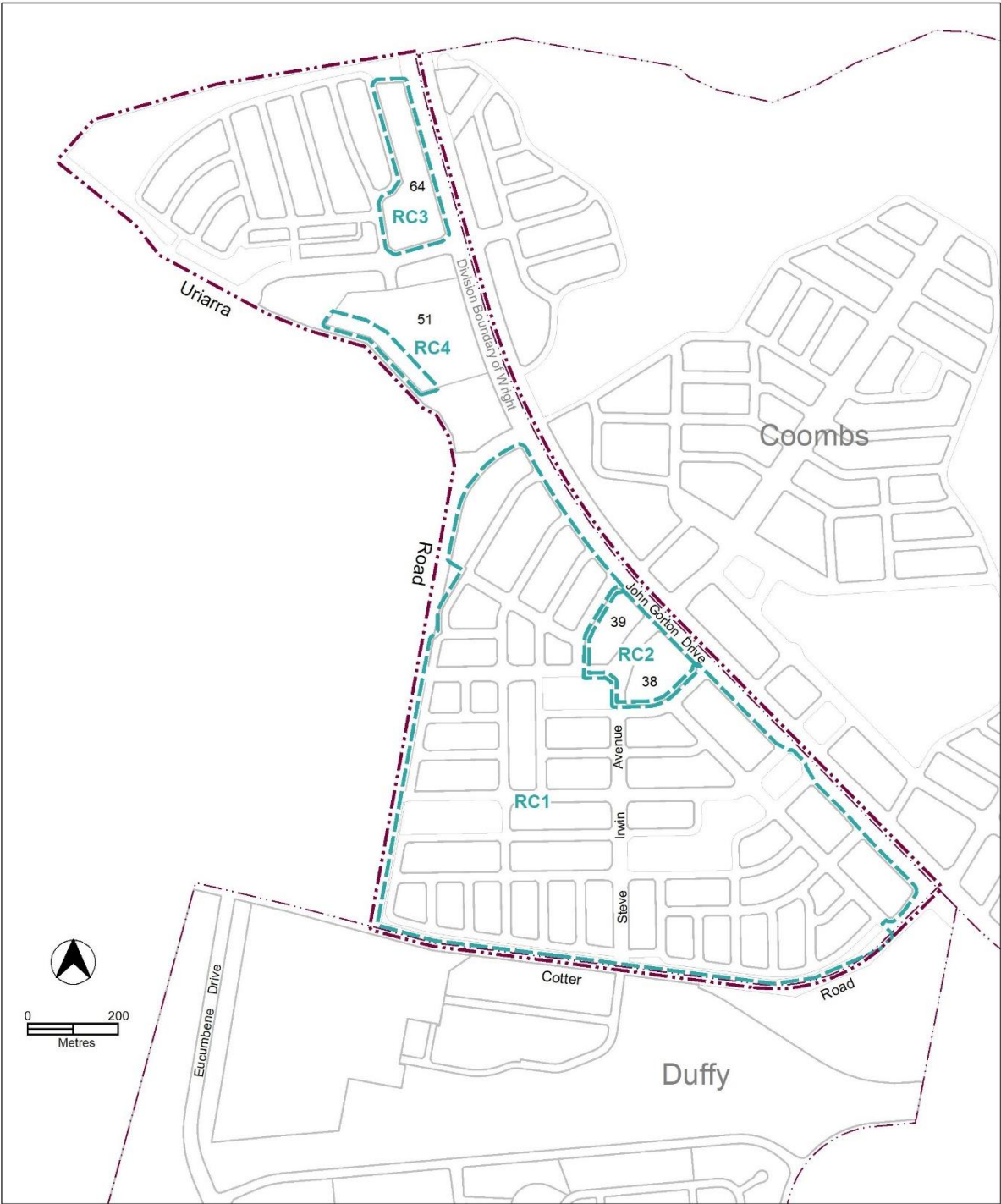
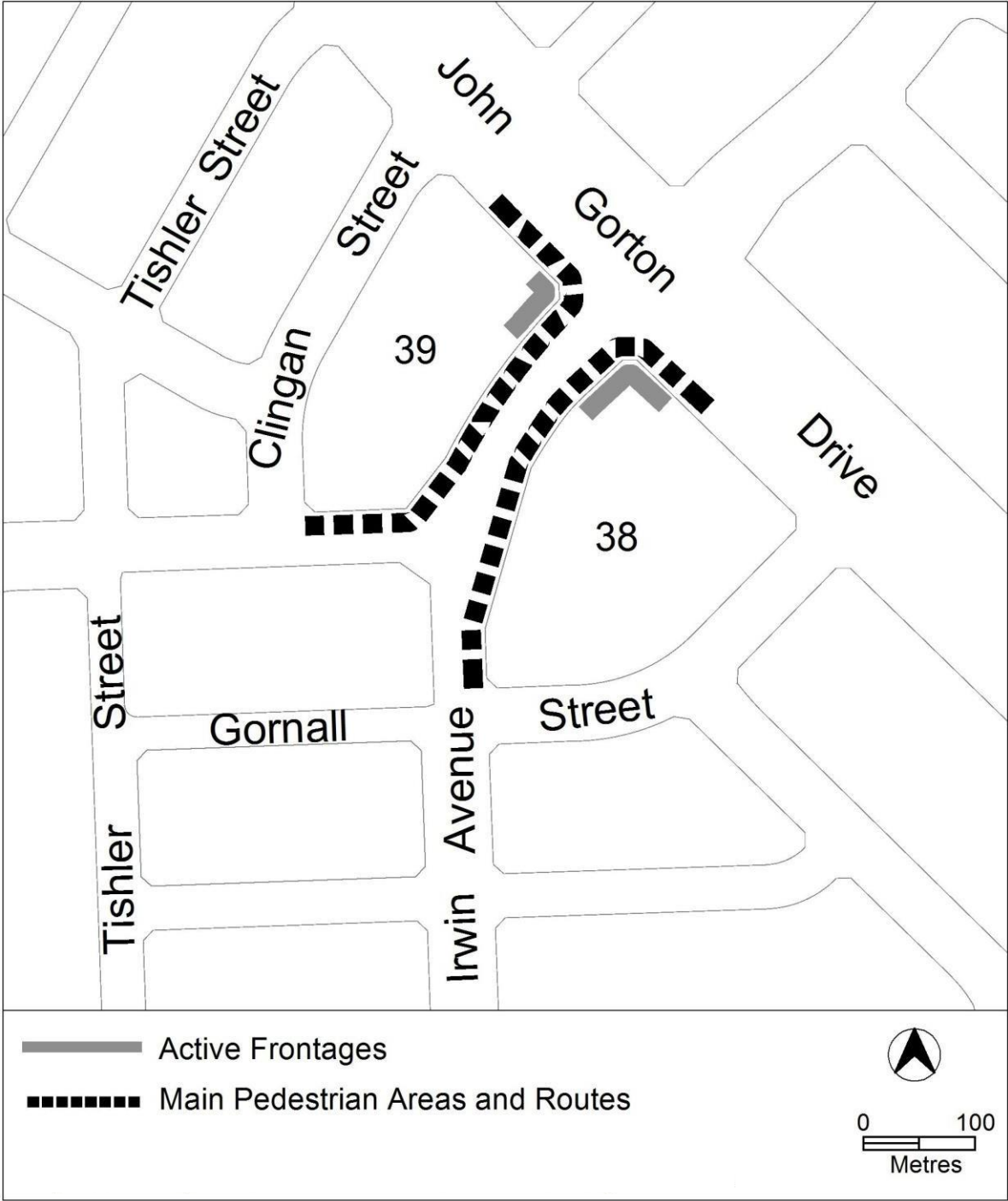


Figure 26 Wright – Active Frontages and Public Spaces



Figures – Assessable and Prohibited Development

Figure 27 Coombs

Link back to [Land Use Table](#)

