



ACT
Government

Environment, Planning and
Sustainable Development

**THE LEGISLATIVE ASSEMBLY FOR THE
AUSTRALIAN CAPITAL TERRITORY**

**VARIATION TO THE TERRITORY PLAN 358
CHANGES TO WRIGHT PRECINCT MAP AND CODE
WRIGHT SECTION 29 BLOCK 3 – RESTRICTIONS ON
RESIDENTIAL USE**

JUNE 2018

Mr Mick Gentleman MLA
Minister for Planning and Land Management

Planning and Development (Plan Variation No 358) Approval 2018

Notifiable Instrument NI2018-

made under the

Planning and Development Act 2007, section 76(2)(a) (Minister's powers in relation to draft plan variations)

1 Name of instrument

This instrument is the *Planning and Development (Plan Variation No 358) Approval 2018*.

2 Approval of draft plan variation

(1) I approve under section 76(2)(a) of the *Planning and Development Act 2007* the draft plan variation No 358 to the Territory Plan.

(2) In this section:

Draft plan variation No 358 to the Territory Plan means the draft plan variation in the schedule.


Mick Gentleman MLA
Minister for Planning and Land Management

29/3/2018



ACT
Government

Environment, Planning and
Sustainable Development

Schedule 1

Planning and Development Act 2007

Variation to the Territory Plan No 358

Changes to Wright precinct map and
code

Wright section 29 block 3
Restrictions on residential use

May 2018

Final variation prepared under s76 of the
Planning and Development Act 2007

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1. EXPLANATORY STATEMENT

1.1 Background

On 15 March 2017 the Minister for Housing and Suburban Development announced the proposal for public housing in Wright. Following the announcement the Public Housing Renewal Taskforce (Taskforce) identified Wright section 29 block 2, which is a Community Facility zoned block, for the development of public housing. The Taskforce undertook extensive pre-consultation with the community including the Weston Creek Community Council and Wright Residents Group regarding community expectations for remainder of the site, Wright section 29 block 3 (the subject site).

The community expressed a preference for the site to be used for a multi-use community facility, with additional desired uses including (but not restricted to) a church, scout hall, health facilities and a childcare centre. A key concern of the Wright community was the uses permitted on Community Facility-zoned land. While public housing is a form of supportive housing, and is permitted on Community Facility zoned land, many community members considered that there was demand for other community uses in the area.

The Taskforce worked with the Wright Residents Group to explore opportunities for the subject site to be a dedicated community facility such as a health or childcare facility, and a community hall. This included the development of an illustrative concept showing possible community uses and car parking on the subject site. The Wright Residents Group expressed support for a range of uses dependent on the provision of a community meeting space.

The Taskforce provided community feedback to other parts of the ACT Government to confirm the release of this site on the ACT Government's Indicative Land Release Program in 2018-19 with restrictions on the use to be consistent with discussions with the community.

In response to this feedback, the ACT Government undertook a Community Needs Assessment in mid-2017 to determine the need for community land. The assessment concluded that the provision of a community facility would fill an identified community need in Wright.

Following community feedback and the Community Needs Assessment, the ACT Government is restricting the future use of the subject site to community purposes only.

1.2 Summary of the Proposal

Territory Plan Variation 358 (V358) is amending the Wright precinct map and code to prohibit residential uses (supportive housing, residential care accommodation and retirement village) on Wright section 29 block 3. The subject site is Community Facility Zoned land. V358 is removing any residential purposes that are permitted in the Community Facility zoned block ensuring the subject site is used for community purposes only.

1.3 The National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The Planning and Land Management Act 1988 also required that the Territory Plan is not inconsistent with the NCP.

In accordance with section 10 of the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Plan defines the planning principles and policies for Canberra and the Territory, for giving effect to the object of the NCP and sets out the general policies to be implemented throughout the Territory, including the range and nature of permitted land uses.

It also sets out the detailed conditions of planning, design and development for areas that have special significance to the National Capital known as designated areas and identifies special requirements for the development of some other areas.

1.4 Site Description

The subject site, Wright section 29 block 3, is approximately 4783m² and is zoned Community Facility Zone (CFZ). The site is bounded by Diesendorf Street to the south, Wright section 29 block 2 to the west, Gornall Street to the north and Max Jacobs Avenue to the east.

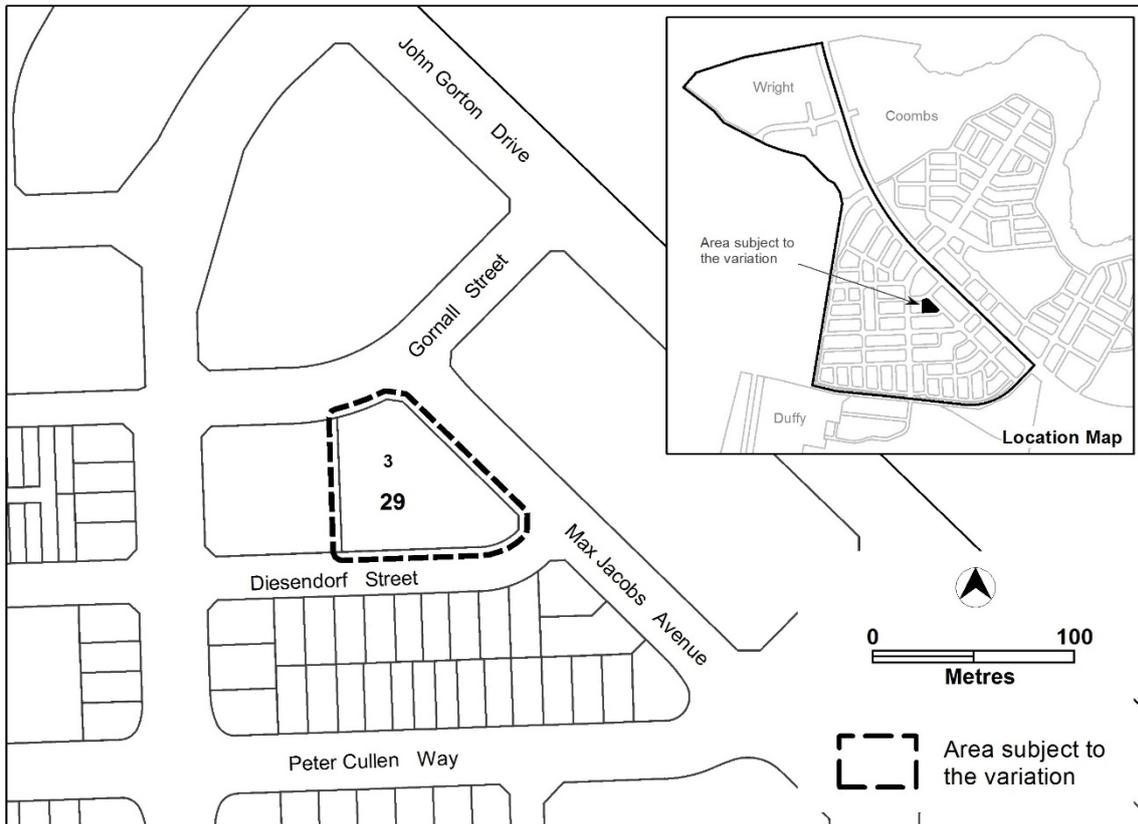


Figure 1 Site Plan

1.5 Current Territory Plan Provisions

The Territory Plan map for the area subject to this variation is shown in **Figure 2**.

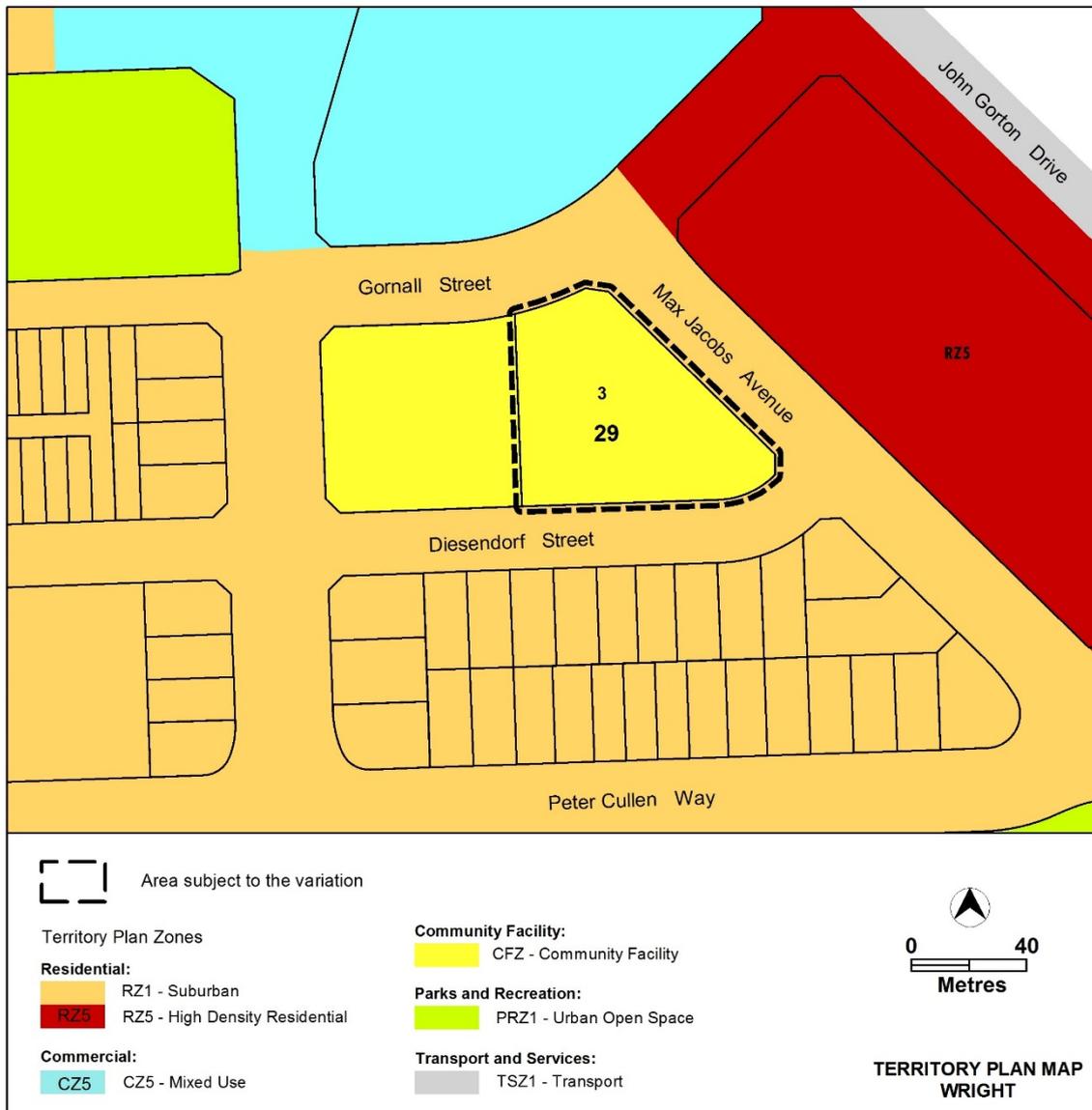


Figure 2 Territory Plan Zones Map

The Wright precinct map for the area subject to this variation is shown in **Figure 3**. There are currently no precinct code provisions applying to the site.

Wright Precinct Map

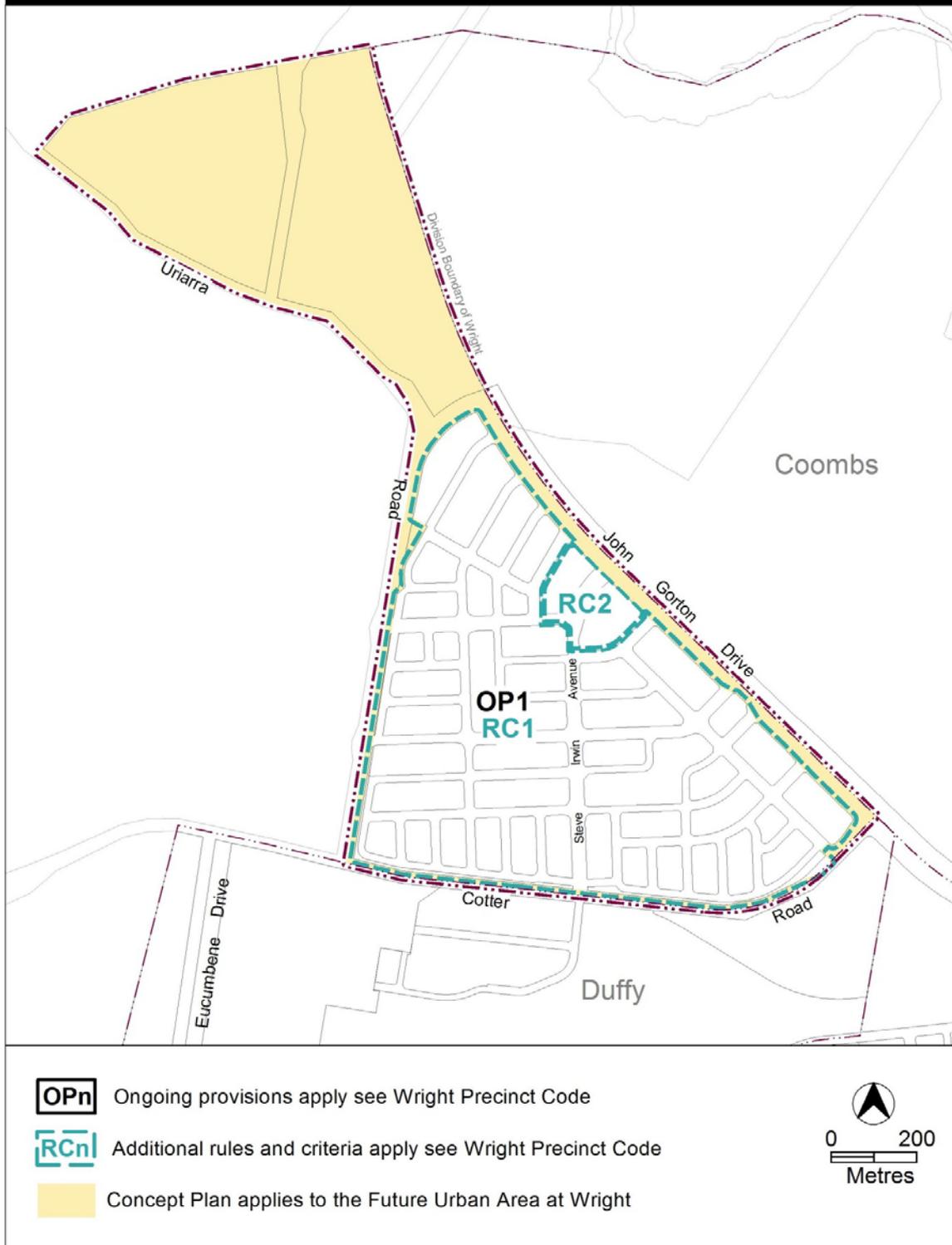


Figure 3 Wright Precinct Map

1.6 Changes to the Territory Plan

Detailed changes to the Territory Plan are noted in section 2 of this document.

1.7 Consultation on the Draft Variation

Variation 358 was released for public comment between Friday 15 December 2017 and Friday 23 February 2018. A consultation notice under section 63 of the *Planning and Development Act 2007* (P&D Act) was published on the ACT Legislation Register and in Public Notices on Friday 15 December 2017.

A total of two written submissions were received from individual members of the public. Main issues raised by submitters included:

- Concern about public housing in Wright
- Support for community uses for the subject site

The above issues were considered and are detailed in a report on consultation. No changes were made as a result of consultation. The outcomes of consultation were considered by the Minister for planning prior to approval of this variation.

1.8 Revisions to the Draft Variation Recommended to the Minister

No changes were made to the variation recommended to the Minister.

2. VARIATION

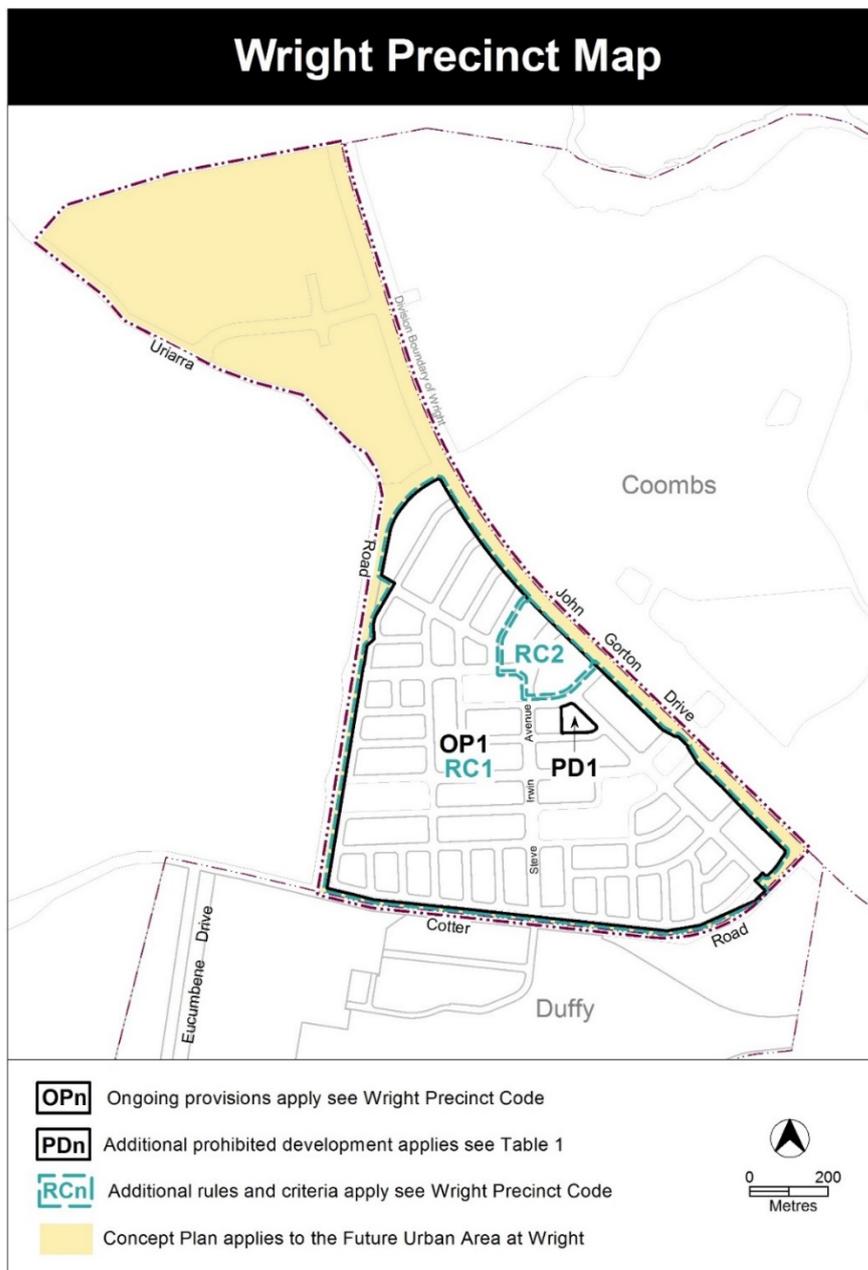
2.1 Variation to the Territory Plan

The Territory Plan map is varied in all of the following ways:

Variation to the *Wright precinct map*

1. Wright precinct map – Introduce new PD – Community uses – map

Substitute the current Wright precinct map with the following:



2. Wright precinct map – Introduce new PD – Community uses – Table 1

Insert Assessment Tracks and Table- 1 Additional prohibited development after Wright precinct map:

Assessment Tracks

The following table identifies the additional prohibited development for the subject block shown in the Wright Precinct Map (identified as PDn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following table constitutes part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CFZ	<i>Residential care accommodation Supportive housing Retirement village</i>

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GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, çempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefonirajte:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

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ACT
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Environment, Planning and
Sustainable Development

Planning and Development Act 2007

REPORT ON CONSULTATION

Draft Variation
to the Territory Plan 358

Changes to Wright precinct map and
Code

Wright section 29 block 3
Restrictions on residential use

April 2018

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1. INTRODUCTION

This consultation report was prepared in accordance with s 69 of the *Planning and Development Act 2007* (the P&D Act).

The report describes the consultation undertaken on the draft variation with the public, the National Capital Authority (NCA), the Conservator of Flora and Fauna, the Environment Protection Authority (EPA), ACT Heritage Council and Land Custodian Suburban Land Agency, and responds to the issues raised.

2. COMMENTS FROM THE PUBLIC

2.1 Details

Draft variation 358 (DV358) was released for public comment from Friday 15 December 2017 to Friday 23 February 2018. DV358 released for public comments is at **Appendix 1**.

Two written submission were received supporting DV358 and raising concern regarding the proportion of public housing in Wright.

The comments from the NCA are dealt with separately under section 3.2 of this report. Comments from the Conservator of Flora and Fauna, EPA, ACT Heritage Council and Suburban Land Agency received and assessed prior to release of the DV 358 are addressed in sections 3.3 - 3.5 respectively of this report.

Copies of submissions received from the public are provided in **Appendix 2**.

2.2 Issues and responses

The key issues raised are summarised below, and responses provided.

2.2.1 Concern about public housing and support for community facility

Submission one raised concern about the rise of public housing in Wright and Coombs area which is a unique and central location within Canberra. Submission two supports maintaining the subject site as community or recreation facility and opposes the public housing in Wright.

Response

DV358 is restricting public housing in the form of residential care, retirement villages and supportive housing on block 3 section 29 Wright. This will confirm that the land will be used for community purposes only.

It is acknowledged that while public housing is a form of supportive housing, and is permitted on Community Facility zoned land, there is demand for other community uses in the area. In early 2017 the Public Housing Renewal Taskforce undertook extensive pre-consultation with the community including the Weston Creek

Community Council and Wright Residents Group regarding community expectations for the subject site. The community expressed a preference for the site to be used for a multi-use community facility, with additional desired uses including (but not restricted to) a church, scout hall, health facilities and a childcare centre. The ACT Government undertook a Community Needs Assessment in mid-2017 to determine the need for community land. The assessment concluded that the provision of a community facility would fill an identified community need in Wright. In response to this community feedback DV358 restricts the future use of the subject site to community purposes.

3. COMPLIANCE WITH THE PLANNING AND DEVELOPMENT ACT 2007

3.1 Release for Public Comment (section 63)

DV358 was made available for public comment from Friday 15 December 2017 to Friday 23 February 2018 and a consultation notice under s 63 of the P&D Act was published in the ACT Legislation Register and on the Public notice board on Friday 15 December 2017.

3.2 National Capital Authority (section 61 (b) (i))

The NCA provided the following comments on 24 October 2017:

“Thank you for your referral for draft Territory Plan variation 358 Wright block B [currently registered as block 3] section 29. We have no comment to add.”

Response

Noted

3.3 Conservator of Flora and Fauna (section 61 (b) (ii))

The Conservator made the following comments on 23 October 2017:

“In accordance with Section 61(b) of the Planning and Development Act 2007 I advise that I have examined Draft Variation No 358, Wright Block B [currently registered as block 3] Section 29 Restrictions on Residential Land Use, that proposes to amend the precinct code for Wright to prohibit residential use on the site to ensure the land remains available for community purposes (e.g. church, scout hall, health facilities, childcare centre).

There are no issues of concern to the Conservator of Flora and Fauna with the proposed amendment.”

Response

Noted

3.4 Environment Protection Authority (section 61 (b) (iii))

The EPA provided the following comments on 2 November 2017:

“Thank you for the opportunity to review and provide comments on the proposed variation to the Territory Plan.

The Environment Protection Authority supports the proposed variation in its current form.”

Response

Noted

3.5 ACT Heritage Council (section 61 (b) (iv))

The ACT Heritage Council provided the following comments on 25 October 2017:

“Background:

On 19 October 2017, entity advice was sought from the ACT Heritage Council (the Council) on a proposed Draft Variation to the Territory Plan, for amendments to the Wright precinct map and code (DV358).

These amendments would limit the future use of Block B [currently registered as block 3], Section 29, Wright to community purposes only, following the recent identification of Block A [currently registered as block 2], Section 29, Wright for future public housing. The proposed amendment is also informed by a Community Needs Assessment and community consultation regarding the subject site.

Advice:

Review of the ACT Heritage Register identifies that no places or objects subject to Heritage Act 2004 provisions are contained within the subject site.

The heritage values of the Wright area have also been previously assessed, and future effects of urban development mitigated, as part of the ACT Government's land release program (as described in CHMA 2009, CHMA 2010). In this context, no further heritage assessment or management requirements are identified, with the exception of the below:

- In the event that Aboriginal places or objects are encountered during development, works at those locations are to cease to allow for heritage assessment and management (in accordance with Section 74 of the Heritage Act 2004) and the discoveries are to be reported to the Council within five working days (in accordance with Section 51 of the Heritage Act 2004).”*

Response

Noted

3.6 Land Custodian (section 61 (b) (v))

The land custodian Suburban Land Agency provided the following comments on 26 October 2017:

“Nil comment from the Suburban Land Agency.”

Response

Noted

3.7 Notice of Submission to the Minister (section 70)

In accordance with s 70 of the P&D Act, a public availability notice will be placed in the ACT Legislation Register stating that DV358 has been submitted to the Minister and that the documents are available for public inspection.

4. APPENDICES

APPENDIX 1
Draft variation 358 public release version



ACT
Government

Environment, Planning and
Sustainable Development

Planning and Development Act 2007

Draft
Variation to the
Territory Plan
No 358

Changes to Wright precinct map and code
Wright section 29 block 3
Restrictions on residential use

December 2017

Draft variation for public consultation prepared
under s60 of the *Planning and Development Act 2007*

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1. INTRODUCTION

1.1 Summary of the Proposal

Draft Territory Plan Variation 358 (DV358) proposes to amend the Wright precinct map and code to prohibit residential uses (supportive housing, residential care accommodation and retirement village) on block 3 section 29 Wright (the subject site, currently registered as block 3). The subject site is Community Facility Zoned land. The Public Housing Renewal Taskforce (Taskforce) has identified part of section 29 Wright (currently registered as block 2) for public housing and the remainder of section 29 Wright (block 3) is on the ACT Government's Indicative Land Release Program for release in 2018-19.

Following extensive community consultation and a Community Needs Assessment, the ACT Government is proposing to restrict the future use of the subject site to community purposes only. Any residential purposes (residential care, retirement villages and supportive housing) will be prohibited on the site confirming the land is to be used for community purposes only.

1.2 Outline of the process

The Commonwealth's *Australian Capital Territory (Planning and Land Management) Act 1988* allows for the Legislative Assembly to make laws to establish a Territory Planning Authority and for that Authority to prepare and administer a Territory Plan. The *Planning and Development Act 2007* (the Act) establishes the planning and land authority as the Authority which prepares and administers the Territory Plan, including continually reviewing and proposing amendments as necessary. The functions of the planning and land authority are administered by the Environment, Planning and Sustainable Development Directorate (EPSDD).

The Territory Plan is comprised of a written statement and a map. The written statement contains a number of parts, namely governance; strategic directions; zones (including objectives and development tables and zone or centre development codes); precinct codes; general codes; overlays; definitions; structure plans, concept plans and development codes for future urban areas.

The Territory Plan Map graphically represents the applicable land use zones (under the categories of residential, commercial, industrial, community facility, urban parks and recreation, transport and services and non-urban), precincts and overlays. The zone, precinct and overlay requirements are detailed in the volumes of the Territory Plan.

Draft variations to the Territory Plan are prepared in accordance with the Act. Following the release of the draft variation under section 63 of the Act, submissions from the public are invited. At the conclusion of the consultation period the EPSDD submits a report on consultation and a recommended final variation to the Minister responsible for planning for referral to the Legislative Assembly standing committee responsible for planning. The Minister must consider the findings of the committee before deciding whether to approve the draft variation. If the Minister approves the variation, the variation and associated documents will be tabled in the Legislative Assembly. Unless disallowed by the Legislative Assembly within five sitting days, the variation commences on a day nominated by the Minister.

1.3 This document

This document contains the background information in relation to the proposed variation. It comprises the following parts

Part 1 This Introduction

Part 2 An Explanatory Statement, which gives reasons for the proposed variation and describes its effect

Part 3 The Draft Variation, which details the precise changes to the Territory Plan that are proposed

1.4 Public Consultation

Written comments about the draft variation are invited from the public by **Friday 23 February 2018**.

Comments should include reference to the draft variation and be addressed to the Territory Plan Section. Please also provide your name and contact details to assist in the assessment of the comments provided, and to enable EPSDD to contact you in relation to your comments, if required. Your personal information will be managed in accordance with the *Information Privacy Act 2014* and the EPSDD Information Privacy Policy, which is available for viewing on EPSDD's website.

Comments can be:

- emailed to terrplan@act.gov.au
- mailed to Territory Plan Section, GPO Box 158, Canberra, ACT 2601
- delivered to the Access Canberra Customer Service Centre at 16 Challis Street, Dickson
- made on the 'Have Your Say' website: <https://www.yoursay.act.gov.au/>

Copies of written comments will be made available for public inspection for no less than 15 working days starting 10 working days after the closing date for comment. The comments will be available at the Access Canberra customer service centre in Dickson and may be published on EPSDD's website. Comments made available will not include personal contact details unless you request otherwise.

A request may be made for parts of a submission to be excluded under section 411 or 412 of the *Planning and Development Act 2007*. A request for exclusion under these sections must be in writing, clearly identifying what parts of your submission you are seeking to exclude and how the request satisfies the exclusion criteria.

Further Information

The draft variation and background documents are available online at **www.act.gov.au/draftvariations** until the closing date for written comments.

Printed copies of the draft variation (this document) and background documents are available for inspection and purchase at the Access Canberra Customer Service Centre, 16 Challis Street, Dickson, Monday to Friday (except public holidays) between 8:30am and 4:30pm. Please call 6207 1923 to arrange a copy for purchase.

2. EXPLANATORY STATEMENT

2.1 Background

On 15 March 2017 the Minister for Housing and Suburban Development announced the proposal for public housing in Wright. Following the announcement the Taskforce has identified block 2 section 29 Wright for the development of public housing. It is a Community Facility zoned block. The Taskforce has undertaken extensive pre-consultation with the community including the Weston Creek Community Council and Wright Residents Group regarding community expectations for remainder of the site, block 3 section 29 Wright (the subject site).

The community expressed a preference for the site to be used for a multi-use community facility, with additional desired uses including (but not restricted to) a church, scout hall, health facilities and a childcare centre. A key concern of the Wright community was the uses permitted on Community Facility-zoned land. While public housing is a form of supportive housing, and is permitted on Community Facility zoned land, many community members considered that there was demand for other community uses in the area.

The Taskforce worked with the Wright Residents Group to explore opportunities for the subject site to be a dedicated community facility such as a health or childcare facility, and a community hall. This included the development of an illustrative concept showing possible community uses and car parking on the subject site. The Wright Residents Group expressed support for a range of uses dependent on the provision of a community meeting space.

The subject site is currently on the ACT Government's Indicative Land Release Program for release in 2018-19. The Taskforce has provided community feedback to other parts of the ACT Government to confirm the release of this site on the Land Release Program and to place restrictions on the use of the site to be consistent with discussions with the community.

In response to this feedback, the ACT Government undertook a Community Needs Assessment in mid-2017 to determine the need for community land. The assessment concludes that the provision of a community facility would fill an identified community need in Wright. However it is not anticipated or planned for Wright to accommodate the higher order community facilities such as cultural facilities, college or library. These will be located in the Molonglo commercial centre and larger group centres. The community needs assessment paper can be accessed as a background paper to this draft variation at:

http://www.planning.act.gov.au/tools_resources/legislation_plans_registers/plans/territory_plan/draft_variations_to_the_territory_plan

Following community feedback and the Community Needs Assessment, the ACT Government is proposing to restrict the future use of the subject site to community purposes only. Any residential purposes (residential care, retirement villages and supportive housing) will be prohibited on the site to confirm the land is used for community purposes only. DV358 is therefore proposing to remove any residential purposes that are permitted in the Community Facility zoned block ensuring the subject site will be used for community purposes only. In the Wright precinct map, residential care accommodation, retirement villages and supportive housing will be prohibited on the subject site.

2.2 Site Description

The subject site, block 3 section 29 Wright, is approximately 4783m² and is currently zoned Community Facility Zone (CFZ). The site is bounded by Diesendorf Street to the south, block 2 section 29 Wright to the west, Gornall Street to the north and Max Jacobs Avenue to the east. Section 29 Wright has been subdivided to create block 2 and block 3 to differentiate the public housing portion and introduce site specific prohibited uses to block 3 only.

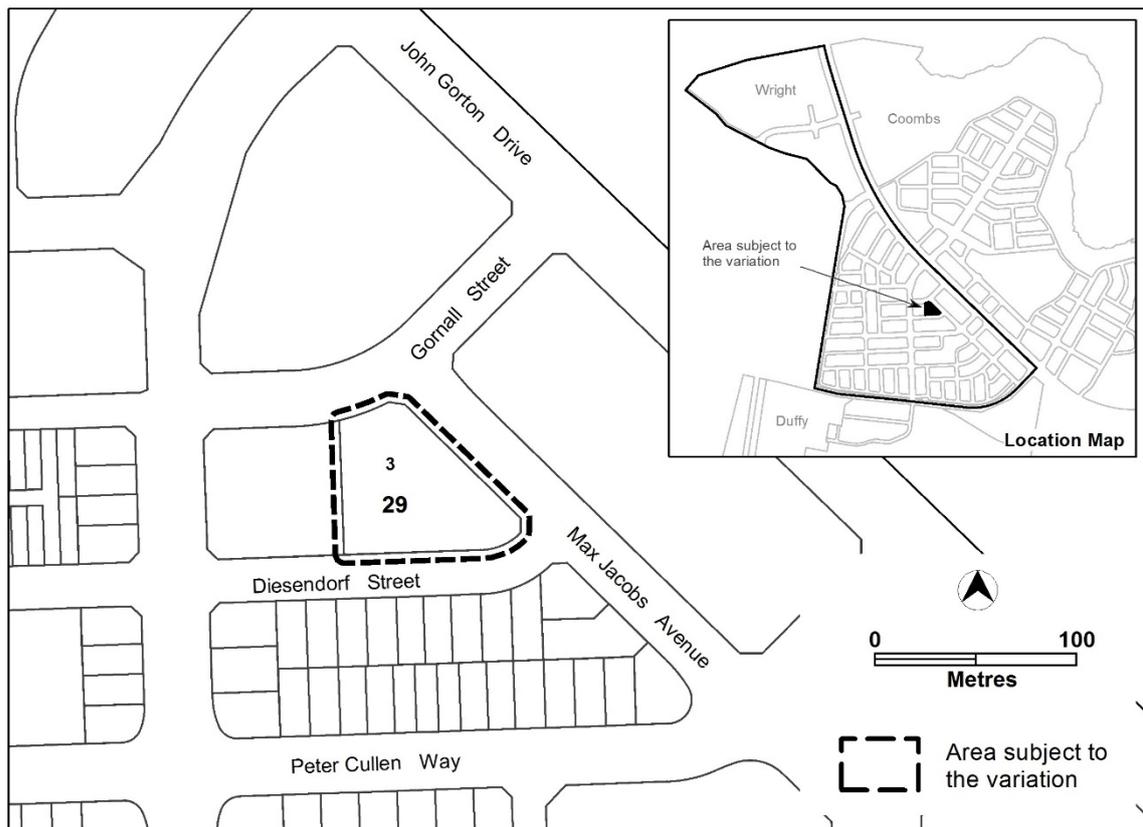


Figure 1 Site Plan

2.3 Current Territory Plan Provisions

The Territory Plan map zone for the area subject to this variation is shown in **Figure 2**.

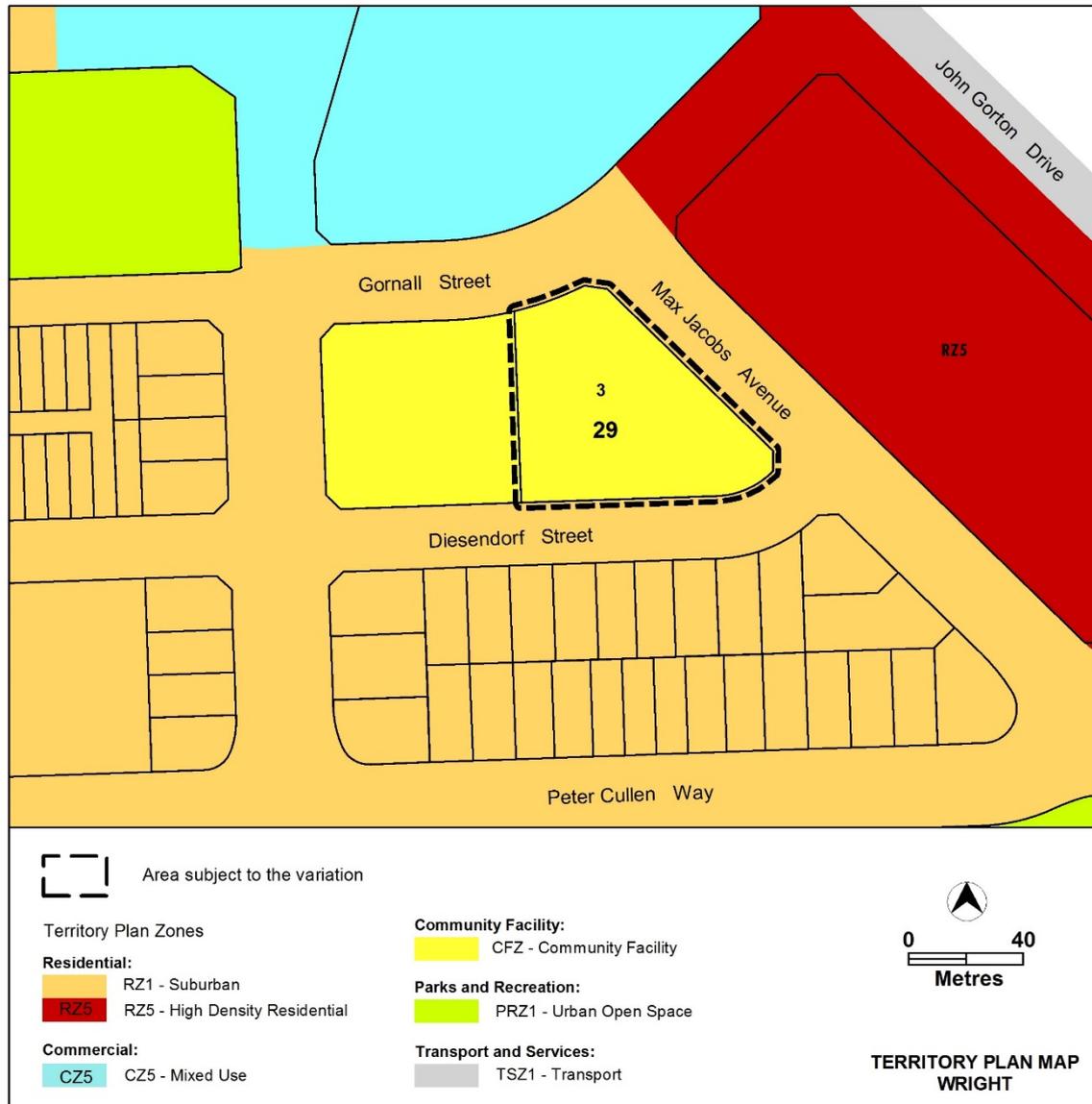


Figure 2 Territory Plan Zones Map

The Wright precinct map for the area subject to this variation is shown in **Figure 3**. There are currently no precinct code provisions applying to the site.

Wright Precinct Map

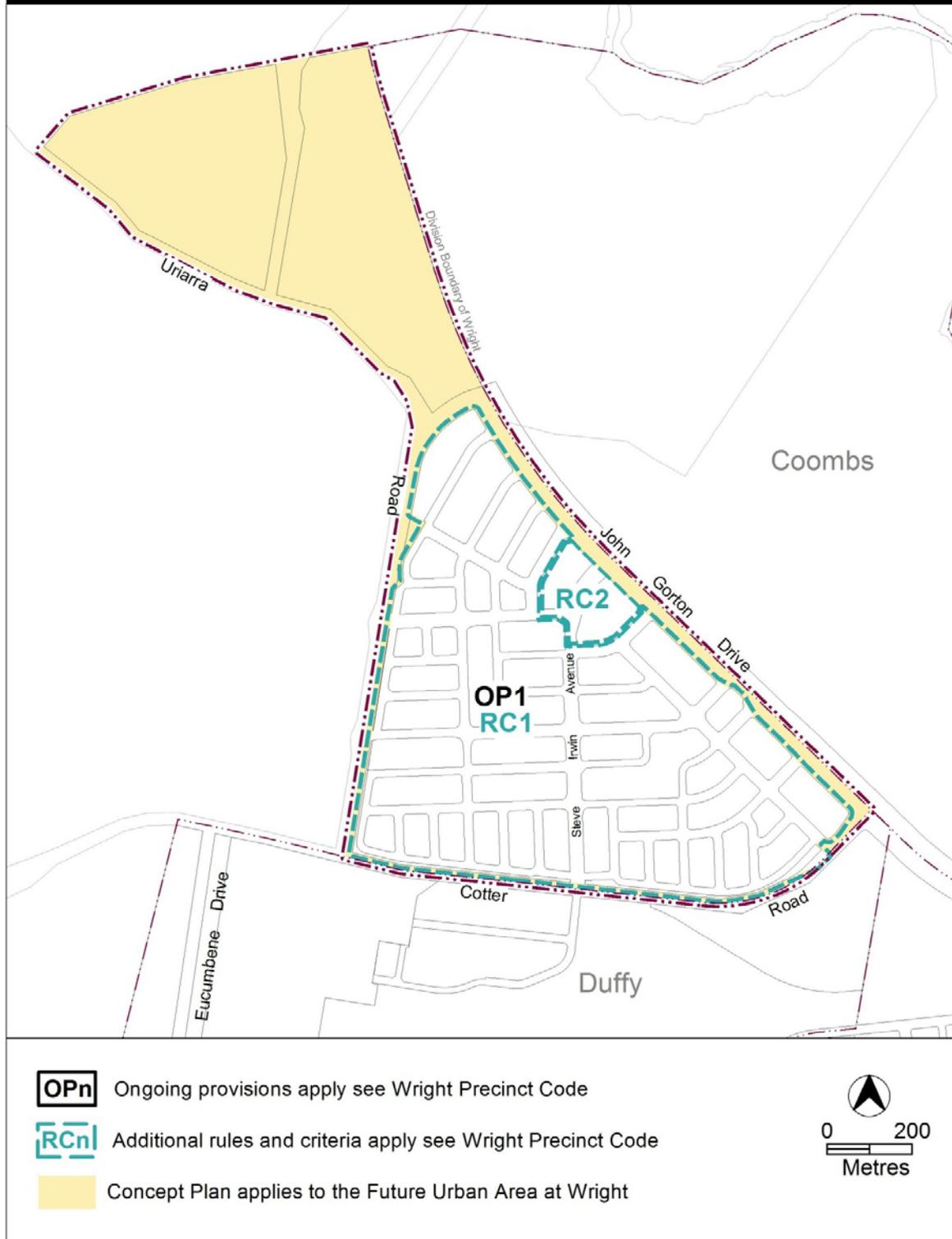


Figure 3 Wright Precinct Map

2.4 Proposed Changes

2.4.1 Proposed Changes to Territory Plan

DV358 proposes to amend the Wright Precinct Map and code as follows:

- Introducing PD1 additional prohibited development in the Wright Precinct Map
- Introducing Table -1 additional prohibited development in the Wright Precinct Map to regulate community uses on the site.

2.5 Reasons for the Proposed Draft Variation

The reasons for the draft variation are as follows:

- To respond to community feedback on a preference for the subject site to be used a multi-use community facility.
- To restrict further residential use on Community Facility zoned land on the subject site in Wright.

2.6 Planning Context

2.6.1 National Capital Plan

The *Australian Capital Territory (Planning and Land Management) Act 1988* established the National Capital Authority (NCA) with two of its functions being to prepare and administer a National Capital Plan (NCP) and to keep the NCP under constant review and to propose amendments to it when necessary.

The NCP, which was published in the Commonwealth Gazette on 21 January 1990 is required to ensure that Canberra and the Territory are planned and developed in accordance with their national significance. The *Planning and Land Management Act 1988* also required that the Territory Plan is not inconsistent with the NCP.

2.6.2 ACT Planning Framework

Statement of Strategic Directions

The Statement of Strategic Directions sets out the principles for giving effect to the main objective of the Territory Plan as required by the *Planning and Development Act 2007*. The proposal is consistent with the following Territory Plan - Statement of Strategic Directions in terms of environmental, economic and social sustainability and spatial planning and urban design principles:

1.1 Planning processes and decisions will be focused on the combined achievement of economic vitality, community wellbeing, and environmental quality. Broad community involvement will be a key element in the pursuit of sustainable development, as will complementary regional strategies and agreements.

1.18 Provision will be made for a comprehensive range of readily accessible community, cultural, sporting and recreational facilities, distributed according to the varying needs of different localities and population groups. In major centres and developing areas, sites will be safeguarded where necessary for particular community needs.

1.20 Planning policies for community facilities and open space will encourage multiple use and flexible design to allow for changing needs.

ACT Planning Strategy 2012 and Transport for Canberra

The draft variation is also consistent with the ACT Planning Strategy 2012 and Transport for Canberra – Transport for a Sustainable City in that it:

- Ensures everyone has convenient access to a range of facilities, services and opportunities for social interaction by considering the community's requirements in Greenfield estates.
- Provides community facilities close to transport nodes and local centre encouraging active travel.

2.7 Interim Effect

Section 65 of the *Planning and Development Act 2007* applies to the draft variation. This means that the provisions of Draft Variation No 358 have interim effect, and apply to development applications lodged on or after **Friday 15 December 2017**.

During the period of interim effect the ACT Government must not do or approve anything that would be inconsistent with the Territory Plan as if it were amended by the draft variation. Where there is an inconsistency between provisions in the current Territory Plan and provisions in the draft variation, then the draft variation takes precedence for the extent of the inconsistency.

Interim effect will end on the day the earliest of the following happens:

- i. the day the public availability notice under section 70 for the draft variation being recommended to the Minister is notified in accordance with the Legislation Act
- ii. the day the draft variation, or the corresponding variation, is withdrawn under section 68 (1)(b) or section 76 (3)(b)(v)
- iii. 1 year after the date of the consultation notice.

2.8 Consultation with Government Agencies

The EPSDD is required to, in preparing a draft variation under section 61(b) consult with each of the following in relation to the proposed draft variation:

- the National Capital Authority
- the Conservator of Flora and Fauna
- the Environment Protection Authority
- the Heritage Council
- the Land Custodian, if the draft variation would, if made, be likely to affect unleased land or leased public land – each custodian for the land likely to be affected

National Capital Authority

The National Capital Authority provided the following comments on 24 October 2017:

“Thank you for your referral for draft Territory Plan variation 358 Wright block B [currently registered as block 3] section 29. We have no comment to add.”

Response

Noted

Conservator of Flora and Fauna

The Conservator of Flora and Fauna made the following comments on 23 October 2017:

“In accordance with Section 61(b) of the Planning and Development Act 2007 I advise that I have examined Draft Variation No 358, Wright Block B [currently registered as block 3] Section 29 Restrictions on Residential Land Use, that proposes to amend the precinct code for Wright to prohibit residential use on the site to ensure the land remains available for community purposes (e.g. church, scout hall, health facilities, childcare centre).

There are no issues of concern to the Conservator of Flora and Fauna with the proposed amendment.”

Response

Noted

Environment Protection Authority

The Environment Protection Authority provided the following comments on 2 November 2017:

“Thank you for the opportunity to review and provide comments on the proposed variation to the Territory Plan.

The Environment Protection Authority supports the proposed variation in its current form.”

Response

Noted

Heritage Council

The Heritage Council provided the following comments on 25 October 2017:

“Background:

On 19 October 2017, entity advice was sought from the ACT Heritage Council (the Council) on a proposed Draft Variation to the Territory Plan, for amendments to the Wright precinct map and code (DV358).

These amendments would limit the future use of Block B [currently registered as block 3], Section 29, Wright to community purposes only, following the recent identification of Block A [currently registered as block 2], Section 29, Wright for future public housing. The proposed amendment is also informed by a Community Needs Assessment and community consultation regarding the subject site.

Advice:

Review of the ACT Heritage Register identifies that no places or objects subject to Heritage Act 2004 provisions are contained within the subject site.

The heritage values of the Wright area have also been previously assessed, and future effects of urban development mitigated, as part of the ACT Government's land release program (as described in CHMA 2009, CHMA 2010). In this context, no further heritage assessment or management requirements are identified, with the exception of the below:

- In the event that Aboriginal places or objects are encountered during development, works at those locations are to cease to allow for heritage assessment and management (in accordance with Section 74 of the Heritage Act 2004) and the discoveries are to be reported to the Council within five working days (in accordance with Section 51 of the Heritage Act 2004).”*

Response

Noted

Land Custodian

The land custodian Suburban Land Agency provided the following comments on 26 October 2017:

“Nil comment from the Suburban Land Agency.”

Response

Noted

3. DRAFT VARIATION

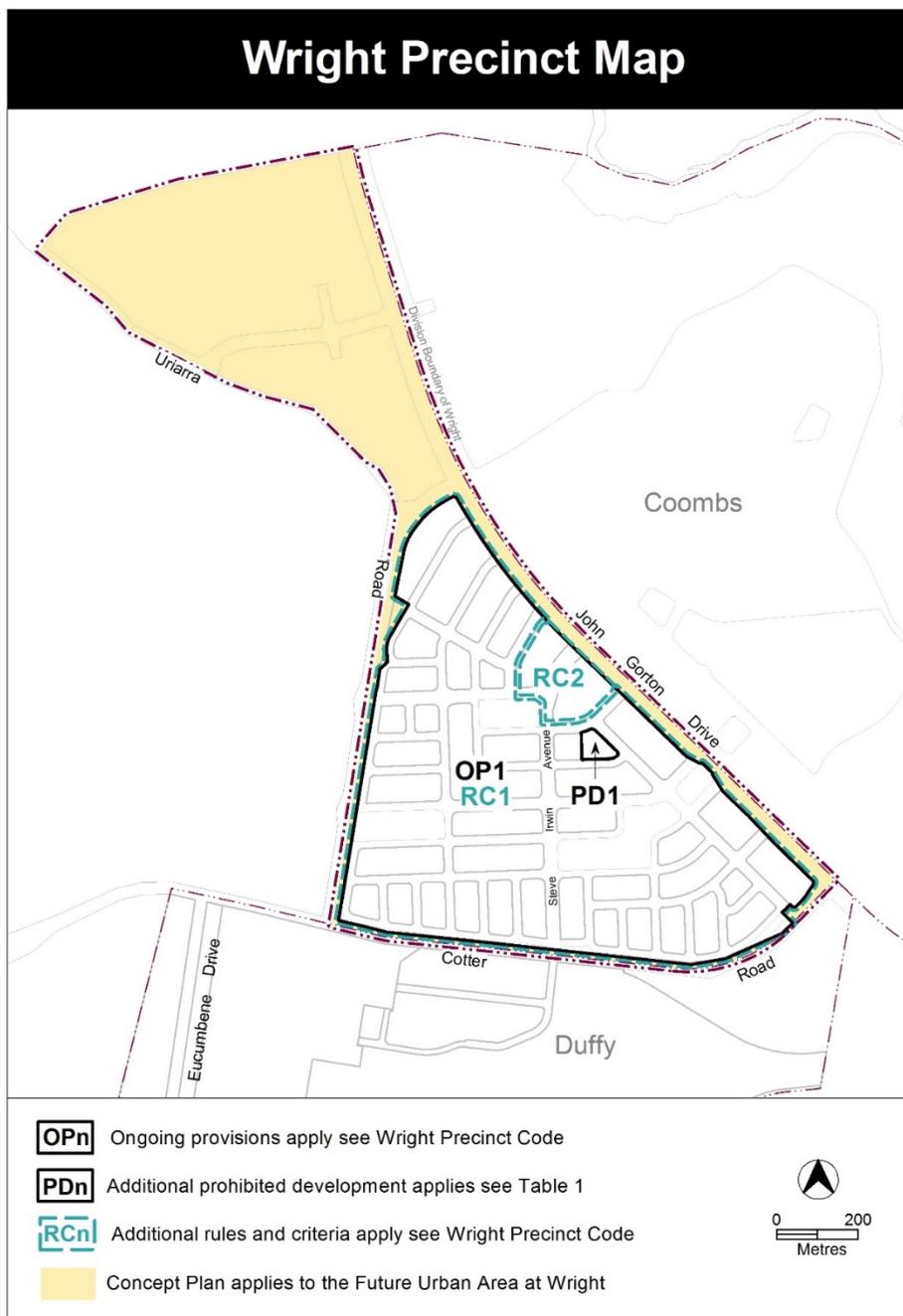
3.1 Variation to the Territory Plan written statements

The Territory Plan is varied in all of the following ways:

Variation to the Wright precinct map

1. Wright precinct map – Introduce new PD – Community uses - map

Substitute the current Wright precinct map with the following:



2. Wright precinct map – Introduce new PD – Community uses – Table 1

Insert Assessment Tracks and Table- 1 Additional prohibited development after Wright precinct map:

Assessment Tracks

The following table identifies the additional prohibited development for the subject block shown in the Wright Precinct Map (identified as PDn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following table constitutes part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	CFZ	<i>Residential care accommodation Supportive housing Retirement village</i>

Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajnuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefonirajte:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week

APPENDIX 2
Copies of public comments received on draft variation 358

From: [REDACTED]
To: [Terrplan](#)
Subject: Changes to Wright section 29 block 3
Date: Friday, 12 January 2018 8:10:58 PM

Hi,

I am writing in regards to the changes of the public situation in Wright and Coombs. I currently own a property in the area and I feel that this area is a unique and central location of Canberra and agree that It should not be weighed down with Government housing.

Kind Regards,

[REDACTED]
[REDACTED]



Virus-free. www.avast.com

From: [REDACTED]
To: [Terrplan](#)
Cc:
Subject: Planning and Development (DV 358) Consultation Notice - Section 29 Block 3
Date: Thursday, 22 February 2018 11:17:10 AM

Dear Sir/Madam,

As you may be aware, we have lodged an objection to the proposed development of Section 29 for community housing along with other residents.

We write as the residents at 3 Diesendorf Street, Wright, ACT. The proposed site is directly in front of our residence and thus we have a vested interest in its development.

We are very of the view that the remainder of the site will be left as green space via a public playground or recreational facility.

Alternatively, if this site could be utilised as a genuine community facility as say a scout hall or medical facility, we would be supportive of that.

We trust that all drive in entry will be on Gornall Street as first proposed.

Regards

[REDACTED]



ACT
Government

COMMUNITY NEEDS ASSESSMENT

PART BLOCK 1,
SECTION 29 WRIGHT

ENVIRONMENT, PLANNING AND
SUSTAINABLE DEVELOPMENT
DIRECTORATE

AUGUST 2017

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EXECUTIVE SUMMARY

1. The Public Housing Renewal Taskforce has identified part of Block 1, Section 29 Wright for the development of public housing. The remainder of the Community Facility-zoned block is on the ACT Government's Indicative Land Release Program for release in 2018-19.
2. During the engagement process, the Public Housing Renewal Taskforce received feedback on the use of the remainder of the site. The community expressed a preference for the site to be used for a community centre as well as potentially for medical facilities and childcare.
3. To determine the need for community land, town planning uses benchmarks for standards of service based upon different population catchments. When fully populated, Wright will have around 4,300 residents. This corresponds with a local catchment area of 5,000 people.
4. For this catchment area, the provision of a community facility, health care and childcare in Wright would all be justified. The catchment area would also support a religious facility.
5. When taking into account the provision of health care and childcare in the nearby community land in Coombs as well as the future Molonglo commercial centre and non-government school sites – the viability of health care and childcare does not appear certain. Religious facility requirements in the area may also be better met through flexible, multi-use arrangements.
 - Healthcare facilities also benefit significantly from have a pharmacy nearby. However, the location of a nearby pharmacy in Coombs may prevent another pharmacy in the Wright site, reducing its attractiveness for health care.
 - For childcare, demographic forecasting indicates that the Molonglo Valley will be home to a number of new families and young children, which supports the potential viability of a childcare facility.
6. As a result, this community needs assessment concludes that requiring the provision of a community facility would fill an identified community need. However, requiring the provision of healthcare and childcare facilities at the site does not appear to be justified based on an assessment of planned supply and market viability. This of course would not preclude a proponent pursuing either of these uses – just that the ACT Government may not require it.

BACKGROUND

7. The ACT Government's Public Housing Renewal Taskforce is delivering the biggest upgrade to Canberra's ageing public housing since self-government in 1989. The program will improve outcomes for public housing tenants and support the renewal of Canberra's urban areas.
8. In March 2017, the Minister for Housing and Suburban Development announced the identification of six sites for the construction of public housing in Tuggeranong, Molonglo Valley, Weston Creek and Woden Valley. This included the construction of public housing on part Block 1, Section 29 Wright.
9. Between April and September 2017, the Public Housing Renewal Taskforce consulted with local community on the site in Wright. This included consultation with the Wright Residents' Group and the Molonglo Community Group.

10. During this engagement process the community provided their feedback about parking, density, building height, the importance of community facilities for the suburb and opportunities for the remaining part of the site.
11. In terms of the remaining part of the site, the Wright Residents' Group provided feedback that their top preference was for a multi-use community facility, with additional desired uses including (but not restricted to) a church, scout hall, health facilities and a childcare centre.
12. In response the Public Housing Renewal Taskforce provided the community with an indicative design that showed that a flexible approach could allow the site to accommodate either a dedicated community activity centre (neighbourhood hall) or a community meeting space as well as additional community uses.
13. The ACT Government committed to the release of the land for a non-residential use, such as healthcare facilities or a childcare centre with a community hall, subject to a community needs assessment.

ESTATE PLANNING AND LAND RELEASE

14. Wright is a 79 hectare greenfield estate located adjacent to Stromlo Forest Park and is one of the gateway suburbs (along with Coombs) into the new Molonglo Valley. Due to engineering constraints, which have now been overcome, Wright has been released and developed in two stages.
15. Land releases in the first stage of the estate commenced in 2009-10 with first dwelling occupations in 2011-12. Further land releases in the northern stage of the estate (North Wright) are scheduled for 2017-18.
16. Wright is a planned estate designed to accommodate a total of 1,713 dwellings site including 535 single residential blocks and a maximum of 1,178 multi unit dwelling sites. As at March 2016 a total of 1,432 dwelling sites had been released and settled. The remaining 281 dwelling sites are on two CZ5 zoned sites currently scheduled to be released in 2017-18 (Block 1 Section 38, 158 dwelling sites) and in 2018-19 (Block 1 Section 39, 123 dwelling sites).
17. North Wright is a 37 hectare greenfield estate to the north of the existing suburb of Wright. The northern stage of the estate is at estate development planning stage with the Estate Development Plan (EDP) lodged for approval in November 2016. North Wright is designed to accommodate a total of 423 dwelling sites comprised of 212 single residential blocks and four multi unit blocks with a maximum yield of 211 dwelling sites.

ESTIMATED POPULATION AND DWELLING OCCUPATIONS

18. Wright is planned to accommodate an estimated resident population of 4,600 to 4,900. The 2016 estimated resident population was 2,865. To date, around 87 per cent of the dwelling sites released and settled are developed.
19. According to 2016 Census data, Wright recorded 1,252 dwellings in the suburb including 414 separate houses, 197 semi-detached homes and 641 apartments, and a slightly under-reported population of 2,753 people.
20. Further land releases scheduled over the next two years, which includes the two commercial mixed use sites in Wright, and North Wright releases, will add more than 700 dwelling sites to the suburb and generate more than 1,500 additional residents.

TABLE 1: RESIDENTIAL LAND RELEASE (DWELLING SITES) AND RESIDENT POPULATION ESTIMATES

	Number of Dwelling Sites	Resident Population
Actuals		
2009/10	459	-
2010/11	832	-
2011/12	141	-
Total dwelling sites released to date	1,432	-
2012/13	-	22
2013/14	-	200
2014/15	-	1,062
2015/16	-	2,121
30 JUNE 2016 - Estimated Resident Population (ERP)	-	2,865
Estimates		
2017/18	400	3000
2018/19	240	3200
Balance	96	-
Total New Releases	736	-
Total Dwelling Sites - Wright	2,168	-
2019/20	-	3500
2020/21	-	3800
2021/22	-	4000
2022/23	-	4100
2023/24	-	4200
2024/25	-	4300

Source: EPSDD Residential Land Releases Actuals & Targets & New Dwelling Occupations Data

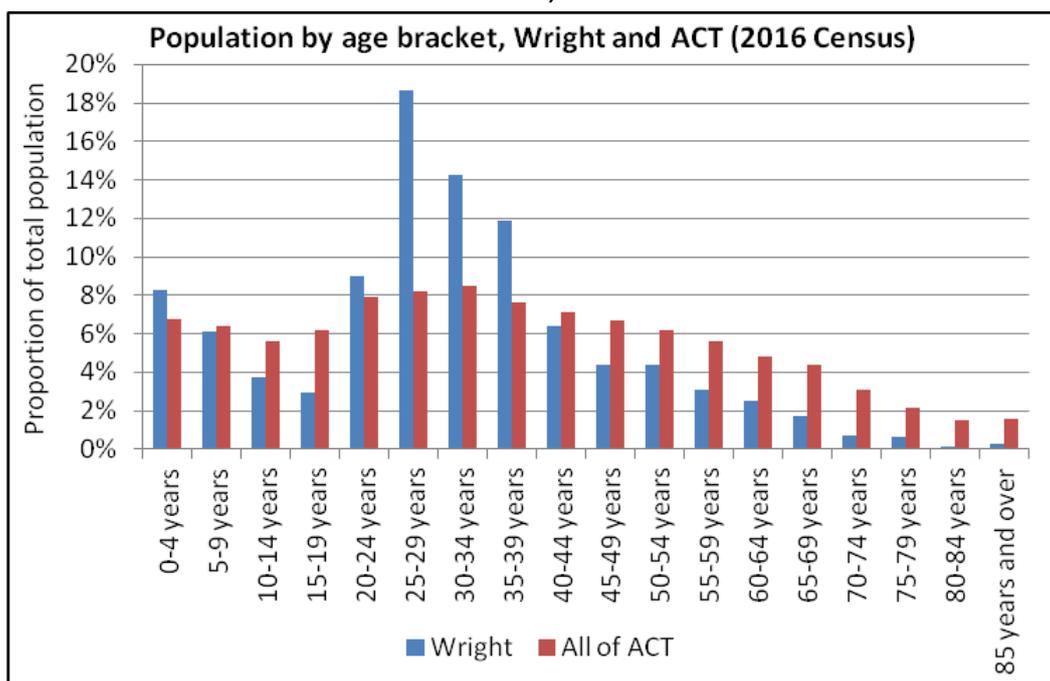
DEMOGRAPHIC CHARACTERISTICS OF WRIGHT

21. Key demographic observations from the 2016 Census on Wright when measured against the rest of the ACT include:

LOWER MEDIAN AGE

22. Wright currently has a substantially lower median age compared than the ACT as a whole (30 years compared to 35 years). This is reflected in the high number of 25-39 year olds in the population distribution chart (see Chart 1).

CHART 1: POPULATION BY AGE BRACKET, WRIGHT AND ACT



Source: Australian Bureau of Statistics, 2016 Census

HIGHER HOUSEHOLD INCOME

23. The median household income in Wright is about 12% higher than the ACT as a whole. This difference is even more substantial when Wright's lower median age (generally associated with lower incomes) is considered.

TABLE 2: KEY DEMOGRAPHIC STATISTICS FOR WRIGHT AND THE ACT

	Wright	ACT
Population	2,753	397,397
Male	48.5%	49.3%
Female	51.5%	50.7%
Median age	30	35
Average people per household	2.3	2.5
Median weekly household income	\$2,323	\$2,070
Median monthly mortgage	\$1,950	\$2,058
Median weekly rent	\$400	\$380

Source: Australian Bureau of Statistics, 2016 Census

LOWER PROPORTION OF FAMILY WITH CHILDREN HOUSEHOLDS

24. Relatively low proportions (about 32 per cent) of households in Wright are made up of families with children, as opposed to 41 per cent ACT-wide. There is a slightly higher proportion of childless couples and lone person households in Wright than in the ACT as a whole. This helps explain why the average number of people per household is lower in Wright (at 2.3 persons per household) than the ACT as a whole (2.5 persons per household).
25. Further, of the 32 per cent of families in Wright that have children, the average number of children in each family is slightly lower than in the ACT as a whole (see Tables 3 and 4).

TABLE 3: FAMILIES WITH CHILDREN – CHILDREN WITH FAMILIES

	Wright	% of families with children	ACT	% of families with children
One child	83	47.4%	25,946	41.8%
Two children	152	39.4%	25,621	41.2%
Three children	40	10.4%	8,133	13.1%
Four children	11	2.8%	1,885	3.0%
Five children	0	0.0%	379	0.6%
Six or more children	0	0.0%	181	0.3%
Total	386	-	62,145	-

Source: Australian Bureau of Statistics, 2016 Census

TABLE 4: AVERAGE CHILDREN PER FAMILY

	Wright	ACT
Average children per family (households with children only) from QuickStats	1.7	1.8

Source: Australian Bureau of Statistics, 2016 Census

26. It is also worth noting that at the time of the census there was a much higher proportion of apartments in Wright (which attract smaller households) relative to houses when compared to the ACT as whole.

TABLE 5: HOUSEHOLD TYPES - NUMBER

	Wright					ACT					
	Separate house	Semi-detached, row or terrace	Flat or apartment	Total	% of all households	Separate house	Semi-detached, row or terrace	Flat or apartment	Other	Total	% of all households
Couple family with no children	100	62	171	333	26.4%	26,526	6,391	6,263	81	39,267	24.4%
Couple family with children	237	36	67	340	27.0%	42,390	5,479	2,250	78	50,199	31.2%
One parent family with children	29	12	23	64	5.1%	11,379	3,091	1,068	45	15,579	9.7%
Other family	4	12	13	29	2.3%	1,027	399	332	-	1,756	1.1%
Multiple family household	13	6	-	19	1.5%	3,125	331	131	8	3,584	2.2%
Lone person household	24	38	234	296	23.5%	15,808	9,322	10,047	239	35,414	22.0%
Group household	12	19	44	75	5.9%	3,061	1,735	2,104	33	6,941	4.3%
Total - Other families and households, including non-classifiable and not applicable	14	11	80	105	8.3%	3,596	1,637	2,662	402	8,279	5.1%
Total	433	196	632	1,261	100.0%	106,912	28,385	24,857	886	161,019	100.0%

Source: Australian Bureau of Statistics, 2016 Census

RELEVANT PLANNING, POLICIES & REPORTS

27. The *Structure Plan for Molonglo and North Weston*, which included the suburbs of Coombs and Wright, intended for small scale community uses to be provided within residential areas in order to meet local needs. For example uses such as a childcare centre, health facility or community activity centre.
28. A Structure Plan is a high level planning framework that sets out the principles and policies to apply to the Molonglo and North Weston future urban area.
29. The *Coombs and Wright Concept Plan* is a more detailed statutory planning document to guide the design (and assessment) of estate development plans and guides the actual subdivision layout, allocation of land area in each zone and informs development of individual blocks.
30. To accommodate the establishment of community uses in the suburb the *Coombs and Wright Concept Plan* required three Community Facility-zoned sites to be planned for Wright.
31. Referring to Figure 2 Development Precincts, the Concept Plan rules and criteria required:
 - R18/C18 Precinct R – (Wright) to show a Community Facility-zoned site not less than 0.85 hectares;
 - R19/C19 Precinct S – (North Wright) to show a Community Facility-zoned site to accommodate non-educational community uses (not less than 0.5 hectares); and
 - R21/C21 Precinct U – (North Wright) to show a Community Facility-zoned site to accommodate at a minimum an educational establishment not less than 5 hectares.
32. For the suburb of Coombs, the Concept Plan required the following community precinct to be provided:
 - R6/C6 Precinct F – (Coombs) to have a Community Facility-zoned site to less than 6 hectares to accommodate at a minimum an educational establishment (primary school), community activity centre and child care centre.
33. The *Wright Precinct Map and Code* provides additional planning, design and environmental controls for specific areas or blocks. There are no specific provisions in the Code relating to the subject site, community land or community uses in Wright.

EXISTING AND PLANNED SUPPLY OF COMMUNITY FACILITIES & COMMUNITY LAND

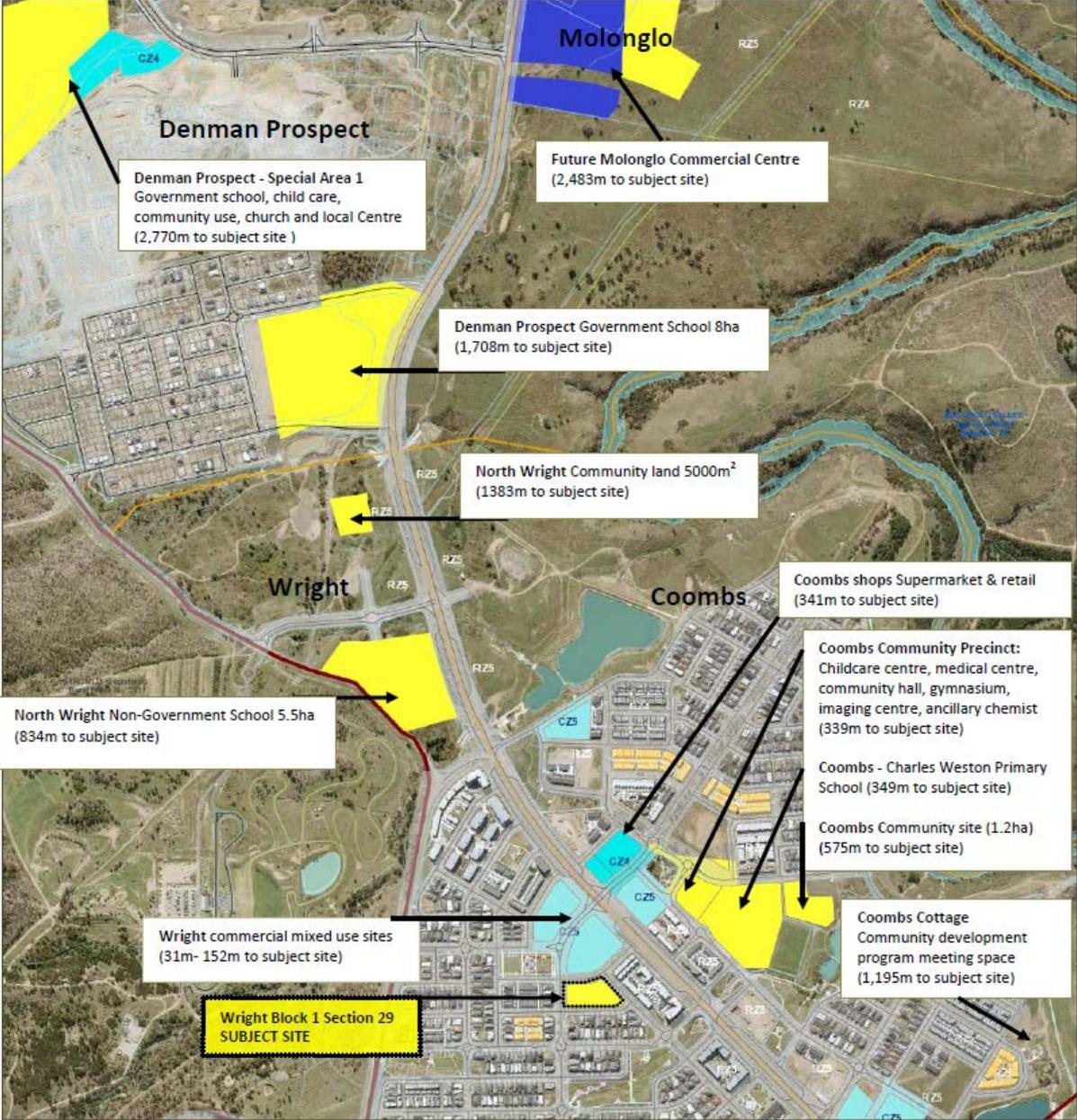
WRIGHT

34. The Wright Community Facility-zoned site on part Block 1 Section 29 is scheduled to be released in 2018-19.
35. The Community Facility-zoned site has a total site area of 9,191 square metres and will be subdivided into two blocks. One block of approximately 4,408 square metres is proposed for a public housing development.
36. The second block of approximately 4,783 square metres will be released for community use – this is the subject site.
37. Two Community Facility-zoned sites are proposed in North Wright including a school site (approximately 5 hectares) and a second 5,000 square metres Community Facility-zoned site. Approval of the Estate Development Plan to create these sites was expected in August 2017.
38. The school site is scheduled for release in 2018-19 as a non-government school site. The non-government school site will be released by way of a new expression of interest process which aims to ensure school sites function as community hubs and provide an ongoing benefit to the broader non-school community through the use of school facilities.
39. The other Community Facility-zoned site is for future use and is beyond the current four-year Indicative Land Release Program. No specific community use is identified for this site.

COOMBS

40. A further release of land in the Coombs community precinct is scheduled for 2018/19.
41. Block 3 Section 17 Coombs has a site area of 1.2 hectares with no specific community use identified.
42. The Coombs and Wright Concept Plan required a precinct in the suburb of Coombs to show a community facility zoned site to less than 6 hectares to accommodate at a minimum an educational establishment (primary school), community activity centre and child care centre. The Coombs community precinct is within 350 metres of the Wright community site.
43. One block in the Coombs community precinct was developed by the Education Directorate for the Chares Weston primary school which opened in 2016.
44. A block adjoining the school (Block 1 Section 2017) was sold in 2015 with a Deed of Agreement in place with specific planning requirements for a child care centre (minimum 120 places), a community activity centre (at least 300 square metres in gross floor area), and allowed other community uses. The developer was given the option of creating a separate serviced block suitable for the development of the community activity centre and hand this block back to the Territory.
45. The Coombs community site is currently under construction for a range of community uses including a child care centre (minimum 120 places), medical centre, community hall (348 m² gfa), gymnasium, specialist medical, dentist, imaging centre, and ancillary chemist with basement car parking.
46. Map 1 shows the location and proximity of community land and community facilities (existing and proposed) in the suburbs of Wright, Coombs, Denman Prospect and Molonglo.

COMMUNITY NEEDS ASSESSMENT



Map 1: Location and Proximity of Community Facility-zoned land and Facilities

COMMUNITY FACILITIES IN SURROUNDING ESTABLISHED SUBURBS

47. From a strategic planning perspective it was recognised that the development of the Molonglo Valley would have transitional impacts on surrounding areas in terms of bringing transitional pressure on existing commercial centres and community facilities. It was anticipated that depending on population growth and housing demand there would be an interim period where Molonglo Valley residents will use other shops and community facilities before any shops and facilities were developed for the local residents.
48. These transitional impacts of Molonglo Valley were recognised in a report commissioned by the planning authority, *Weston Creek/ Molonglo Valley Transitional Impacts on Community and Recreation Facilities Study* (Urbis 2012). The findings of the study informed the Weston Creek Group Centre Master Plan (2014). Similarly, planning for Molonglo Stage 3 anticipates transitional impacts on the western suburbs of Belconnen which are considered in *the Molonglo Stage 3 Community, Sport and Recreation Needs Assessment* (GHD 2014).
49. In order to provide community uses for the first residents moving to Wright and Coombs, in 2011 the government committed over \$7 million to build a 125 place childcare centre at Holder for the new communities of Molonglo (Legislative Assembly for the ACT: 2011 Week 14 Hansard (7 December) page 5783). The Holder Early Learning Centre run by YMCA in partnership with the ACT Education and Training Directorate and is located on Dixon Drive within 1.3 kilometres from the subject site.

METHOD FOR ASSESSING SUPPLY AND IDENTIFIED NEED

50. It is accepted planning practice for community facilities and services to operate within a hierarchy of provision with different scales of infrastructure servicing different population catchments. This is based on the need for different facilities at local, district and regional levels and takes into account relevant population catchments required to support certain types of facilities. The co-location of facilities to establish precincts or at destinations for example commercial centres also creates advantages.
51. Suggested desired standards of service for community facilities for this study are based on the benchmarks most recently used in a report commissioned by the former Land Development Agency, Planning for Community Land – Section 52 Wright (SGS, 2016). The benchmarks used were developed for the ACT Planning Authority some years previous in work undertaken by Buckley Vann Town Planning. These benchmarks also informed the Molonglo Valley transitional impacts and needs assessment studies prepared by Urbis, 2012 and GHD, 2014 mentioned previously.
52. Wright is planned to accommodate an estimated resident population of 4,300 to 4,800. Therefore the types of facilities that would service a local population catchment of up to 5,000 are considered in this study. It is not planned or anticipated for Wright to accommodate the higher order community facilities as these will be located in Molonglo commercial centre and larger local centres in Denman Prospect (and suburbs in Molonglo Stage 3).

TABLE 6: COMMUNITY SPACES AND RECOMMENDED STANDARDS OF SERVICE

Facility Type	Recommended Hierarchy of Provision	Recommended Standard of Service
General community Spaces		
Meeting rooms	Local	1:2,500
Religious Facility	Local	1:2,000
Neighbourhood Hall	Sub-district	1:10,000
Cultural Facilities	District & Sub-District	1:30,000-60,000
Educational / Children’s Facilities		
Govt pre-school & primary school	Local	1:7,500
Non-Govt Primary School	Local	1:5,000
Government High School - College	Sub-District & District	1:20,000 -30,000
Child care centre	Local	1:4,000
Health & Social Service Facilities		
GP Medical Centre	Local & Sub District	1:4,000
Allied Health	Local, District	Varies
Emergency Facilities	District	1:60,000
Sports Facilities & open spaces		
Neighbourhood oval	Local	Varies
Neighbourhood parks / playgrounds	Local	Varies

Source: *Desired Standard of Service Planning for Community Land – Section 52 Wright (SGS October 2016)*

EVALUATION OF PROPOSED USES FOR THE SUBJECT SITE

53. Using the estimated resident population for Wright and information on the desired standard of service for community facilities, the need for community infrastructure of a certain scale and type can be identified for the suburb.

GENERAL COMMUNITY SPACES - DEMAND

54. The final population of Wright and the desired standards of serviced outlined above suggest a need for:

- one or two meetings rooms; and
- one or two religious facilities.

55. Suggested local scale community meeting rooms / activity space is 120–300 square metres in gross floor area.

56. In addition, it is noted the *ACT Infrastructure Plan 2011-2021* identified a need for a neighbourhood hall in Molonglo Valley, within a 10 year timeframe:

- demand may exist for a neighbourhood hall to service the sub-district of Wright and Coombs, based on the combined estimated resident population of these suburbs.

GENERAL COMMUNITY SPACES - SUPPLY

57. The non-government school in Wright will provide facilities suitable for community meeting spaces and possibly a religious facility depending on the successful provider.

58. Coombs is serviced by a community activity centre (under construction) with a gross floor area of 300 square metres.

59. An historic building, Coombs Cottage (former Caretakers House) is also used for a government initiated community development program and community engagement events but is not open for public hire.

60. In Denman Prospect (Special Area 1: Stage 1b and Stage 2 releases to Capital Estate Developments) land is required to be handed back to the Territory of a suitable size to accommodate a community facility with a gross floor area of 500 square metres.

61. A larger scale community centre is proposed for the Molonglo commercial centre.

CHURCHES

62. Table 7 provides an indication of the existing religious facilities and affiliation for Wright and Weston Creek. Just over half the population of Weston Creek claims a religious affiliation with a per capita provision of 1:765. The 2016 census recorded an increase in the proportion of the population who do not identify with any religion.

63. Other trends to note in this space include:

- an increasing trend away from local places of worship to larger district or regional facilities;
- religious groups co-locating facilities and providing other community facilities, such as a church combined with non-government school; and

- smaller religious groups do not necessarily have a dedicated premises but use flexible general community spaces and neighbourhood halls.

64. In view of the ACT Government’s consideration of a policy change away from making land directly available at highly concessional rates for religious facilities, there is likely to be a sharp decline in demand for land for dedicated facilities but an increase in demand for flexibly designed community spaces for religious purposes.

TABLE 7: RELIGIOUS AFFILIATION AND EXISTING RELIGIOUS FACILITIES – WRIGHT & WESTON CREEK

	Wright		Weston Creek		Religious Facilities in Weston Creek	
	Population		Population		Number & Type	Provision Ratio
Catholicism	550	20.1%	5,490	23.9%	2	1:2745
Anglicanism	201	7.3%	2,790	12.1%	2	1:1395
Other Christian	281	10.2%	2970	12.9%	8	1:371
Buddhism	84	3.1%	284	1.2%	1	1:284
Hinduism	148	5.4%	209	0.9%	1	1:209
Islam	132	4.8%	313	1.4%	2	1:156
Judaism	3	0.1%	31	0.1%		
Other Religion	66	2.4%	153	0.7%		
Secular Beliefs/No Religion	1001	36.5%	8641	37.6%		
Inadequately Described/Not Stated	277	10.1%	2099	9.1%		
Total	2743	100.0%	22,980	100%	16	1:765

Source: Australian Bureau of Statistics, 2016 Census

EDUCATION AND CHILDREN’S SERVICES - DEMAND

SCHOOLS

65. The benchmarks for provision of facilities suggest that one government preschool/primary school is needed at the local level for a population of 7,500 and a non-government primary school for a population of 5,000. Wright and Coombs could support:

- Two primary schools – one government and one non-government school.

CHILDCARE

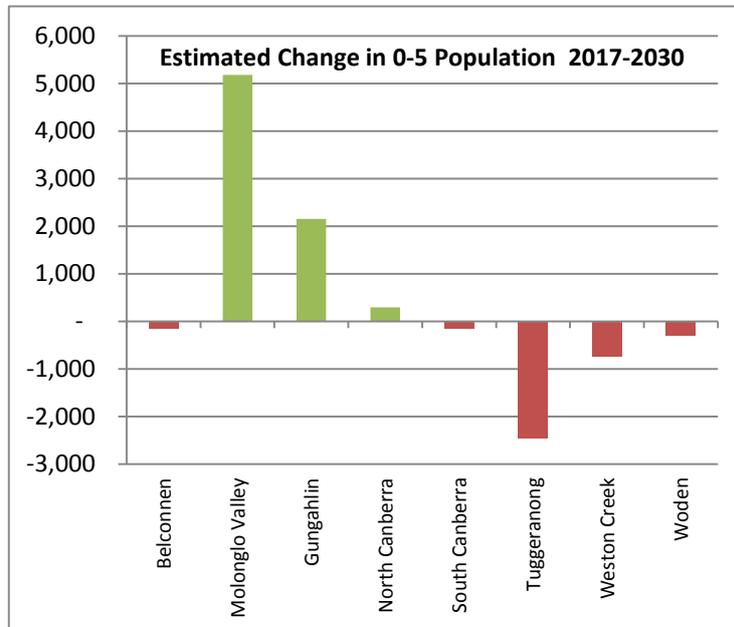
66. Childcare is a local service with the benchmark provision of one centre for a population of 4,000. This suggests Wright and Coombs could support:

- Two long day childcare centres.

EDUCATION AND CHILDREN’S SERVICES - SUPPLY

- 67. Wright will accommodate a non-government school (at least a primary school) on a site in North Wright and a government primary school (P-6) is located in Coombs. A government high school is proposed in Denman Prospect (P-10 by 2025-26) to cater for a sub-district population of 20,000 and a college is proposed in the Molonglo commercial centre to service the Molonglo Valley district.
- 68. Coombs is supported by a childcare centre (under construction) located in the Coombs community precinct.
- 69. Denman Prospect will provide two school sites, a primary school approximately 1,708m from the subject site and a second school site in Stage 2 of the estate co-located with the local centre, which will also provide a childcare site.
- 70. Childcare could be provided as part of the non-government school in North Wright.
- 71. Government invested early in providing childcare services to early residents of Molonglo Valley with the construction of a childcare centre in Holder.
- 72. Similar to trends evidenced by school enrolment data, there is an increasing trend for families to seek childcare services close to work and reroute to employment in preference to childcare close to the home suburb.
- 73. In addition to changing preferences for the location of childcare services, older established suburbs are also expected to have fewer young children over the next 13 years. This indicates a capacity for existing centres in established areas to cater for demand generated from developing greenfield suburbs (refer Chart 2).

CHART 2: ESTIMATED CHANGE IN 0-5 POPULATION 2017-2030



Source: ACT Treasury, March 2017

HEALTH AND SOCIAL SERVICES - DEMAND

GENERAL PRACTITIONER AND HEALTH SERVICES

74. For the population of Wright the benchmark for health services suggests that:
- One GP Medical Centre could be supported at the local level.
75. The desired level of service for allied health services at the local level is considered to be variable. Table 8 indicates possible level specialist services that could be supported based on the current provision ratio in Weston Creek.
76. Suggested scale of local scale medical and health services is between 250–750 square metres of gross floor area.
77. Co-location of a medical centre (prescribing physicians) with a pharmacy would create advantages. As pharmacy location rules are a highly regulated area controlled by the Australian Government, co-location of medical services with the advantage of close proximity of a pharmacy cannot be guaranteed and may be impacted by the services in the Coombs community precinct.

COMMUNITY NEEDS ASSESSMENT

TABLE 8: RATES OF PROVISION OF HEALTH AND MEDICAL SERVICES IN WESTON CREEK (2017)

Speciality	Practitioners	(Per 1000 People)	(Per 5,000 people)	Clinics	(Per 1000 People)	(Per 5000 people)
General Practitioners	31	1.35	6.74	8	0.35	1.74
Nurses and Nurse Practitioners	6	0.26	1.31	3	0.13	0.65
Dentists	12	0.52	2.61	5	0.22	1.09
Dental Hygienists	1	0.04	0.22	1	0.04	0.22
Psychologists and Counsellors	15	0.65	3.26	10	0.44	2.18
Physiotherapists and Chiropractors	4	0.17	0.87	2	0.09	0.44
Optometrists	3	0.13	0.65	2	0.09	0.44
Dietitians	3	0.13	0.65	3	0.13	0.65
Occupational Therapy	1	0.04	0.22	1	0.04	0.22
Geriatricians	1	0.04	0.22	1	0.04	0.22
Miscellaneous Allied Health	2	0.09	0.44	1	0.04	0.22
Pathology Collection Centres	n/a	n/a	n/a	2	0.09	0.44
Pharmacies	n/a	n/a	n/a	4	0.17	0.87
Mobility Equipment and Assistance Providers	n/a	n/a	n/a	5	0.22	1.09
Specialised Community Health Organisations	n/a	n/a	n/a	11	0.48	2.39

Source: Survey Undertaken August 2017

HEALTH AND SOCIAL SERVICES – SUPPLY

78. A medical centre (health facility) is under construction in the Coombs community precinct within 349 metres of the subject site. The centre comprises 12 doctor's rooms (1,250m² gross floor area), six specialist health consulting rooms (565m² gross floor area), three dentist rooms, an imaging centre and chemist.
79. Denman Prospect local centre which is currently under construction recently called for expressions of interest for tenants including a medical centre and pharmacy. This local centre is within 2,770m of the subject site.
80. The two commercial mixed use sites opposite the subject site may offer the opportunity for future medical and health services to provide local services in Wright.

FINDINGS – TO INFORM FUTURE USE OF COMMUNITY FACILITY-ZONED LAND IN WRIGHT

ADDRESSING IDENTIFIED COMMUNITY NEED FOR COMMUNITY FACILITIES

81. During consultation with the Public Housing Renewal Taskforce, the Wright Residents' Group expressed support for a range of community uses for part Block 1 Section 29 in Wright dependent on the provision of a community meeting space. The residents also made it clear they were seeking a non-housing type development on the site.
82. These outcomes can be delivered by including a specific lease purpose clause requiring the site to be used for a 'community activity centre' and specify a minimum gross floor area for the use. In addition any other community use or use allowable in the Community Facility zone should be permissible on the site.

RECOMMENDED SERVICE STANDARDS FOR LOCAL COMMUNITY FACILITIES

83. Under the recommended service standards and Wright's estimated resident population a *community meeting/activity space* would be justified for the subject site, though similar facilities are planned for nearby sites. The suggested minimum gross floor area of the use is 120 square metres.
84. For the population of Wright the benchmark for *health and medical services* suggests a GP medical centre could be supported at the local level. However, considering the scale of the medical centre and allied health services that will be available 339 metres away in the Coombs community precinct it is unclear whether this use would be sufficiently viable to justify requiring its presence on the site. The adjacent commercial mixed use precinct may support services in the future.
85. *Childcare* is another local service that the benchmark standards suggest could be supported by Wright's population. There are at least two other Community Facility-zoned sites in Wright with potential to provide childcare services. The non-government school site may provide childcare as a complementary service, or alternatively the opportunity exists on the Community Facility-zoned site in North Wright. Viability of childcare on this subject site is also impacted by the childcare in the Coombs community precinct located only 339 metres from the subject site.

OTHER POSSIBLE USES

86. Under the recommended service standards Wright's population would support the provision of a church or religious facility. It is important to note that the non-government school site may also provide either a purpose built facility or multi-purpose space that could be used for this purpose. Multi-purpose spaces may also meet the requirements of smaller religious congregations.
87. Consideration was given to other possible uses with a local or sub-district service catchment for the site in the context of the types of uses permissible on Community Facility-zoned land. *Indoor recreation facility*, such as an indoor swimming pool/school could be supported on the site. The closest facility to this site is the proposed aquatic centre on Stromlo Forest Park.

ENSURING COMMUNITY LAND IN WRIGHT IS AVAILABLE FOR COMMUNITY USE

88. To ensure the site and other community land in Wright is available for community use the Wright Precinct Code can be changed to prohibit additional development (any residential use). This will require a Territory Plan Variation.



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Development Directorate

August 2017