

Towards 'Ginninderry'

A History of Community Consultation and Engagement for the West Belconnen/Parkwood Project: From Inception to Marketing

October 2015



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Appendices

1. Elton Consulting, *Towards a Vision for West Belconnen – Outcomes Report on the Community and Stakeholder Vision Workshop and Planning and Design Forum 11-14 November 2013* (20 December 2013)
2. Elton Consulting, *West Belconnen/Parkwood Development: Community Consultation and Engagement – Phase 1 Summary Report* (24 September 2014)
3. Elton Consulting, *West Belconnen/Parkwood Development: Community Consultation and Engagement – Phase 2 Summary Report* (10 August 2015)
4. Clare Henderson, Executive Director ACT Conservation Council, *Letter to Minister for Planning, Mick Gentleman MLA*. (1 September 2015)
5. AT Adams Consulting, *Territory Plan DV 351 and National Capital Plan DA85: Report on Matters Raised During Consultation Period, May-July 2015* (28 July 2015)

EXECUTIVE HIGHLIGHTS

Praise for the Process

From the Legislative Assembly

"a higher standard for development in the ACT [and]... a new benchmark and one that will hopefully influence thinking right across the territory"

Mr Shane Rattenbury MLA, Legislative Assembly 19 March 2014, Hansard pp. 478-479

"a fine example of a developer working with government to achieve greater environmental outcomes as well as suburban development"

Ms Mary Porter MLA, Legislative Assembly 19 March 2014, Hansard p. 481

"...extensive environmental research... [and] a new level of community consultation."

Ms Yvette Berry MLA, Legislative Assembly 19 March 2014, Hansard p. 491

Submissions to the Public Notification of the Rezoning Proposal

"In some instances the Conservation Council supports the referral of Variations to the Territory Plan to the ACT Legislative Assembly Planning and Environment Committee. However, in this instance we do not. We propose that to date there has been adequate consultation and areas of concern have been considered. We cannot see what additional information or sharing of views would be enhanced through a Committee process, rather it would be a repetition of consultative processes undertaken over the last few years... We regard the Legislative Assembly Committee process as a useful tool when there has been inadequate consultation; information has not been made available to the community, or there are significant concerns with a proposal. Although we have some concerns... we believe that these have been considered or will be better addressed through further ongoing negotiation and discussion with the proponents rather than through a Legislative Assembly Committee."

Conservation Council ACT Region

"[ACTCOSS] participated in the extensive community engagement undertaken in 2013-14 and were encouraged that our recommendations for further engagement with key interest groups were taken on board and actioned in the continuing engagement with community, business and government stakeholders... The close links and engagement with community services and groups in the region have been praised by participating organisations."

ACT Council of Social Services (ACTCOSS)

"COG commends the process for the investigation of this area for development...meaningful consultation...detailed studies to inform planning decisions"

Canberra Ornithologists Group

"...we would like to commend the Riverview group on their management of the consultation process..."

Ginninderra Catchment Group

"...we note and affirm the extensive consultation..."

Kippax Uniting Care

"...considers that the Riverview Group and its agents have provided exemplary public consultation..."

Belconnen Community Council

"...This illustrates community engagement at its most successful level..."

Rosemary Blemings (prominent local resident, member of several community groups)

"...We have been appreciative of the consultative and open approach of the Riverview Group..."

Conservation Council of ACT and the Region

"The project has been in the pipeline for a number of years and during that time has undergone an extraordinary level of rigorous analysis, including around 70 technical reports to support the planning proposal. The proposal has also seen a significant level of public engagement..."

Master Builders Assoc. (ACT)

"The West Belconnen project does present the makings of a new template for how development is done in the Territory – indeed with its unique cross border potential it also represents a potential template for development further afield."

Real Estate Institute of the ACT.

Outcomes for the Community

It is one thing to let people have their say, it is quite another to adopt a genuine attitude of responsiveness to community ideas and concerns. Tangible changes emerging from ideas and concerns expressed by ordinary members of the community include the following:

- The strong community desire for the Ginninderra Falls to be opened to the public was recognised with the decision that rather than wait for the development “front” to reach the Falls’ area (approx. 20 years) the intent is to open them up within the first 5 years of project commencement.
- The importance of access to the Murrumbidgee River was recognised and the Murrumbidgee picnic area with road access and parking will form part of the neighbourhood 1 construction program, available for first residents.
- The multi-function centre will be designed, over and above its core function as a project office, to cater for a range of community activities including a community hall, indigenous heritage display area, art gallery, nature conservation information and education centre, play group meeting place.
- The potential for the multi-purpose centre to play a long term role (beyond its life as a project office) as a community facility has also been recognised, the centre is being placed on unused land on the Strathnairn block and will be integrated with the Strathnairn Arts complex.
- Indigenous heritage guided walks have been conducted within the future river corridor area (attracting up to 50 members of the public); these will be further developed and expanded.
- Community gardens and urban agriculture have been integrated into the design.
- Bus services are to be provided from day one of residential occupation, rather than 2 to 3 years later as per usual Action Bus practice.
- The conservation corridor is proposed to be placed under the administration of a community based trust. Substantial research and investigative studies have been undertaken to confirm the nature and viability of the trust.
- A master plan for Kippax has been initiated, recognising the need to deal with the pressure that West Belconnen will place on the Kippax centre.
- A strategic study of ACT Government Horse paddocks (ACT wide) has been initiated, recognising the need to accommodate horse paddocks that will ultimately be taken over by the West Belconnen development

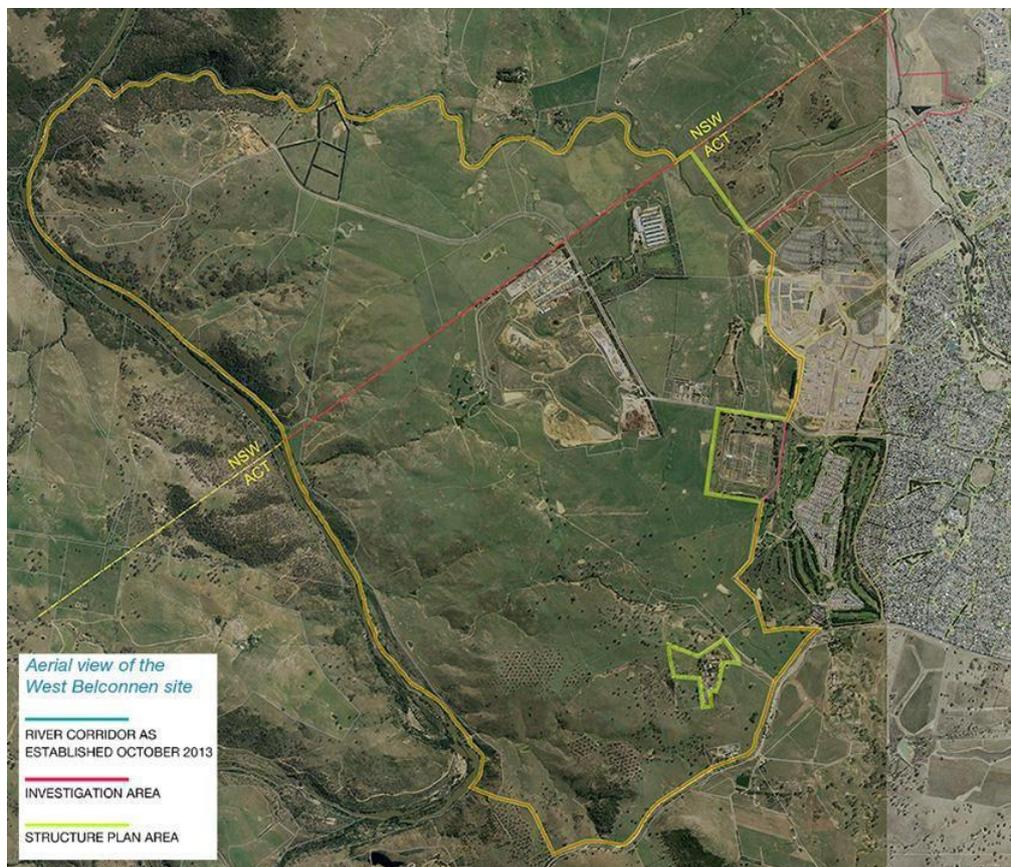
- A study of the Fassifern property, as a potential alternative “home” for the Belconnen Pony Club, has been initiated, recognising the need to relocate the pony club.
- A community reference group of residents of Drake Brockman Drive has been established in response to concerns raised by local residents about the nature and impact of long term changes to the road infrastructure for Drake Brockman Drive. These volunteers will be able to closely scrutinise the detail of the proposed change to be made to Drake Brockman Drive as it is augmented to cater for increased traffic volumes over the coming years and decades.
- Traffic noise studies focused on individual houses, (supplementary to the broader area wide studies) have been undertaken in response to concerns from two individual residents on Southern Cross Drive and Ginninderra Drive

1. INTRODUCTION

Project Inception: Genesis of a Unique Development Concept

The ACT Government announced in June 2013 that it was proposing to rezone land beyond the existing Belconnen suburbs of Holt and Macgregor for residential purposes. The ACT land and the adjoining land in NSW – known unofficially as 'Parkwood' – forms a natural peninsula created by the convergence of the Murrumbidgee River and Ginninderra Creek, which protrudes out from West Belconnen into NSW.

Figure 1: The area of land proposed for rezoning.



The Government's decision to rezone the land in the ACT was consistent with its 2004 Spatial Plan which had earlier identified the land as 'Future Residential'. However, no previous consideration to extending development had been given to the land in NSW until it was proposed by landholders on the NSW side of the border.

Significantly, the NSW land is cut-off from the rest of NSW by the two waterways and the ACT border, so that to access and egress the NSW land one must first drive from the ACT into NSW before exiting back through the ACT. This situation is a consequence of the decision of the national capital's first surveyor, Charles

Scrivener, to finish his survey of the ACT border with a straight line across the north rather than as he had on every other side of the new Territory by capturing the natural contours of the local 'watersheds'.

Prior to the establishment of the Territory the land had all fallen within the single administrative entity of the NSW local government Parish of Weetangera. The larger ACT portion of the Parish was excised from the Parish to form part of the Territory in October 1908. Had Scrivener persisted with his original methodology, the land would have remained one entity within the newly established ACT.

Although the scope for moving the border was given some consideration during the early stages of planning for the project, the ACT government determined that there were benefits for the Territory in seeking to develop the ACT land irrespective of whether the border could be moved, or not. Even without development on the NSW portion of the land, that land ('Parkwood') – and even more certainly the barrier of the two waterways – formed a natural buffer preventing 'ribbon development' emerging in NSW as a consequence of ACT development taking place near the border.

The planning concern about the potential for ribbon development has been a perennial one which ACT planners have addressed within the Territory and National Capital Plans through the provision of extensive buffer zones immediately inside the Territory's border, which are designed to discourage such development. With the benefit of the natural land and waterway buffers of the West Belconnen peninsula, the ACT Government assessed that the artificial planning buffer was not necessary in this particular area, thereby allowing development to extend right to the border.

However, with continuing pressure across the region to provide affordable housing and single residential dwellings, it was logical that the Parkwood land – the remaining vestige of Weetangera Parish – should also be considered for rezoning to address that pressure for housing; and, in anticipation that such a move could be expected at some time in the future, that it would be better to plan for such an outcome from the inception of the development rather than attempt to reverse-engineer such a development at a later time.

Consequently, the Land Development Agency, on behalf of the ACT Government, and Riverview Projects (ACT) Pty Ltd¹, the developer on the NSW side, commenced a multi-phased planning and development process commencing with the development of a master plan covering the entire site. The site was therefore master-planned as essentially 'borderless' to ensure that the development will work efficiently from an infrastructure and services perspective. Social sustainability and natural resource and environmental management were key

¹ At the time of the announcement Riverview Projects Pty Ltd was operating under its related company title 'The Riverview Group'.

factors influencing the urban design.

The Heads of Agreement

Under the terms of a Memorandum of Understanding (MOU) – or Heads of Agreement (HOA) – signed between the parties in May 2013, if approved for rezoning in the ACT and NSW, the West Belconnen/Parkwood development will be home to about 30,000 people, residing in 11,500 homes (6,500 in the ACT and 5,000 in NSW). On the basis that there is expected to be an average of around 300 dwellings to be released annually, the whole project will take almost 40 years to be complete.

From the earliest conceptual stages, the project team has seen effective stakeholder and community engagement that is meaningful and inclusive as essential to the vision for the project to build *an innovative, sustainable community of international significance*.

The development is a Green Building Council Green Star Community pilot project. Under the framework of the Green Star process, community and stakeholder engagement is assessed against best practice benchmarks. Critically, for the period which is the subject of this history, consultation and engagement significantly influenced the development of the master plan that was submitted to the NSW and ACT Governments at the commencement of the statutory rezoning process. The master plan was refined progressively over a period of close to 12 months in light of stakeholder and community engagement and supporting technical studies. It has also been an important part of the statutory rezoning process.

Statutory Requirements

Rezoning land for residential and commercial development is more often than not a complex process. All Australian jurisdictions have rigorous planning laws and regulations which demand that proposals for development require detailed assessments of a myriad of issues to be considered by planning authorities. Where the rezoning creates impacts on matters of 'National Environmental Significance' (NES), there is also the requirement for any specific proposals to be approved under the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999*, which seeks to preserve high value environmental assets and biological diversity which can be found on greenfield land, or other previously undisturbed urban landscapes.

As a proposal spanning land in the ACT and in NSW, the West Belconnen/Parkwood project requires rezoning approval from the planning authorities in both jurisdictions (in NSW, this includes both the State Government and the Yass Valley Council), and approval under the terms of EPBC Act. And, fourthly, as a

development proposal which covers land designated in the ACT under the National Capital Plan (NCP), it also requires rezoning approval by the National Capital Authority and the Commonwealth Minister for Territories.

Each of these processes involves a mandatory period of formal public notification varying from 4 to 6 weeks. The project team adopted the view that this requirement was minimalist and that substantially more public engagement would be needed.

The 'Prehistory' of Community Engagement

The formal phase of consultation and engagement reporting began in June 2013 following the signing of the MOU. However, well before this formal reporting commenced, Riverview Projects Managing Director, David Maxwell and the project's Chief Planner, Tony Adams conducted extensive discussions starting in 2007 with the government and interested stakeholders to gauge support for, and to obtain input on all aspects of, the development.

These discussions were initially with the LDA as the agency responsible for land development. Subsequently (from 2008 onwards) meetings were held with representative from across ACT Government agencies, including:

- the ACT Planning and Land Authority;
- the Chief Minister's Department;
- Territory and Municipal Services (TAMS) including ACT Parks and Conservation;
- ACT Department of Environment, Climate Change, Energy and Water;
- ACT Department of Housing and Community Services; including the Office of Multicultural, Aboriginal and Torres Strait Islander Affairs

Members of the Legislative Assembly were also briefed about the proposal and had the opportunity to provide feedback.

In October 2010 an Interdepartmental Committee was established involving relevant ACT Government agencies to progress discussion of a potential joint venture for West Belconnen. The outcome of the IDC process was submitted to the ACT Government Cabinet for consideration and ultimately resulted in the Heads of Agreement that was announced in June 2013.

Discussions began with the Yass Valley Council in 2009. This included meetings with the Mayor and senior Council staff. Discussions commenced with NSW Government agencies in 2010, primarily with the Department of Planning and Infrastructure. Other agencies that were involved in discussions included the Department of Premier and Cabinet, the Department of Trade and Investment and the National Parks and Wildlife Service. The first meeting with the National Capital Authority also occurred in 2010.

Discussions began with other community stakeholders from July 2011. These included meetings with representatives of key community groups, such as:

- Belconnen Community Council;
- Kippax UnitingCare;
- Canberra Business Council;
- Conservation Council;
- Murrumbidgee Ginninderra Gorges National Park Association;
- Friends of Grasslands;
- No Carbon Pty Ltd;
- Molonglo Catchment Group;
- United Ngunnawal Elders Council;
- Billabong Aboriginal Development Corp; and
- Onerwal Aboriginal Land Council.

Engagement with the neighbouring landholders in NSW (on the eastern side of the Murrumbidgee River and Ginninderra Creek) also commenced in 2011. This was both to inform them of the project, and to gain an understanding of their interest in the project. The pre-announcement consultation revealed that some key themes were common across stakeholders. These included:

- The desire for a range of housing options, including housing at the affordable end of the market;
- Sustainable energy use at the household level and across the community;
- Good public transport options and decreased reliance on cars;
- Increased options for recreation for all people in West Belconnen; and
- A new development that is a natural extension of, and does not detract from, the existing suburbs of West Belconnen.

The work of the Interagency Committee and its report to Cabinet led eventually to the agreement between the Government and the owners of the land, represented by Riverview, to sign the MOU, which forms the governance basis between Riverview and the Land Development Agency for the project as it moves towards planning approval.

Once the MOU was signed the formal process of preparing the planning report for rezoning of the land under the Territory Plan and the National Capital Plan commenced. The approval of these two inter-related rezoning processes by the ACT and Commonwealth Governments through their respective Planning Authorities involved essentially two phases – submission and approval; and public notification and response.

A planning report, based on common source material, was also prepared for the NSW rezoning and lodged with the Yass Valley Council.

Concurrently, as part of its commitment to be a Green Star Pilot Project, Riverview

also appointed Elton Consulting to assist in guiding the project's community consultation towards achievement of the Green Building Council goals for excellence in community engagement.

Consultation & Engagement Objectives

While the early efforts of the Riverview team meant that some members of the West Belconnen community and more broadly-based community groups already had a reasonable level of awareness, the key communication and engagement objectives for the formal post-MOU agreement Phases were:

1. to build upon the earlier consultation and engagement work done by Riverview to create broad awareness of the project vision;
2. to encourage participation in the preparation, and hence 'ownership', of the master plan by the local community;
3. to foster confidence in the community that the process of rezoning of the land in West Belconnen/Parkwood would support the creation of the sustainable, leading edge development outlined in the project vision; and
4. to assure the community that the rezoning process would be accompanied by ample opportunities for members of the community to meaningfully contribute to the process of realising that vision.

The engagement objectives throughout both phases would essentially be achieved by:

- Providing forums, meetings, spaces and other communication platforms that provide ample opportunities for stakeholders and the broader community to provide feedback during the rezoning process
- Providing quality information that is accurate, accessible and relevant to stakeholders and the community during the rezoning process
- Establishing and maintaining relationships with key stakeholders that can benefit the project now and in the future including project champions and advocates
- Highlighting linkages between community and stakeholder input and the evolution of the master plan and project vision
- Fulfilling ACT Government and Green Star engagement requirements all the way through the project.

Guiding principles

The philosophical approach to engagement and the underlying principles to the approach adopted did not change. Philosophically, the project team has been, and remains, firmly committed to developing a community that provides diverse, affordable, and inclusive places to live, work and play. West Belconnen/Parkwood will inspire sustainable living and provide a variety of housing options. Protecting and respecting the unique environment of the area is a key objective of the project.

This philosophy for the project has been guided by six key engagement principles:

1. *Communication*: Develop a two-way dialogue between the project team, stakeholders and the community that provides clear, accurate and relevant information.
2. *Transparency*: Provide clear, quality and timely information to stakeholders and the community to ensure reporting processes are effective and meaningful.
3. *Collaboration*: Establish seamless working relationships within the project team and with stakeholders so that all parties involved in the process work cooperatively and effectively to share information to achieve good outcomes.
4. *Inclusiveness*: Recognise that stakeholders and members of the community come from a range of culturally diverse, social backgrounds and are a variety of ages that require differing communication approaches.
5. *Integrity*: Conduct engagement in a manner that fosters mutual respect and trust that builds and maintains stakeholder and community relationships.
6. *Reflection*: Evaluate engagement activities and outcomes to gain an understanding of the effectiveness of our engagement approach and methodology to ensure we are meeting the needs of stakeholders and the community.

These principles have guided the community consultation and engagement from its inception through to the marketing, sales and community development phases which, subject to rezoning approval, the project will next enter. It will remain essential to the project's ongoing engagement with the community as it subsequently enters the long-term future stages of construction and community development.

Keeping Track and Recording for Posterity

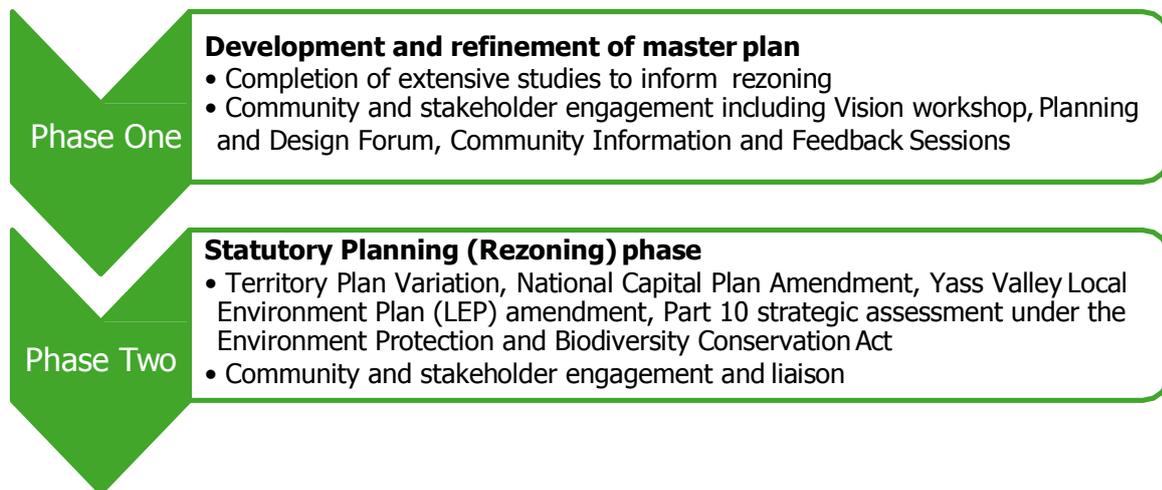
In 2011 the Project Director sought the assistance of Elton Consulting to manage what he planned to be an extensive consultation program within government and across the broader community. To meet the requirement to keep track of the planned interactions and make a record for posterity, Eltons introduced the online database management program 'Consultation Manager'. By the commencement of public notification there were some 964 stakeholders in the database, recording details of each meeting with the stakeholder, running into thousands of meetings.

2. A TWO-PHASE STRATEGY

With the signing of the Heads of Agreement between Riverview and the Government in May 2013, the formal process of developing a master plan and submitting it to the ACT and NSW planning authorities for approval could begin.

The following diagram outlines the two broad phases of community consultation and engagement, following the signing of the Heads of Agreement:

Figure 2: Two Phases of Community Consultation and Engagement



Phase 2 will end at that point when the project has achieved rezoning approval and marketing, land sales, infrastructure construction and community development can begin.

While community consultation and engagement will continue to be important throughout the life of the project, these preapproval phases are discreet from the long last Phase in that they are “pre-approval”. The two linked phases of community consultation and engagement prior to approval would thus be focussed on:

1. The preparation of the master plan and its presentation to the planning authorities in the ACT, NSW and the Commonwealth; and
2. Public notification of the rezoning proposal which is a prelude to approval (or rejection) by the governments and the legislatures.

Following the signing of the agreement while a number of critical environmental and engineering studies were being prepared, a communications and engagement strategy was also being prepared which identified the key objectives and core principles which would guide the communications and engagement program for the project.

Once the key studies were completed, and a consultation and engagement program was established, the Project team looked to immediately address the objectives of building on the existing program of engagement (Objective 1) and, crucially, to encourage participation in the *preparation, and hence 'ownership', of the master plan by the local community* (Objective no.2).

Phase One: Preparation of the Master Plan

Community Vision and Values Workshop

The initial step to achieving the Phase One objective of building on the early engagement and getting people involved in the master planning process was the convening of a Community and Stakeholder Values Workshop (11 November 2013).



The Vision and Values Workshop 11 November 2013 – Prelude to the Planning and Design Forum 12-14 November 2013

This was an interactive session designed to enable interested community members and stakeholder groups to express their concerns, ideas, and visions for the West Belconnen project. This event was advertised in the Canberra Times and the Chronicle and Yass Tribune. Other channels were utilised including:

- Online event advertisements on the ACT Government's Time to Talk website, Eventbrite, ActewAGL/Mix 106.3 Community Switch, and the Belconnen Community Council Calendar;
- Community emails distributed via the West Belconnen Health Co-op;

- Flyers distributed through Kippax Uniting Church; and
- Posters and flyers displayed at local shopping centres, libraries, and other community centres.

Almost 100 attendees participated in the workshop, with the majority of community participants being residents of the existing West Belconnen community, particularly from the adjacent suburbs of Holt and Macgregor. The outcome from the workshop was a tremendous success in terms of the objective of ensuring that community concerns and ideas were built into the very formative stages of the master plan's development.

The crucial factor in holding the Workshop was not so much about particular detail – valuable though these were – but rather the fact that this Workshop demonstrated the Project's determination to embed community participation into the development of the master plan from its inception.

The various matters raised by the Workshop are detailed in [Appendix 1](#).

The Planning Design Forum

The workshop provided a great start and a comprehensive and very thought-provoking list of issues and ideas. These issues and ideas were then made integral to development of the master plan by following the workshop immediately with a Planning and Design Forum (PDF) over the next three days (12-14 November 2013).

Bringing together all major stakeholders in one place at one time allowed for open and constructive discussion and a shared project understanding. It culminated in the preliminary draft West Belconnen master plan. The broader community were invited to a number of sessions during the PDF to ensure that community interests and values were clearly articulated and understood from the beginning and to enable the project team to present the concepts and receive feedback to inform the preliminary draft master plan.

The Master Plan would eventually be formed through a painstaking iterative approach between the Project team and the Planning authorities, ironing out and clarifying a myriad of details, and responding to hundreds of comments on many draft versions of the plan before it was finally in a form acceptable to the Planning Authorities to be released for public comment.

Before, and at times alongside, that iterative process, the Project team set new benchmarks in seeking to raise community awareness and public participation in the development of the master plan in the period approaching and encompassing public notification of the rezoning in the ACT, which would be secured through a 'Draft Variation' to the Territory Plan (DV351) and a 'Draft Amendment' (DA 85) to

the National Capital Plan; with rezoning in NSW to follow in due course through NSW statutory planning instruments.

A detailed summary of the Planning and Design Forum is also included at [Appendix 1](#).

Phase Two: Towards Public Notification

These two early and formative planning events (the 'Workshop' and the 'Forum'), established an immediate connection in planning for the project between the community and the professional expertise required to meet the standards for planning approval.

In order to build on this connection and enhance community ownership of the process, it was important to do two further things:

1. ***Get the message out.*** Continue consulting with the community by disseminating information to the local community about the project and how the master plan was progressing, in particular how it was responding to community concerns it had received; and
2. ***Get people involved and be involved in the community.*** Extend the scope and range of invitations for the local community to express any concerns and provide any ideas by creating regular, convenient and relaxed opportunities for members of the community to have their say, participate and engage with the project – and show that engagement is not just about coming to us!

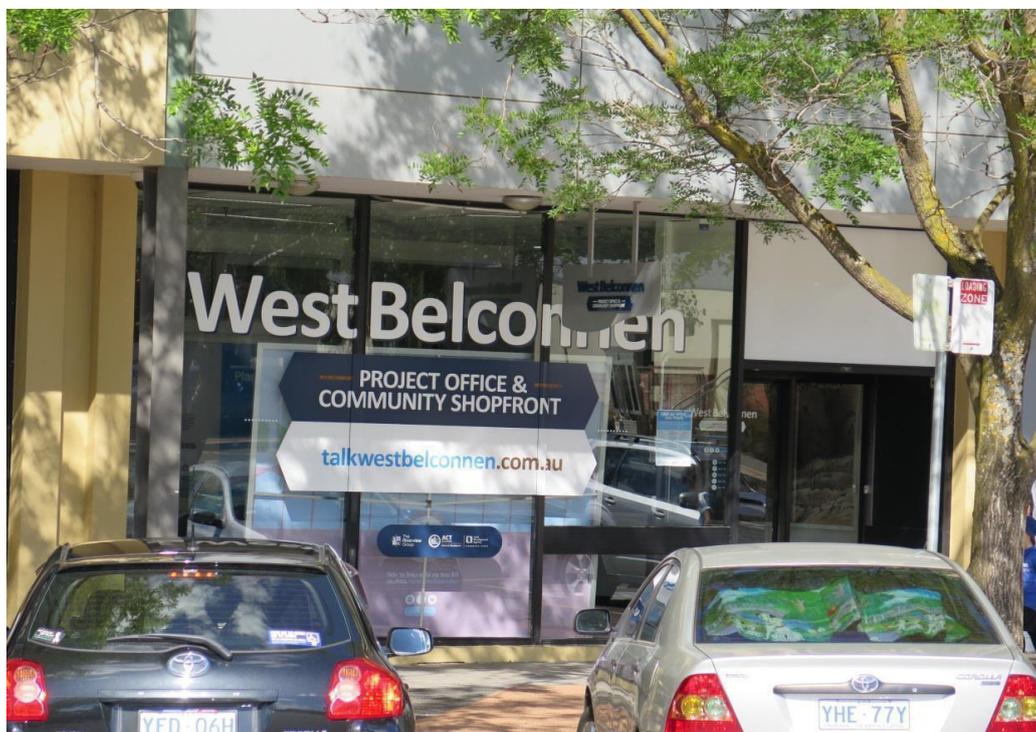
3. GETTING THE MESSAGE OUT: COMMUNITY CONSULTATION

The primary communication methods for disseminating information about the project included:

- the Project Office opened at the Kippax Group Centre in February 2014
- Community Information and Feedback Sessions in Kippax (at the shopping centre and then the Project office)
- the publication of five project newsletters, widely distributed to the surrounding suburbs (around 8,000 local households) and other key stakeholders (a further 2,000 copies)
- the project website
- social media; and
- Mainstream media.

Project Office

The Project Office was opened in February 2014 at the Kippax Centre. The Project Office showcases a large-scale 3D model of the West Belconnen site along with story boards providing information about the project and the draft master plan.



The Project Office opened in Kippax in February 2014. Since then it has received over 2500 visitors

Project staff are available to deal with inquiries on a one-to-one basis with members of the community. In order to provide flexibility for working people in the community, a decision was taken early during Phase 1 to open the Office in business hours and also every Tuesday evening.

The majority of visitors to the Project Office have expressed an interest in the project, and sought to find out more information. Matters that have been raised primarily reflect concerns about how the proposed development may affect the existing West Belconnen community. In particular, the ability of existing roads to cope with increased traffic has been a key concern. Other specific comments include a request for diverse and affordable housing, a request for improved mobile phone service coverage, and concerns that any development may affect the existing equestrian community and native wildlife.

Notably, significant numbers of visitors were interested in purchasing land for housing for themselves and for family members.

The project office continues to be open to the public Monday to Friday from 9.00am to 5.00pm and until 7.00pm on Tuesdays.

While clearly a vehicle for disseminating information, the Project office is more than just a passive outlet, creating instead a vital focal point for local community involvement.



Project Director David Maxwell make a point about the project to members of the community using the 3-D model of the West Belconnen/Parkwood site at the Kippax project office.

At the time of the expiry of the public notification period for the rezoning, the number of visitors to the office exceeded 2,500.

Community Information and Feedback Sessions

Two Community Information and Feedback Sessions (CIFS) were held in Phase One on 20 and 22 February 2014 at Kippax Fair shopping centre in Holt, West Belconnen.

The CIFS were an important introduction to the community on the draft master plan. Community members were invited to view information about the plan and were able to interact directly with key members of the project team who were present at each session.



The first Community Information and Feedback Session was held at Kippax Fair Shopping Centre

Both sessions saw high attendance, and a high level of interest in the project. Approximately 250 people stopped to look at the display and engage with the project team at the first session, and approximately 300 at the second. The community were able to provide feedback both verbally, through these interactions, and in writing, through the use of feedback forms. Responses were mostly positive, with most attendees expressing an interest in the project and wanting to find out more information about the draft master plan. Some concerns were also expressed, particularly around roads and traffic, environmental issues and potential impacts on the existing residents and services of West Belconnen.

During Phase 2, two further CIFS were held by the project team on Thursday 11 June

and Saturday 13 June 2015 at the project office at Kippax Fair in Holt. The CIFS were designed to provide community members with information on the project and the draft master plan. Community members were also able to interact directly with key members of the project team who were present at each session and available to answer questions and record feedback.

In addition to the CIFS held by the project team, the Project provided its office to the National Capital Authority and the ACT Environment and Planning Directorate to hold information sessions about the rezoning proposals they were putting forward to amend the National Capital Plan and the Territory Plan. This event took place at the project office at Kippax on the evening of Thursday 4 June 2015. Members of the project team were in attendance to answer questions not related to the statutory planning process.

The sessions held in Phase 2 did not attract the same degree of passing traffic as those held in the shopping centre in 2014 (only 21 and 25 people respectively). This was thought to be due to the (by then) high level of community awareness and acceptance of the project. However, the community members who did attend were people with generally more focused interest in the project, whether this related to potential impacts on their existing property, or interest in purchasing a block.

Further details of the issues raised in these CIFS can be found in [Appendices 2 and 3](#)

Newsletters

During the course of Phase 1 of the consultation and engagement program, four newsletters were distributed widely to all households in nearby suburbs and to a wide range of other stakeholders.

The newsletters were distributed to all houses in Holt, Higgins, Macgregor and Dunlop (around 8,000). Additional copies were left at key community access points including Kippax Fair, Kippax and Belconnen libraries, Strathnairn Homestead, the ACT Government shopfront in Belconnen and the LDA shopfront in Dickson. Copies were also mailed to absentee landlords from the area immediately adjacent to the proposed development, and emailed to everyone on the project database. In all over 10,000 copies of the newsletters were distributed.

During Phase 2, due to some uncertainties about the timing of public notification, only one newsletter was distributed. This was at the commencement of the public notification period. However, the one newsletter (the fifth) was eight pages in length providing comprehensive information on the planning process and highlighting several key project initiatives. It was also distributed to the same wide audience as the Phase 1 newsletters.

West Belconnen project website

The project website www.talkwestbelconnen.com.au has been used to provide up-to-date and accurate information about the project. The website also provides links to past newsletters, videos and Frequently Asked Questions. The website was launched to coincide with the ACT Government's announcement of the agreement with Riverview to facilitate the planning and development of West Belconnen in the ACT. The website content was subsequently refreshed with additional information being added prior to the Planning and Design Forum in November and again in December to coincide with the release of Newsletter #2.

There was another significant update to the website in February 2014 and also regular smaller changes made to ensure stakeholders and community are able to access up-to-date information about the project. The website was refreshed in May 2015 in order to provide up to date information to support the public notification period in the ACT. The website included a number of plans for key project attributes including the Conservation Corridor, the open space network and the master plan for the rehabilitated landfill site. Use of visual material was supported by a number of videos, including those produced in May and June 2015 and those prepared during the master planning phase.

The series of videos featuring project team members discussing key initiatives or milestones were an effective means of conveying often complex technical issues simply and quickly. The videos included:

- An introduction to the project and outline of the vision;
- An overview of the rezoning process;
- Water Sensitive Urban Design;
- Traffic management;
- A second more detailed analysis of the traffic management planning;
- The Landfill and loose fill asbestos disposal;
- Community Vox Pop;
- Cross Border considerations; and
- Innovative Housing and Estate Design.

In addition the videos produced in Phase One were re-run on Facebook to a new and wider audience.

Social Media

The West Belconnen social media sites were established on the following platforms:

- Facebook <http://facebook.com/westbelconnen>
- Twitter [@westbelconnen](https://twitter.com/westbelconnen)
- Instagram <http://instagram.com/westbelconnen>

Instagram was later discontinued by the project team as it did not excite the same level of interest the project, as did the other social media. Perhaps even more than the webpage, Facebook was particularly useful as a mechanism for disseminating the project videos.

Specific issues raised on social media have included the ability of existing roads to cope with increased traffic, the potential impacts on the existing horse paddocks and equestrian community, and the protection of native wildlife. In addition, the potential provision for recreational access to the Murrumbidgee River and Ginninderra Falls was commented on favourably. A significant number of questions regarding the built form, cost and size of blocks were also received.

The social media channels started as means for disseminating information about the project and forthcoming events, but inevitably also grew, as was anticipated, into discussion forums. As can often be the case with social media, comments were often quite negative. Where this was the case, the Project team took the approach that the appropriate and most effective response was to be patient and respond in a painstakingly and thorough way no matter how hostile the comments occasionally were, and this proved to be an effective strategy. The Project Director made a point of always inviting anyone with an issue to come to the Project office where they could be provided with a comprehensive briefing on any issues of concern.

At the end of June 2015 the West Belconnen Facebook site had 391 'likes' and the West Belconnen Twitter site had 22 followers. Although these were not large numbers the social media pages operated as a barometer for sensitivity on some key issues, notably on the potential impact of increased traffic on Drake-Brockman Drive. In response to the concerns raised the Project has established a Drake-Brockman Drive residents' reference group to assist in the detailed planning for the future road upgrades.

Mainstream and other local media

In order to inform the local and wider community of the project and seek their involvement, a number of channels in addition to the newsletters and social media channels listed above were employed, including:

- Newspaper advertisements in the Canberra Times, the Chronicle, and the Yass Tribune;
- Online event advertisements on the ACT Government's Time to Talk website, Eventbrite, ActewAGL/Mix 106.3 Community Switch, and the Belconnen Community Council Calendar;
- Community emails distributed via the West Belconnen Health Co-op;
- Flyers distributed through Kippax Uniting Church; and
- Posters and flyers displayed at local shopping centres, libraries, and other community centres.

4. GETTING PEOPLE INVOLVED: COMMUNITY ENGAGEMENT

Of course, with the exception of the passive media of the newsletters, the website, and newspaper advertisements, the other mediums for disseminating information – Facebook/Twitter, the Project Office and the CIF sessions, were themselves also vehicles for the public to provide input to the project. But the main vehicles for eliciting more direct community participation in the project were:

- establishment of a 'People and Places Group' of community representatives and key stakeholders as a sounding board for community ideas and concerns; and
- the appointment of a Community Liaison Officer and attendance at local community events.

There were also a number of other specific initiatives undertaken canvassed below.

People and Place Group

Over the early part of Phase One (from October to December 2013), the focus of community liaison activities was on deepening and strengthening relationships with key local individuals and organisations. This culminated in the launch in December of the People and Place Group (PPG), a key forum for regular dialogue with community representatives, designed as a mechanism to test and refine ideas and incorporate feedback on proposals for the duration of the planning process.

The PPG is guided by terms of reference and is comprised of members who represent broad stakeholder interests. Following personal approaches to identified people, the PPG commenced with the following representation from both ACT-wide and local community levels:

- Belconnen Community Council
- Belconnen Community Service
- Ginninderra Catchment Group
- Ginninderra Falls Association
- Kippax Uniting Care
- Strathnairn Arts Association
- Hall & District Progress Association (Wallaroo Rd residents)
- ACT Shelter
- ACT Council of Social Service
- Conservation Council

Seven meetings of the PPG were held in Phase One. As the Phase came near to the finalisation of the masterplan, the work of the PPG moved from larger conceptual ideas which informed the master planning to more detailed focus on technical studies and the submission of the rezoning documentation to the relevant authorities for review prior to public notification.

In 2014-15, the People & Place Group met 6 times and focused on developing themes and ideas for possible statutory place names in the new development, working closely with the ACT Place Names Committee and the NSW Geographic Names Board. A consultative approach was undertaken and the members of the PPG were invited to come up with ideas of themes and names for suburbs and streets. This included discussion with the ACT Place Names Committee.

Three PPG members came up with ideas for three themes – indigenous, community and environmental – and presented these ideas to the whole group. These ideas fed into a presentation to the Project Control Group (PCG) and by 30 June had started to be formed into a submission to the ACT Place Names Committee.

The PPG also discussed and provided advice on the overall non-statutory name for the development.

In addition, the PPG supported the project by providing a 'focus group' for two specific initiatives:

- Future planning scenario led by the project's futurist, Kate Delaney
- The ACT Government's Human Service Blueprint

Since its first meeting in December 2013, there has been an increasing focus given to including NSW planning issues into the mix of project concerns.

Community Liaison Officer & Community Events

The Community Liaison Officer (CLO) was appointed at the beginning of the consultation process and has continued as the main point of contact between stakeholders, the community, the LDA, and Riverview. The role of CLO has been undertaken by Michael Pilbrow of Strategic Development Associates. Michael has been working closely with the Project team to ensure seamless engagement with key stakeholders and the broader community.

Taking their cue from Michael's understanding of the local events calendars, members of the project team attended a range of community events including the Strathnairn Arts Centre Community Open day and the annual Charnwood community carnival 'Charny Carny' to ensure that broader community were aware of the project and had the opportunity to find out more.

Over the period July 2014-June 2015, community liaison continued through a mix of formal and informal discussions with key local community groups and residents in the West Belconnen region, Belconnen-wide and with ACT-wide peak bodies. This continued to be a valuable process in terms of providing information about the project and hearing feedback and ideas.

In some cases – e.g. Kippax Uniting Care and the National Health Co-op – discussions had started to involve firm ideas for potential collaboration on specific initiatives in the new development.



Community Liaison Officer Michael Pilbrow with Charny Carny coordinator Tanya Diamond and Applesauce the Pig (Charny Carny mascot)

Other community liaison activities included:

- Attendance at Poverty Week event at Kippax Uniting Care;
- Participation in Riverview presentation to Yass Valley Council, including seeking advice from Council on opportunities to engage with key community members in the Yass Valley; and
- Participation in discussions about bringing community-owned approaches to potential business enterprises in the West Belconnen development, in particular solar farm and urban agriculture.

More detail on all of the community liaison activities are found in [Appendices 2 and 3](#).

Other Initiatives

West Belconnen Training and Employment Initiative

For many people in the community (and in government), along with housing affordability, local job creation both during construction and structural employment represents the most significant issues when considering the community value of new residential developments. Riverview invited Ms Emma Sckrabei, Training and Employment Initiatives Manager of Renewal SA's Playford Alive project to Canberra to highlight possible training and employment outcomes that could be achieved by projects such as the proposed West Belconnen development.

Emma attended a series of meetings with key stakeholders to discuss the experience at Playford and identify opportunities to implement a similar project at West Belconnen.

Following this a range of meetings were held with key stakeholders from across industry and government. All participants saw merit in adopting a similar approach as that used at Playford with many providing advice on how to tailor a training and employment project to the ACT context.

Child and Youth Engagement

Child and youth engagement was undertaken with students of Kingsford Smith School in Holt, and was run by the school's teaching staff. The activities involved students from all year levels within the school, from kindergarten to year 10, and sought to gain an insight into the views and ideas of the students, and their vision for the area, their community, and the proposed development. The responses from the children were very innovative and covered a broad range of issues. Details on the outcomes of the Child and Youth Engagement events is in [Appendix 2](#).

Concurrent Engagement: Kippax Group Centre Planning Review

The engagement activities outlined within this report have been undertaken simultaneously with those related to the Kippax Group Centre Planning Review. Riverview, recognised the need for this review as it was a regular item in public consultations and initiated the review with a number of consultant studies. This has now been taken over by the Environment and Planning Directorate.

The master plan process will examine issues, opportunities and constraints at the Centre, with a view to identifying options for accommodating further growth and revitalising the Centre.

The scope of the review includes an assessment of the following planning issues:

- Public transport, traffic and parking
- Recreational and community facilities
- The Centre's connectivity to and from the surrounding residential areas
- Opportunities for future development, informed by an assessment of the commercial potential of the centre

As these projects are closely related, the Kippax Group Centre Planning Review engagement activities provided further opportunities to engage with the community and key stakeholders regarding the wider West Belconnen project.

Detailed information regarding the engagement activities and outcomes of the Kippax Group Centre Planning Review is provided in a separate report.

5. PUBLIC NOTIFICATION AND RESPONSE – FROM THE BROAD TO THE PARTICULAR

The Public Puts its Views to the Government

Public notification of the rezoning process in the ACT, Draft Variation to the Territory Plan no.351, commenced on 22 May 2015, with a six week period for the public to make Submissions to the ACT Planning Authority ending on 7 July 2015. Concurrently the National Capital Authority released its rezoning proposal as Draft Amendment no.85 to the National Capital Plan.

For a project of the size of the West Belconnen/Parkwood proposal, there were surprisingly few public Submissions. In response to the ACT Variation, 49 Submissions were received. Of these, the significant majority, around 33, gave some conditional approval to the project in so far as they did not argue against the project but instead suggested that a certain specific issue or issues needed to be carefully considered in the roll-out of the development. These concerns were spread across a wide range of disparate concerns, however, traffic issues were pre-eminent without being substantially greater than other areas of community concern e.g. the environment or housing affordability.

Of the remaining 16 Submissions, eleven were wholly positive about the project, emphasising benefits in terms of housing affordability, local jobs and business activity in Kippax, and opportunities for tourism and regeneration of the landfill site.

A Process Seriously Praised

A very strong theme from several Submissions of particular relevance to this history was the endorsement of the manner in which the community had been consulted, and how the planning had anticipated the issues that needed to be addressed, and had done extensive professional engineering, environmental and social impact assessments before putting forward the application for rezoning.

The groups and individuals praising the careful planning and consultative approach of the Project team include statements from the ACT Council of Social Services, Canberra Ornithologists Group, Ginninderra Catchment Group, Kippax Uniting Care, Belconnen Community Council, the Master Builders' Association (ACT), the Real Estate Institute of the ACT; and prominent community activist Ms Rosemary Blemings.

- *"[ACTCOSS] participated in the extensive community engagement undertaken in 2013-14 and were encouraged that our recommendations for further engagement with key interest groups were taken on board and actioned in the continuing engagement with community, business and government stakeholders... The close links and engagement with community services and groups in the region have been praised by participating organisations."* (ACT Council of Social Services)
- *"COG commends the process for the investigation of this area for development... meaningful consultation... detailed studies to inform planning decisions"* (Canberra Ornithologists Group)
- *"... we would like to commend the Riverview group on their management of the consultation process..."* (Ginninderra Catchment Group)
- *"... we note and affirm the extensive consultation..."* (Kippax Uniting Care)
- *"... considers that the Riverview Group and its agents have provided exemplary public consultation..."* (Belconnen Community Council)
- *"... This illustrates community engagement at its most successful level..."* (Rosemary Blemings, prominent local resident, member of several community groups)
- *"The project has been in the pipeline for a number of years and during that time has undergone an extraordinary level of rigorous analysis, including around 70 technical reports support the planning proposal. The proposal has also seen a significant level of public engagement..."* (Master Builders Association of the ACT)
- *"The West Belconnen project does present the makings of a new template for how development is done in the Territory – indeed with its unique cross border potential it also represents a potential template for development further afield."* (Real Estate Institute of the ACT.)
- Nor was praise for the consultation and engagement limited to supporters of the proposal. Even a member of local community with a number of concerns, Mr P. R temple, the Project team's: *"... professional and very competent talks and open and frank discussions."* (Mr P.R Temple, Submission on DV351)

Finally, the Conservation Council of the ACT Region went so far as to argue strongly that the extent of the consultation already held meant that it recommended against referring the rezoning to the Legislative Assembly Planning Committee – an unprecedented expression of confidence in a development proposal of which we are aware.

"In some instances the Conservation Council supports the referral of Variations to the Territory Plan to the ACT Legislative Assembly Planning and Environment Committee. However, in this instance we do not. We propose that to date there has been adequate consultation and areas of concern have been considered. We cannot see what additional information or sharing of views would be enhanced through a Committee process, rather it would be a repetition of consultative processes undertaken over the last few years... We regard the Legislative Assembly Committee process as a useful tool when there has been inadequate consultation; information has not been made available to the community, or there are significant concerns with a proposal. Although we have some concerns... we believe that these have been considered or will be better addressed through further ongoing negotiation and discussion with the proponents rather than through a Legislative Assembly Committee." (Conservation Council ACT Region)

A copy of the Conservation Council letter to the Minister for Planning is at [Appendix 4](#).

In terms of the substantive questions relating to the scope of the development and its impact, there were some notable endorsements. For example:

- *"FOG generally supports the proposed variation... development of West Belconnen offers an exciting opportunity to create a new model for environmentally sound development in the ACT and FOG shall follow its progress with great interest."* ACT Friends of Grasslands
- *"We look forward to seeing this development become a reality."* National Health Co-op (30,000 members in Canberra)
- *"The National Trust does not object to the proposal..."* The National Trust
- *"...[ACTCOSS] welcomes the consideration of [the] risks in the design of the development, with sustainability and amenity being core considerations. The commitment to ensure public transport services are readily available from the beginning of the development, and the zoning of commercial space within the development are encouraging signs that this development will not become a suburb like others in the outer areas of capital cities..."* ACT Council of Social Services
- *"The Conservation Council commends the approach to biodiversity conservation taken by the Riverview proponents and suggests that it is the approach that should be reflected in all planning across the ACT."* Conservation Council ACT Region.

While there were some 5 Submissions which were clearly opposed to the project, and one of these was a petition containing several dozen signatures, overall this represented a quite small group of resident opposed overall. Like the Community Information and Feedback Sessions held in mid-June, to the extent that concerns

were revealed by the process, it would seem these are relatively isolated and able to be resolved; and an increasing number of people making comments are asking when land will be released.

Finally, while concerns were expressed in the Submissions, most of the people making these complaints, like those who attended the CIFS, have been satisfied with the opportunity they have had to engage with the project team and the responses they have received.

The project conducted an analysis of the Submissions identifying the main areas of concern, and how they had been addressed or needed to be addressed to minimise each particular concern. The Project Director then wrote to the authors of Submissions to highlight to each person (including each signatory to the petition) what the project had done or would be doing to address the issue raised, and to invite them to meet with him at the project office at a time of their convenience to discuss their concerns.

Addressing the issues raised has meant moving from the broad concepts of the earlier phase to seeking a genuine dialogue with local people about their practical concerns including:

- the impacts of the proposed development on roads and traffic in the local area in particular Drake Brockman Drive and William Hovell Drive;
- the impact of the proposed development on the horse adjustment paddocks, the national pedestrian trail and the Kippax Group Centre;
- the proposed conservation corridor and the distance of the proposed development from Ginninderra Falls;
- safety issues related to the location of the landfill site, the power lines and potential bushfire; the cross border nature of the development and how the services would be delivered and paid for;
- community facilities that were proposed for the development and the impact on the existing facilities in West Belconnen;
- the future of the Kippax Centre and the proposed market centre on Parkwood Road were also topics of interest to the public with the majority supportive of the proposals related to these centres; and many more.

A copy of the analysis of the Submissions is at [Appendix 5](#).

More than Just Show

It is one thing to let people have their say, it is quite another to adopt a genuine attitude of responsiveness to community ideas and concerns. Of course some ideas in planning are good and some are not so good. But that can be true of the expert just as much as the amateur alike! The important conviction within the project team has been to ignore the distinction between the professional planner and the community participant and to consider them both part of an integrated

and iterative process for reaching the best outcomes.

The result has led to tangible changes emerging from ideas and concerns expressed by ordinary members of the community which include the following:

- The strong community desire for the Ginninderra Falls to be opened to the public was recognised with the decision that, rather than wait for the development "front" to reach the Falls' area (approx. 20 years), the intent is to open them up within the first 5 years of project commencement.
- The importance of access to the Murrumbidgee River was recognised and the Murrumbidgee picnic area with road access and parking will form part of the neighbourhood 1 construction program, available for first residents.
- The multi-function centre will be designed, over and above its core function as a project office, to cater for a range of community activities including a community hall, indigenous heritage display area, art gallery, nature conservation information and education centre, play group meeting place.
- The potential for the multi-purpose centre to play a long term role (beyond its life as a project office) as a community facility has been recognised, the centre is being placed on unused land on the Strathnairn block and will be integrated with the Strathnairn Arts complex.
- Indigenous heritage guided walks have been conducted within the future river corridor area (attracting up to 50 members of the public), these will be further developed and expanded.
- Community gardens and urban agriculture have been integrated into the design.
- Bus services are to be provided from day one of residential occupation, rather than 2 – 3 years later as per usual Action Bus practice.
- The conservation corridor is proposed to be placed under the administration of a community based trust, substantial research and investigative studies were undertaken to confirm the nature and viability of the trust.
- A master plan for Kippax has been initiated, recognising the need to deal with the pressure that West Belconnen will place on the Kippax centre.
- A strategic study of ACT Government Horse paddocks (ACT wide) has been initiated, recognising the need to accommodate horse paddocks that will ultimately be taken over by the West Belconnen development

- A study of the Fassifern property, as a potential alternative “home” for the Belconnen Pony Club, has been initiated, recognising the need to relocate the pony club.
- A community reference group of residents of Drake Brockman Drive has been established in response to concerns raised by local residents about the nature and impact of long term changes to the road infrastructure for Drake Brockman Drive. These volunteers will be able to closely scrutinise the detail of the proposed change to be made to Drake Brockman Drive as it is augmented to cater for increased traffic volumes over the coming years and decades.
- Traffic noise studies focused on individual houses, (supplementary to the broader area wide studies) have been undertaken in response to concerns from two individual residents on Southern Cross Drive and Ginninderra Drive

6. CONCLUSION – TOWARDS 'GINNINDERRY'

What's in a Name?

When the West Belconnen/Parkwood project secures rezoning approval in the ACT through the concurrent rezoning of the Territory Plan and the National Capital Plan, it will enter into a transitional period of about one year as it prepares for land to be released for residential construction. During this next phase public consultation and engagement will continue but there will inevitably be a stronger focus given to marketing and construction to enable the project to deliver land releases according to the ACT Government's ambitious land release targets for the project in its published four-year indicative land release program.

One of the key considerations of the current transition to this new phase is the name we give to the new community. One doesn't have to be a marketer to know that West Belconnen/Parkwood doesn't exactly roll off the tongue as a brand! And more to the point, it is a working title which doesn't adequately emphasize the key objective of seeking to create one cohesive identity for the whole community which is to emerge, irrespective of the border, which is likely to persist indefinitely into the future.

In keeping with the consultative approach adopted throughout the rest of the project, the Project has not left the search for an authentic unifying name simply to marketing experts but has instead turned to the PPG to have it identify a name which resonates with the history of the area. In consultation with the ACT Place Names Committee – an expert body charged with making recommendations to Government on the statutory naming of municipal places, such as suburbs, streets and parks – and after careful analysis of the history and indigenous heritage of the area, the PPG has recommended that an authentic name for the whole development, reflecting the land and its indigenous history is 'Ginninderry' – the early and etymologically correct pronunciation of the creek which defines much of the whole area.

And so with the Government's agreement the new development once rezoned will be Ginninderry, which in turn will have a number – probably two or, eventually three – suburbs within it with names to be identified by the ACT Place Names Committee. In due course, the border adjacent community in NSW will likewise be given a statutorily signified name by the Place Names Committee's NSW counterpart.

An Unprecedented History of Analysis and Engagement

The engagement of the PPG on the naming for the marketing of the area typifies the whole approach taken to consultation and engagement throughout the project. Such was the careful analysis supporting the deliberations of the PPG, the ACT Place Names Committee subsequently sought the PPG's recommendations for the future suburbs within the larger community. A strong commitment to engagement with the stakeholders not only delivered a well thought out solution to a complex range of considerations, it also opened up dialogue on other issues to lead to creative solutions on related issues.

It has been Project Director, David Maxwell's strong belief in the power of genuine consultation to drive energetic cooperative engagement within the community to create innovative and mutually respectful solutions between different stakeholders which has animated the project from the first and throughout.

The high level of stakeholder and local community consultation and engagement underpinning this project over several years is unprecedented in planning for a residential project in the ACT and to our knowledge anywhere else in Australia. From a very early stage, prior to the commencement of the formal consultation phase of the project, the project employed the use of community engagement software management database system Consultation Manager to provide accurate records of all interactions with stakeholders. Over the years since its introduction, the database has provided important historical record of the growing number of stakeholder interactions. By the commencement of public notification there were some 964 stakeholders in the database, recording details of each meeting with the stakeholder, running into thousands of meetings.

More importantly than the sheer numbers, however, the strategy informing the engagement with the community has sought from the very outset to be more than simply a record of interactions – it has sought to make community engagement fundamental to the planning process. This was the great achievement of Phase One through the Vision and Value Workshop, and the Planning and Design Forum.

As part of its accreditation as a Community Pilot project under the Green Building Council Green Star Scheme, the Project has also undertaken evaluations and reporting on its various engagement activities. These reports were amongst the many supporting documents available publicly since the notification period commenced.

Listening but also Responding

The unique extent of the project's pre-zoning planning and community engagement was also recognised by a number of Government speakers in a

debate in the Assembly over a year ago (Hansard 19 March 2014). During the debate on 19 March 2014, Mr Shane Rattenbury MLA, said that the consultative approach taken in West Belconnen would set "a higher standard for development in the ACT"; and "a new benchmark and one that will hopefully influence thinking right across the territory" (Hansard pp. 478-479). Ms Mary Porter MLA spoke of the development representing "a fine example of a developer working with government to achieve greater environmental outcomes as well as suburban development" (Hansard p. 481). Finally, Ms Yvette Berry MLA argued that in undertaking "extensive environmental research" and "a new level of community consultation", the project had demonstrated "the positive role that government can play when it works closely with business to support the creation of jobs and to promote good investment in the ACT" (Hansard p. 491).

The objective in the Second Phase was to build on this good start by seeking to bring an even wider spectrum of people on board with the project but to move beyond the broad concepts into the more detailed planning. By seeking to drill down on the specifics and engage in a genuine dialogue with those expressing their practical concerns and getting them involved with the solutions, the project has given people cause to express the view that, yes, in fact this project is different to what they have come to expect.

Over the last two years and the last twelve months in particular, there has been increasing level of interest in being able to live at West Belconnen/Parkwood. Notably, as noted above, at the last Community and Information Sessions held in June 2015, a significant majority of people, perhaps around 70%, at the event requested information on the built form, size of blocks, price of blocks, sales methods and timing. The project team believe that the level of anticipation and excitement about the proposed residential development and associated uses and programs has been growing steadily. Even people who have indicated that they are not looking to buy in the new development have expressed support for the opportunities being provided.

The notification period demonstrated that for a project of the size of West Belconnen/Parkwood there were very few issues which represented widespread concerns. This does not mean that there were not issues which were strongly felt by smaller groups of people and some individuals – clearly traffic impacts on Drake-Brockman Drive and Southern Cross Drive fell into this category. Yet overall, including even the traffic concerns, the project has been able to demonstrate that in each case solutions to the issues raised can be found. Perhaps even more to the point in terms of community consultation and engagement, the consultation appears to have been successful in generating confidence within the community that community concerns are being listened to and will be acted upon.

The willingness to engage has meant that where different individuals and groups

have had concerns, the Project's proactive engagement has been able to minimise and often eliminate particular concerns. In most cases, the Project has been able to engage with individuals and groups to achieve mutually agreed solutions to the concerns raised. Where this has not been possible, the Project has noted its desire to continue dialogue to try to reach better understanding and agreement of how such outcomes can be achieved.

While the public consultation has inevitably given voice to a small number of people opposed to the project, it would have been idle to imagine the project could achieve 100% support. Nonetheless, it would be fair to conclude, in light of the consultation outcomes, that what opposition there is to the project is small in comparison with the level of support, with the formal consultation eliciting a number of very strong messages of support from local community leaders, and important sector representatives.

As noted in Section 5, the strong consultative approach taken by the Project team was endorsed by a wide spectrum of community stakeholder groups and individuals, including even some submission writers with other significant concerns. Fundamentally, the support for the consultation and engagement program has been based on a belief that it has been a genuine one where participants have been able to see real changes being introduced to the master planning and rezoning processes in response to their specific ideas and concerns.

Mission Accomplished and Ongoing!

The objectives of the consultation and engagement program over the last two years were, in building on the early years of project consultation, to encourage participation and ownership of the vision and master plan for the project, to foster confidence within the community that the process of rezoning would support that vision, and that the community would have ample opportunities throughout the public notification period to meaningfully contribute to the process of realising that vision.

Given the strong level of community and stakeholder endorsement for the consultation and engagement program – a level of endorsement premised on tangible evidence of genuine listening – we believe that the program has strongly met these objectives and thereby fulfilled its mission. The Project will now enter into a new phase of developing the physical and social infrastructure to support the emergence of what will be the new Ginninderry community. The Project's commitment to genuine consultation with the existing West Belconnen community remains undiminished and will be ongoing in the years ahead.

[October 2015]



Towards a Vision for West Belconnen

Outcomes Report on the Community and Stakeholder Vision Workshop and the Planning and Design Forum
11 - 14 November 2013

Client:

The Riverview Group and Land Development Agency

Date:

20 December 2013

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1 Executive Summary

In June 2013, the ACT Government announced an agreement with the Riverview Group to facilitate the planning and development of some 4,500 new homes in West Belconnen adjacent to the existing suburb of Holt. Since the announcement consultation has found the concurrent rezoning the ACT land generally east of Parkwood Road and the adjoining NSW land is logical and timely.

A significant step in the rezoning process is the development of a master plan underpinned by a range of technical studies. A preliminary draft master plan was developed over a four day period in November 2013, commencing with a Community and Stakeholder Vision Workshop followed by a three day Planning and Design Forum (PDF).

The Community and Stakeholder Vision Workshop was held at the Holt Community Hub on 11 November 2013. This was an interactive session designed to enable interested community members and stakeholder groups to express their concerns, ideas, and visions for the West Belconnen project.

Over 90 attendees participated in the workshop, including community members and stakeholder groups, as well as **members of the project's** consultant team. The majority of community participants were residents of the existing West Belconnen community, particularly Holt and Macgregor.

The outcomes of the Community and Stakeholder Vision Workshop became an important input to the Planning and Design Forum that was held over the following three days.

The PDF, held at the Sustainability Hub, CIT Bruce on the 12, 13 and 14 November was an interactive series of workshops which combined the skills and experience of decision makers, technical experts and key community representative to jointly resolve project challenges and explore design options that reflect the West Belconnen sustainability vision and the emerging community vision.

The preliminary draft master plan that evolved from the PDF is aimed at ensuring that the West Belconnen development will create an inspiring, diverse and sustainable community. It is seeking to apply best contemporary planning and design practice to create a 21st century garden suburb, **built on the legacy of Canberra's Garden City** Heritage.

This outcomes report documents the processes and outcomes of the Community and Stakeholder Visions Workshop and the Planning and Design Forum.

2 Introduction

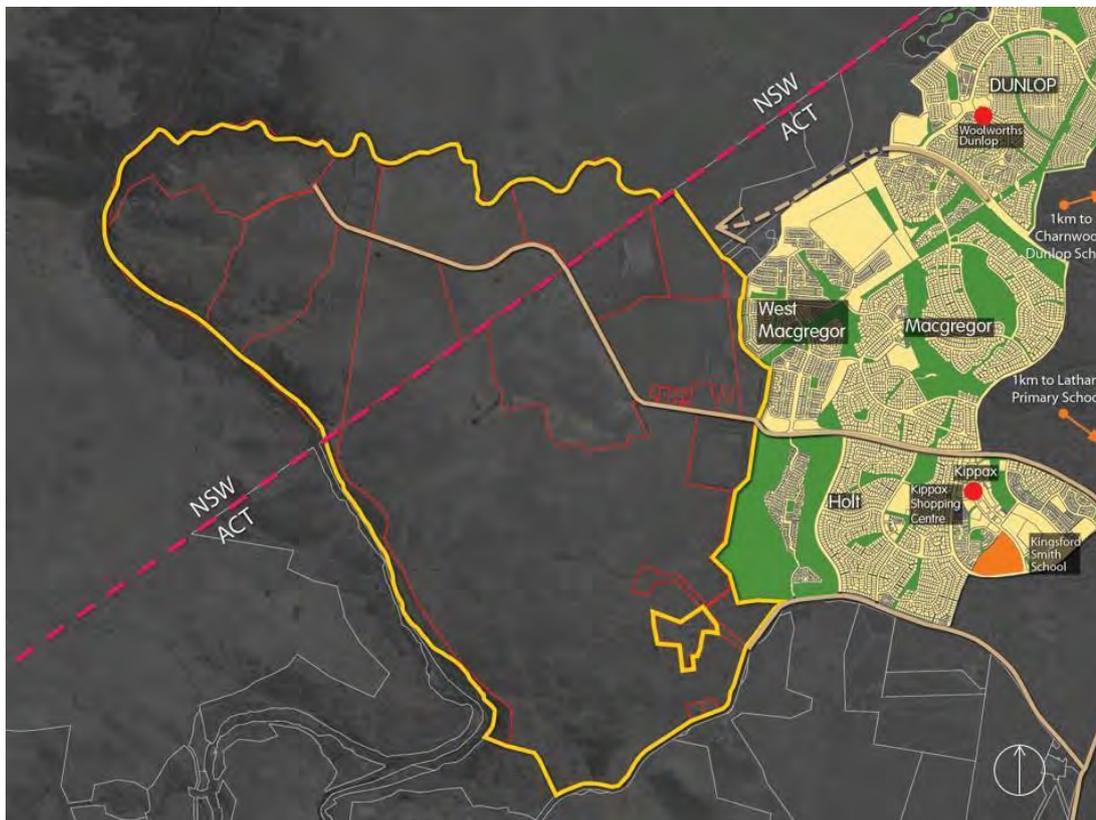
2.1 West Belconnen Project

In June 2013, the ACT Government announced an agreement with the Riverview Group, a locally owned land development company, to facilitate the planning and development of some 4,500 new homes in West Belconnen adjacent to the existing suburb of Holt in the ACT over the next 10 to 15 years.

Consultation undertaken since the announcement has found the concurrent rezoning of Parkwood land i.e. the ACT land generally east of Parkwood Road (including the Parkwood eggs site) and the adjoining NSW land is logical and timely. The adjoining NSW land is landlocked by the Murrumbidgee River and Ginninderra Creek.

Preliminary planning work commenced on the 'investigation lands' in September 2013. The 'investigation lands' (Figure 1) includes the land north of Parkwood Road between the recently developed suburb of West Macgregor and the ACT border and the land south of Parkwood road between the Canberra sub-station and the Belconnen landfill site. It extends south around the Magpies golf club to Stockdill Drive and around the south side of the landfill site down to the Murrumbidgee river. It also includes land beyond the land fill site in NSW, on both sides of Parkwood road, contained on the north by Ginninderra Creek and on the south by the Murrumbidgee River.

Figure 1 The 'investigation' lands (bordered in yellow)



The Riverview Group is the project manager for the planning of West Belconnen, acting on behalf of the ACT Government with respect to the ACT land, and on behalf of the developer for part of the NSW side.

The West Belconnen project will create an inspiring, diverse and sustainable community. It will seek to apply best contemporary planning and design practice to create a 21st century garden **suburb, built on the legacy of Canberra's Garden City** Heritage.

West Belconnen aims to be a world class sustainability project, and has registered as a PILOT project for the Green Building Council of Australia's **Green Star Communities rating** tool.

The Riverview Group has assembled a multidisciplinary team of expert consultants (Appendix A) to work closely with the ACT and NSW Governments and Yass Valley Council in undertaking detailed planning investigations and technical studies for the proposed new community.

2.2 The Planning Process

The proposed rezoning of the West Belconnen site will involve changes to the planning controls that currently apply over the site, on both sides of the border. This means a change to the types of development permissible.

The West Belconnen project will be subjected to a thorough process of environmental assessment and planning review at Commonwealth, Territory, State and local government levels. Building on the substantial amount of work that has already been undertaken a **"strategic assessment"** under part 10 of the Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act will be prepared. This will be overseen by the Commonwealth Department of the Environment.

The Strategic Assessment will run in parallel with the three rezoning processes: The National Capital Plan, The Territory Plan, and Yass valley Shire Local Environment Plan will require amendment if the project is to proceed.

The EPBC assessment is concerned particularly with endangered and vulnerable species and ecological communities listed as such under the EPBC legislation. At west Belconnen these include the Pink Tailed Worm Lizard, Yellow Box Red Gum Grassy Woodland and the Golden Sun Moth. These are also listed under the ACT legislation.

The Strategic Assessment and subsequent EPBC approval (if granted) will satisfy both the requirements of the ACT legislation and the Commonwealth regarding threatened species and communities. This is a necessary pre-condition for the ACT rezoning. The environmental approvals will also be in place concurrently with the National Capital Plan amendment and the Yass Shire rezoning.

Other matters that are also important elements of the total environment such as social impacts, traffic, noise and odour, are required to be assessed under ACT and NSW legislation. These will be included in the planning report that will accompany the ACT rezoning proposal and the Local Environment Study documentation that will be prepared as part of the NSW rezoning process

Over the next few months, the project team will be working with all the relevant planning authorities to discuss the procedures associated with the rezoning of the site. These authorities are:

- » ACT Planning Authority
- » National Capital Authority
- » NSW Department of Planning and Infrastructure
- » Yass Valley Council

» Commonwealth Department of the Environment.

Should the outcome of the planning process be positive, amendments will be made to the National Capital Plan, the Territory Plan and the Yass Valley Planning Scheme to enable the project to proceed to the next stage. Each of these amendments is a separate formal process and will require community consultation.

Pending the outcome of the planning process, we could be ready to commence construction of the first stage in the ACT in late 2015, with the first residents moving in early 2016. A commencement date for the development of the NSW land is not yet determined.

2.3 Stakeholder Engagement

The West Belconnen project team, comprising the Land Development Agency (LDA) the Riverview Group (TRG) and their consultants, recognise the complexity and regional significance of this project. The team are committed to effective stakeholder and community engagement that is both meaningful and inclusive.

Stakeholder and community engagement will occur in both NSW and the ACT and will include a range of perspectives and interests that are both local and regional.

The approach to engagement on this project is guided by seven core values:

- Involve a broad range of stakeholders and the community by utilising a diverse range of engagement activities.
- Promote the West Belconnen project and its consultation process in a number of different ways to ensure those affected or interested in the project can get involved.
- Create engagement opportunities that are relevant and produce meaningful data that can feed directly into the planning process.
- Engage early in the process and provide opportunities for people to participate before plans have been approved and final decisions are made.
- Design an engagement process that works closely with the multidisciplinary consultant team to ensure engagement opportunities are wrapped around key project milestones by:
 - Working with the urban design team to make engagement an active part of the design process
 - Integration of engagement with the community and sustainability planning processes
 - Aligning engagement with Green Star – Communities PILOT rating tool requirements
 - **Creating a 'cumulative' process where the key 'building blocks' of the planning strategy** (vision, design principles, scenarios, preferred options, etc.) are developed with input from key stakeholders
- Provide feedback to stakeholders and the community to demonstrate how their input has been used.
- Assess and evaluate our engagement processes to ensure they are achieving the best possible outcome for the area.

2.4 This outcomes report

This outcomes report documents the processes and outcomes of the Community and Stakeholder Vision workshop held on 11 November 2013 and the Planning and Design Forum that took place on 12, 13 and 14 November 2013.

The report has been prepared by Elton Consulting on behalf of the Riverview Group and the Land Development Agency. It will be publicly available on the West Belconnen project website at www.talkwestbelconnen.com.au



3 Community and Stakeholder Vision Workshop

The Community and Stakeholder Vision Workshop, held at the Holt Community Hub on 11 November 2013, was an interactive session designed to enable interested community members and stakeholder groups to find out more about the proposed development at West Belconnen. It also provided an opportunity for participants to express their concerns, ideas, and visions for the West Belconnen project.

3.1 Participants

The event was designed to involve both known stakeholders and the general public to allow for an exchange of ideas and opinions on the project.

Invitations by email and phone call were issued to **'known project stakeholders' in the lead up to the event. "Known project stakeholders" included individuals and groups who had previously been engaged in some capacity in the lead up the Government's announcement (including neighbours of the site) or peak groups.**

The stakeholder groups in attendance included:

- ACT Shelter
- Belconnen Magpies Sports Club
- Friends of the Grasslands
- Ginninderra Catchment Group
- Ginninderra Falls Association
- Greening Australia
- Kippax Uniting Church
- Living Streets
- Master Builders Association (ACT)
- Parkwood Horse Paddock
- Strathnairn Arts Association
- Student Planners Society
- United Firefighters Union
- Uniting Care Kippax
- University of Canberra
- West Belconnen Health Co-op
- Zero Waste

A broad range of channels were utilised to inform the local and wider community of the event and seek their involvement. These included:

- A 'West Belconnen Community News' newsletter distributed to all houses in Holt, Higgins and Macgregor.
- Newspaper advertisements in the Canberra Times, the Chronicle, and the Yass Tribune (Appendix B).
- The West Belconnen social media sites on Facebook and Twitter.
- Online event advertisements on the ACT **Government's Time** to Talk website, eventbrite, ActewAGL/Mix 106.3 Community Switch, and the Belconnen Community Council Calendar.
- Community emails distributed via the West Belconnen Health Co-op.
- Flyers distributed through Kippax Uniting Church (Appendix C).
- Posters and flyers displayed at Kippax, Holt, and Higgins shopping centres, and Kippax and Belconnen libraries (Appendix D).

Over 90 attendees participated in the workshop, including community members and stakeholder groups, as well as **members of the project's** consultant team. The majority of community participants were residents of the existing West Belconnen community, particularly Holt and Macgregor.



3.2 Program and process

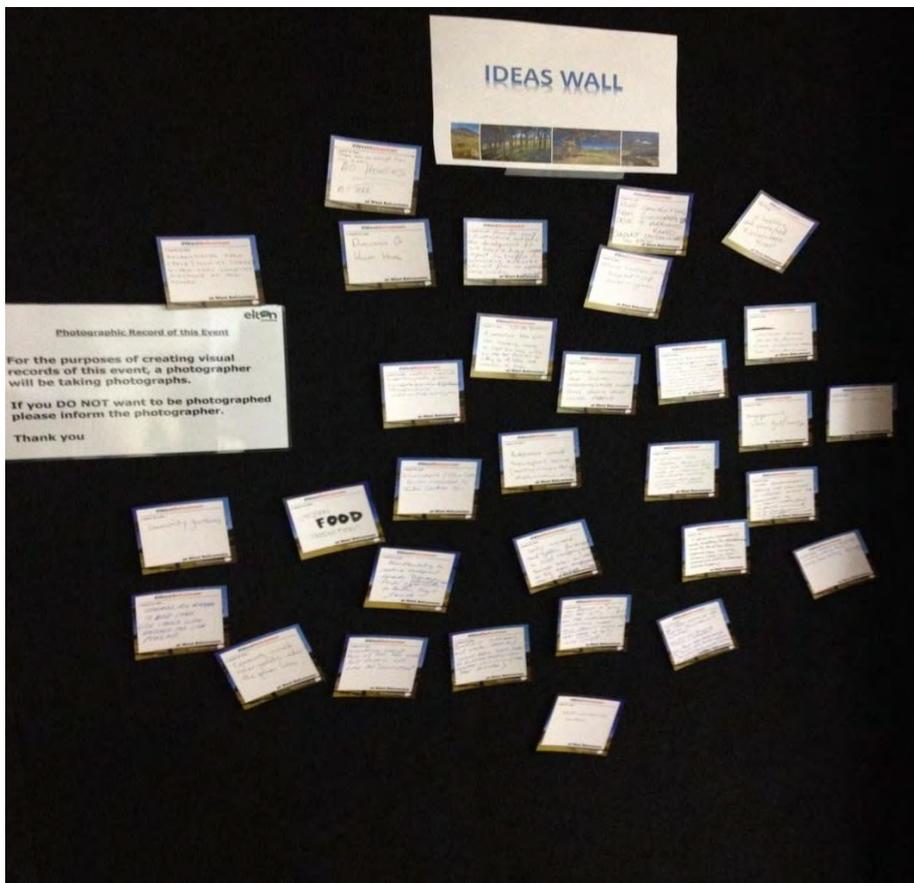
The session was divided roughly into three sessions. The first session provided background information on the project. This was followed by a short question and answer session and the third session allowed communities members and stakeholders to provide feedback to the project team.

Session 1 began with an introduction to the event from Brian Elton of Elton Consulting. This was followed by David Maxwell from the Riverview Group who gave an overview of the West Belconnen vision and proposal. Rodney Moss from Cox Architects and Stephen Moore from RobertsDay then **provided an insight into the existing vision for a '21st Century Garden Suburb', and Martine White from RobertsDay explained the Planning and Design Forum (PDF) process.**

Session 3 was an interactive workshop that enabled participants to express their concerns, ideas and visions. This was achieved through the use of table discussions and feedback, centred on the questions:

- In thinking about West Belconnen, what are the most important things we need to keep in mind as we plan and design this new community?
- We want to make West Belconnen the best place it can be. What are your ideas for helping this to happen?

Participants were also invited to write their ideas on cards provided, which were then placed on an **'ideas wall' displayed** during the Community and Stakeholder Vision session and throughout the entire Planning and Design Forum.



3.3 Outcomes

The issues and ideas raised throughout this community workshop, outlined below, were used to inform the technical sessions at the PDF that were held over the following three days. This was achieved through a feedback session on Day 1, facilitated by Brian Elton of Elton Consulting, which explored these issues and ideas, and provided an opportunity for the technical team and key stakeholders to reflect on the outcomes of the **community session**. **Moreover, the "ideas wall"** remained on display throughout the entire PDF, and as such it provided a point of reference for the design team to continuously reflect on the issues and ideas raised by the community.

3.3.1 Issues

Throughout the workshop and particularly in response to the question "in thinking about West Belconnen, what are the most important things we need to keep in mind as we plan and design this new community?" participants raised a number of key issues for the project team to take into consideration throughout the planning and design process. These issues are outlined in the table below along with a response from the project team.

Table 1 Issues raised at the Community and Stakeholder Vision Workshop

Issue	Response
The ability of existing roads – particularly Southern Cross Drive and Drake Brockman Drive – to cope with increased traffic, both during the construction phase and thereafter.	Work is being undertaken by road experts on the planning of roads in and out of the new development. It is anticipated that some roads may need to be upgraded.
The area's natural assets including the river corridor and Ginninderra Falls should be maintained.	The iconic Murrumbidgee River corridor will be protected and enhanced, with key ecological features conserved and the landscape managed under unique stewardship arrangements. The corridor itself will connect with an integrated open space network that weaves through the developed land.
Ginninderra Falls and the Murrumbidgee River should be accessible to the public.	The Ginninderra Falls Association are advocating for the creation of a Murrumbidgee-Ginninderra Gorges National Park The Riverview Group hope to be active participants in this discussion. There will be public access to the river corridor. However some areas will not be accessible for conservation reasons.
Concerns expressed regarding suburban sprawl and "sterile," "lego-town" suburbs.	These concerns were taken into consideration throughout the PDF process, and diversity in housing design has been highlighted as a key opportunity in the design of the master plan.
The need to provision of infrastructure for sustainable transport options was raised as an issue.	Part of the vision for West Belconnen is to feature a series of sustainable transport initiatives. Public transport is at the core of this, and the layout of the local precincts, roads and path networks are being developed so that

Issue	Response
	<p>efficient and attractive public transport services can be provided.</p> <p>Riverview is working with the ACT Government to formulate a bus servicing strategy that will ensure quality public transport is available at all stages during the growth of West Belconnen. This will include the expansion of bus services for the new residents moving in, and continual improvements to the local bus network as the population increases.</p>
<p>Concerns expressed regarding the integration of a new development with the existing West Belconnen community.</p>	<p>This project aims to create an integrated community between the new residential development and the established surrounding suburbs. This means sharing existing services and additional ones that will be provided in the later stages of the development.</p>
<p>The provision of local employment opportunities was highlighted as an issue.</p>	<p>The project will create growth in the area and provide a stimulus for employment in the housing and related industries. A growing community will provide flow-on benefits for local industries such as retail, health and education. The existing recycling and semi-rural activities focused along Parkwood Road, which currently employ about 200 people will remain and grow.</p> <p>A employment study is being undertaken as part of the technical work being undertaken for the rezoning.</p>
<p>Concerns were expressed that the current Kippax centre will be unable to cope with an increase in population.</p>	<p>Kippax will continue as the principal centre for the West Belconnen area. A planning review of the Kippax centre is being undertaken in consultation with the community in parallel with the master planning process for West Belconnen.</p>
<p>Concerns expressed that existing schools will be unable to cope with projected population increases, and the provision of new schools was highlighted as a key issue (including preschools).</p>	<p>In the initial stages of the development, students will be able to attend schools in the surrounding suburbs. As the development grows, it is anticipated that there will be educational facilities available inside the development.</p> <p>Planning for educational services will be undertaken as part of a comprehensive Community Plan. .</p>
<p>Concerns expressed that the challenges of developing in a bushfire corridor need to be considered, and the need for fire protection</p>	<p>The Riverview Group and LDA are very conscious of the importance of bushfire protection, and have enlisted the assistance of</p>

Issue	Response
was raised as a key issue.	a bushfire expert in planning and designing for the related challenges. Bushfire experts from the ACT and NSW have also participated in the planning and design forum.

3.3.2 Ideas

As well as highlighting issues of concern, the workshop also provided an opportunity for community members and stakeholder groups to express their ideas and vision for this new community. The **community's** ideas are outlined below, and are then presented in figure 2.

River Corridor and Ginninderra Falls

The river corridor and Ginninderra Falls emerged as a key theme in community and stakeholder ideas. These ideas particularly centred on having Ginninderra Falls re-opened for public access, the creation of a national park, and the provision of recreation areas within the river corridor. Other ideas related to the river corridor included the provision of water quality control ponds along drainage lines to protect the Murrumbidgee River, and to ensure that the river corridor is resistant to erosion.

Housing

A number of ideas also emerged related to housing, and particularly the provision of a mix of affordable housing, catering for a diverse range of people and families. Community members also expressed concern regarding suburban sprawl, and emphasised that housing design should be diverse, creative, and attractive. It was also suggested that housing design should ensure strong connectivity between the built environment and the natural environment.

Sustainable Transport

Another key theme to emerge was the provision of infrastructure for sustainable transport, and that public transport should be considered throughout the planning and design process. Numerous ideas with an emphasis on reducing reliance on cars were raised, such as the provision of bus stops with bike lockers, and an extensive cycling and foot path network. It was also suggested that the current design process should consider the potential future development of express bus routes and a light rail corridor.

Community Building and Place Making

The concept of community building and place making was raised as a key idea, including the provision of spaces for shopping, education, leisure, food production, eating, and work. It was suggested that these social spaces should be intergenerational, as well as enabling people with a disability to participate in all aspects of community life. It was suggested that the design should provide for churches and other spaces for worship and spirituality, and should also take indigenous culture and history into consideration.

Sport and Recreation

The provision of community spaces for sport and recreation was also highlighted as an important idea. A number of participants commented that the design should provide sporting and recreation facilities, including walking trails, cycling trails, horse riding trails, dog parks, a public pool, and an extreme sports hub. Other ideas included the provision of open recreational spaces along the river

corridor, and wide suburban streets safe for recreational use. A comment was also made that the design needs to engage with the existing golf course.

Resilience, Energy and Water

A significant idea to emerge was the resilience of the development, particularly to the potential challenges of climate change. It was commented that the design should maximise alternative energy generation opportunities, including solar and wind. Suggestions were made that the landfill site and power line easements provide opportunities for solar energy generation, and that housing designs could incorporate compulsory solar panels.

Water reuse was another key idea, with some stakeholders suggesting that the design should consider the reuse of stormwater and recycled effluent for irrigation, and the use of recycled water in homes. Green waste collection and reuse was also suggested.

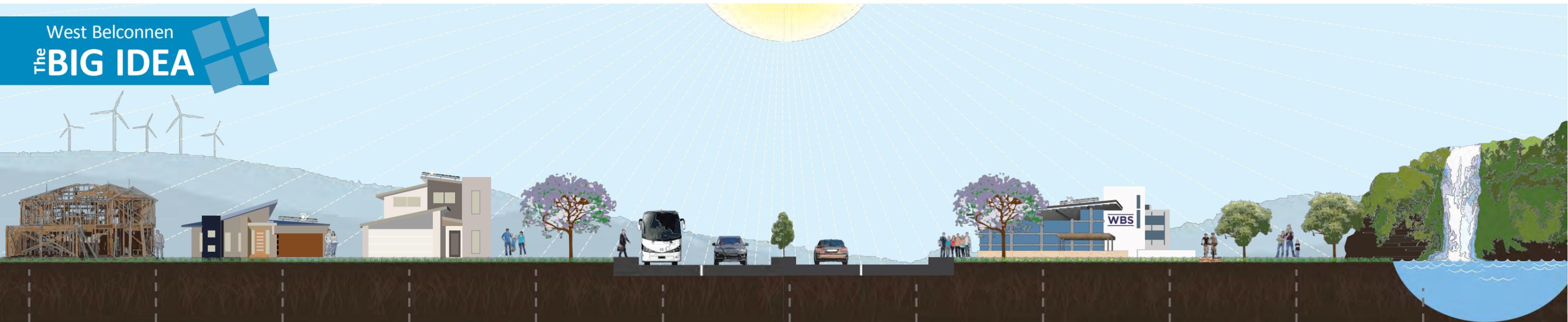
Urban Agriculture

The provision of facilities for community agriculture, community gardens, and urban food production on a commercial scale was a key idea. It was also commented that the landfill site and power line easements provide opportunities for food production.

Name

Lastly, the idea of a new name for the development was raised as an important idea. Community members requested an inspirational and attractive name. It was also commented that the name should be distinctive, and reflect the grandeur of the site.

West Belconnen The BIG IDEA



Construction

- » Restrict hours of construction traffic
- » Diversify trucks around suburbs

Sustainability

- » Solar panels
- » Water tanks
- » Green waste collection and reuse
- » Waste/storm water capture and reuse (recycled water)
- » Adaptive living to climate change

Housing

- » Housing that incorporates sustainable principles (solar power)
- » A range of affordable housing types
- » Diversity of housing that caters for a range of people and families (including students, elderly and disabilities)
- » More density
- » Good design (not a Lego town)

An Integrated Community

- » Integrate new and existing community
- » Vibrant community events that bring together young and old
- » Incorporate Aboriginal culture and history
- » Engagement with the golf course

Walkable neighbourhood

- » Safe and wide streets

Work, Live, Play

Complete and integrated transport system

- » Cycle paths
- » Bus
- » Light rail
- » Shared footpaths
- » Bus stops with bike lockers

Supportive road network

- » Express lanes to the city
- » Plan for increase in traffic in and around the development

Community and Placemaking

- » Social infrastructure and services for all ages (intergenerational) and a range of needs:
 - Community Hall
 - Childcare that reflect the needs of working families
 - Schools
 - Shared spaces for work and play
 - Places of worship
 - Cultural centres
- » Community Garden

Active Healthy Lifestyles and Recreation

- » Walking trails, bike tracks, horse riding and dog walking
- » Extreme sports hub
- » Public pool
- » Recreational open spaces and river corridor
- » Dog park
- » Family play and swimming areas
- » Picnic areas
- » Reopen Ginninderra Falls
- » Create a national park
- » A healthy and protected Murrumbidgee River

Governance

- » Resident contribution to the maintenance of shared spaces
- » Community environment trust
- » Opportunity to belong to a co-op

A strong connection between the built and natural environment

4 Planning and Design Forum

4.1 About the Planning and Design Forum

The Planning and Design Forum (PDF) was an interactive series of workshops which combined the expertise of decision makers, experts and the community to jointly resolve project challenges and explore design options that reflect the West Belconnen Sustainability Vision.

The Forum provided an alternative to the conventional sequential planning process where decision makers have limited involvement in the upfront design outcomes and resolution of issues. Instead, the Forum brought community, government, decision makers, land owners and technical experts together in an inclusive and transparent manner early in the planning process to develop the best outcomes for the site, the community and landowners.

The Forum was a highly productive event where all stakeholders worked together to identify issues and reach consensus on a range of solutions to identified project challenges. Bringing together all the main stakeholders in one place at one time allowed for open and constructive discussion, culminating in a shared project understanding and sense of ownership.

4.2 Participants

The PDF was an invitation only event which strove for broad representation of technical experts including Government and community representatives. Throughout the Forum the project team worked with in excess of 100 stakeholders including representatives from the Commonwealth, ACT and NSW Governments, Yass Council, community representatives and landowners to explore development opportunities and progress the planning and design of West Belconnen. A full list of participating agencies and organisations is at Appendix E.

4.3 The program of events

The Forum was held over the three days, 12, 13 and 14 November 2013 at the Sustainability Hub, Canberra Institute of Technology in Bruce. This venue was selected due to the close proximity to the West Belconnen site, enabling participants to immerse themselves in the physical setting, gaining a deeper understanding of the unique attributes of the site and its context.

The program was designed to maximise opportunities for interaction between stakeholders and the design team. In summary:

- Day 1 provided an opportunity for context setting and included a familiarisation site visit.
- Day 2 was split into three concurrent sessions, allowing for detailed discussion on specific issues, culminating in a plenary discussion on Governance and Stewardship. A pin-up session was held at the conclusion of the day at which the public could view preliminary designs of the draft master plan and share their views with the design team.
- Day 3 was a closed session at which the core design team continued to develop the initial draft master plan, incorporating the ideas generated throughout the Community and Stakeholder Vision Workshop and the Planning and Design Forum. The day concluded

with a 'community open house', to which the public was invited to hear about outcomes from the Forum and to view the draft master plan.

4.4 Day 1: Tuesday 12 November

4.4.1 Site Visit and Context setting

The Forum commenced with a series of welcome presentations. The Riverview Group and LDA shared their aspirations for the site and provided an overview of the project including the process so far, project timing, rezoning and the Green Star Communities pilot.

Participants were then taken on a tour of the site to ensure a shared understanding and to establish common reference points for discussion during the Forum.



4.4.2 Afternoon Sessions

After lunch a series of plenary interactive sessions were held, which aimed to further explore innovative and sustainable opportunities with the stakeholders and to share work already undertaken by the West Belconnen project team.

Rodney Moss from Cox Architects presented *The History of Canberra as a Garden City* and Stephen Moore from RobertsDay presented *West Belconnen: The 21st Garden Suburb*. Participants then discussed and explored the possibilities for creating an innovative, diverse and sustainable community of international significance.

Stephen Moore of RobertsDay then facilitated a session titled *Issues/Opportunities/Innovation* at which participants discussed and explored the current issues, opportunities and innovative responses to inform the master plan design.

The next session, *Towards a vision for the community*, provided an opportunity for participants to **discuss emerging 'Big Ideas' from the consultant team and the community**. Steven Burgess, MRCagney presented the **'Lost Art of Making Streets for People'**, setting the scene for discussion on building healthy communities through innovative design.

The final session for the day was a feedback session facilitated by Brian Elton of Elton Consulting. Participants were invited to reflect on the outcomes from day 1 and the community/stakeholder session from the previous evening and share their insights.

Day 1 Outcomes

Some issues and **'Big Ideas'** that emerged from Day 1 included:

Sustainable Transport

One theme to emerge was sustainable transport. There was a call for public transport to be considered up front in the planning process. Participants strongly expressed that, for behavioural change to occur, accessible public transport should be provided from the outset. Ensuring dedicated corridors and integrating public transport planning with schools and shops was also considered to be a priority. It was **emphasised that West Belconnen should be a 'car optional' development**.

Accessibility for large vehicles, including emergency vehicles and buses was flagged as an issue, with West Magregor cited as a poor practice example. To counter this, some participants expressed that liveability was more important and that streets should be designed for **"people not garbage trucks"**.

One specific suggestion was to open the development area up more broadly to NSW, with bridges and a cable car.

Economic/Employment

A further theme to emerge was centred on employment. Several participants expressed the importance of maximising employment for the new and existing community. This was seen to be essential for ensuring economic sustainability. Mixing commercial uses with the environment and conservation was also seen as an opportunity, with the proposition of a city farm that could include compost/commercial prospects.

Housing

Themes to emerge around housing include flexible and innovative housing models to cater for diverse housing requirements. One example offered was that of shared housing. Participants further expressed that housing (and other buildings and infrastructure) should be designed to accommodate generational changes and that design should account for adaptive change.

Water and Energy

The provision of water quality control was considered to be of primary importance. Maximising the use of our own catchment was viewed as key to achieving this. Water recycling also emerged as a key priority, as did the use of renewable energy options such as solar and wind.

Education

Linking education to the environment was a continually emerging theme. This was seen as an opportunity to provide exemplary environmental management and creative conservation that could include an educational element. One idea that was discussed was that of a living River Education Centre. An associated issue was the need to determine what level of access people should have to the river. Another suggestion was made that education and marketing should be utilised to encourage sustainable lifestyles.

Make 'something special' of limitations

The perceived limitations of the site were noted including the landfill and transmission lines but participants recognised the opportunities that could be available. Suggestions for the landfill site include extreme sports, such as BMX riding and a city farm, **farmer's** market and community gardens. Ideas for the transmission lines included bike, pedestrian, horse trails linking the river corridor with the landfill site and potential for easements to create both physical and visual barriers between residential areas.

Culture and Place

The importance of creating public spaces to foster a sense of community was noted, with an emphasis on liveability and wellbeing. Participants highlighted the importance of multifunctional spaces in facilitating a shared sense of community. This is particularly important given the objective of creating a mixed and diverse community, emphasising the need for intergenerational spaces. It was also noted that culture and place should extend across both the new community and the existing West Belconnen community, pointing toward the idea of wider West Belconnen community wellbeing. The importance of establishing community places early was noted, and Googong was pointed to as a successful example.

The River Corridor

The opening of the river corridor and Ginninderra Falls to the public was commented on favourably, with participants noting the need to define what level of access the public should have to the corridor. It was also noted that both existing and new community members should have access to the river corridor, enabling the integration of the development with the existing West Belconnen community. A suggestion was made to connect Ginninderra Creek traffic to the falls and the Murrumbidgee River. It was commented that the development boundary along the river corridor needs certainty, and needs to enable the access and egress of emergency vehicles in the case of bushfire. A call was made for the establishment of a large National Park, extending to the North and West. A suggestion was also made that urban quality control ponds should be included in the design, to protect the river and provide amenity.

Bushfire Management

The potential vulnerability of the site to bushfire was emphasised, and it was suggested that the development footprint needs to be balanced with bushfire management considerations. It was highlighted that fire mitigation needs to be a consideration throughout the design process.

4.5 Day 2: Wednesday 13 November

Day Two comprised three streams of concurrent technical sessions aimed at translating ideas and expertise from Forum participants into an initial draft master plan. Leaders of each session presented a short power point and shared preliminary ideas for the development of the site as a prelude to a more detailed consideration around key issues.

A range of Government representatives participated in each session to provide input and guidance from a Government perspective. An understanding of current Government policy and practice, and the willingness of Government representatives to work with Forum participants to deliver best practice outcomes was essential to the success of the Forum.

While the technical sessions were taking place, the design team developed the draft master plan, responding in real time to issues and solutions arising from the technical sessions. At the close of day 2, the public was invited to attend a pin up session to view **the design team's progress on the** draft master plan. The process and outcomes for each session are detailed below.

Stream A

4.5.1 Session A1: Movement Network + Municipal Services

Session Leader

Rhys Davies, AECOM

Aims

The aims of this session were to:

- Discuss the sustainability goals that have been established for the project, and the innovative approaches to the movement network that we will be exploring in order to achieve these with reference to the Green Star sustainability initiatives.
- Identify the streets and roads that we would like to see at West Belconnen and discuss **what a "good" street/road might look like and the cost implications in comparison to a "standard" street/road.**
- Review the existing ACT controls and ACT and interstate best practice to ascertain whether any improvements or amendments are desirable to enable delivery of best practice movement network and infrastructure elements in accordance with the objectives of the West Belconnen Sustainability Vision.

Outcomes

Participants discussed and agreed the key issues and opportunities for consideration:

Issues and Opportunities

Engineering services master planning for the entire development including ACT and NSW land.

- Engineering Services master planning for entire development in ACT and NSW to confirm servicing feasibility/constraints for the proposed development.
- Master planning of services in ACT to fully service NSW.
- Currently preparing services master plans based on ACT Standards as servicing will come from the ACT. Actual design standards for the development to be considered and made consistent for ACT and NSW.

- Cross border agreements between relevant ACT/NSW Government Agencies and Service Authorities to provide certainty to long term servicing of the entire development and design of these services as development progresses.
- Review Authority potable water demand and sewerage generation rate in light of proposed WSUD water cycle strategy.
- Design to minimise greenhouse gas emissions.

Develop best practice design standards for services reticulation within the streetscape for this development applicable to both ACT and NSW to support the proposed street typologies.

- Consider the overall development as a whole to support the proposed street cross-section typologies and corresponding services locations in the streetscape.
- The servicing in verges need to be considered in the context of the overall development concept and design planning outcomes.
- Review TAMS typical offsets of above ground verge infrastructure including trees and street light to path and kerb, and paths to tree and property boundary.
- Consider alternative locations of services in verges including under footpath, in road pavement and in front yard of residential properties.
- Consider maintenance implications of alternative streetscapes including servicing options.
- Consider whole of life cost of alternative streetscape, verge and servicing options.
- Consider allocation of space within the verge for a future service such as piped rubbish vacuum system or District wide heating/cooling system.

Constructability

- Timing of construction of services, ties, paths, driveways and trees to be reviewed. This is a driver to the location of some services, in particular shared trench.
- Specification for construction of services in the road pavement to prevent damage during construction and settlement of road pavement.

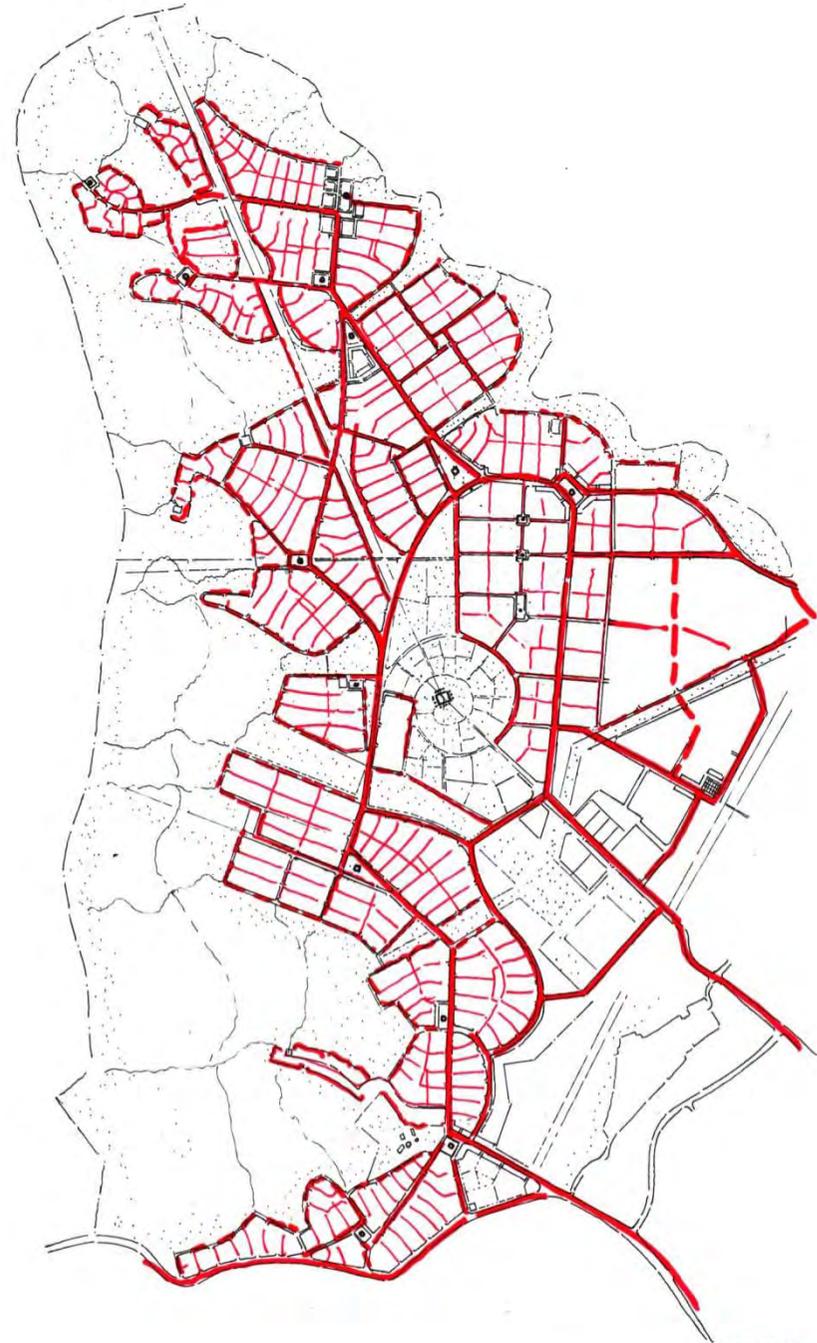
Services Materials

- Pipe materials for sustainability. In particular plastic stormwater pipe in lieu of concrete pipe.

Governance

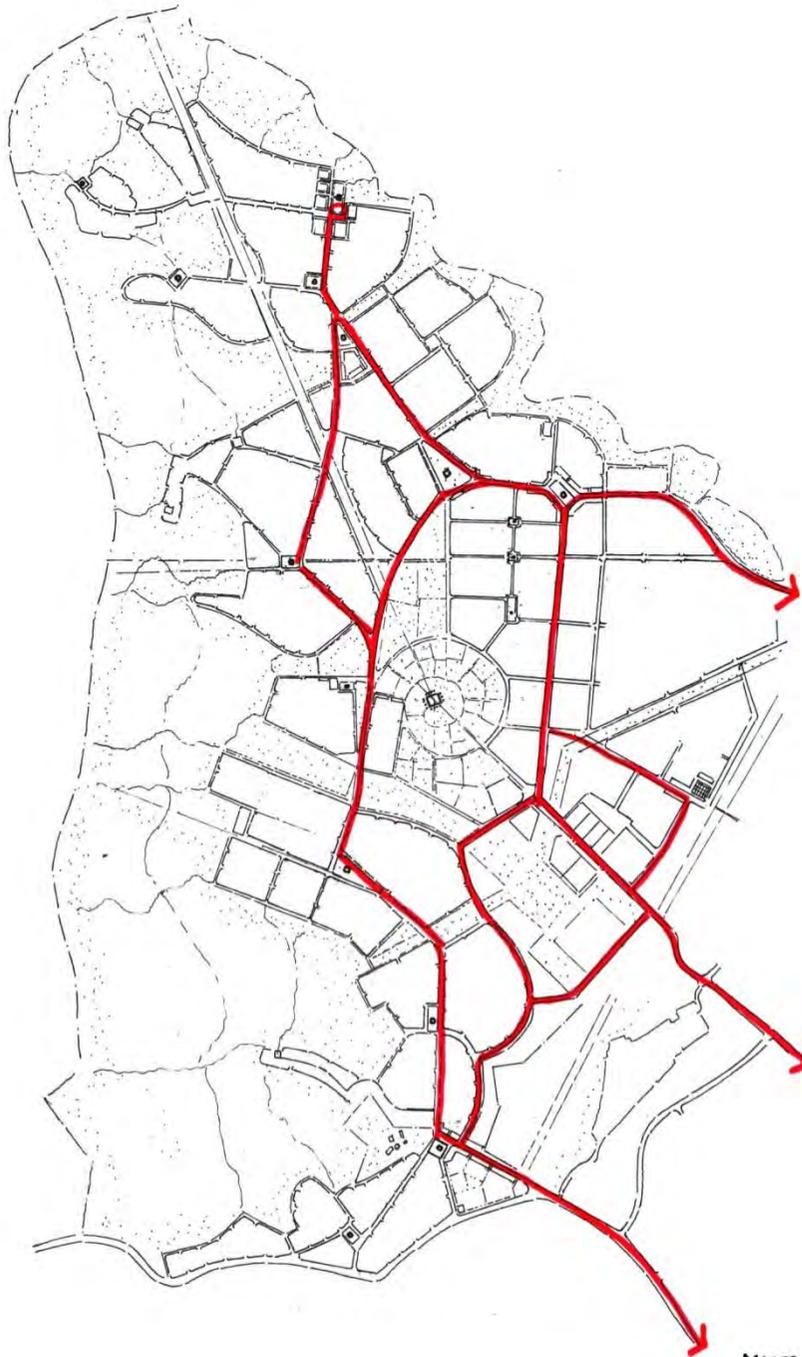
- Potentially different management system to improve constructed quality on West Belconnen.
- Additional inspections of key infrastructure during construction to provide Authorities with more assurance of quality of construction practices, particularly for new servicing arrangements such as services in roads and blocks, path and driveway levels. This could be by a Riverview Group inspector.
- Additional inspections of on block service connections to reduce risk of cross-connections and damage by builders and support the adoption of a third pipe and reduced water and sewerage flow rates. This could be by a Riverview Group inspector.
- Partnership with Authorities to get the streetscape and corresponding servicing right from the start of the project.
- Risk sharing between developer and TAMS of construction of alternative services designs where developer may take on risk of defect rectification for first 5 years.

MOVEMENT NETWORK



West Belconnen | A 21st century garden suburb.

MAJOR ACCESS



4.5.2 Session A2: Sustainable Transport

Session Leader

Barry Watkins, MRCagney

Aims

The aims of this session were to:

- Discuss the sustainability goals that have been established for the project, and the sustainable transport initiatives that we will be exploring in order to achieve these with reference to the Green Star sustainability initiatives.
- Review the existing ACT controls and ACT and interstate best practice to ascertain whether any improvements or amendments are desirable to enable delivery of best practice public transport, pedestrian and cycling networks and green travel in accordance with the objectives of the West Belconnen Sustainability Vision.

Outcomes

Participants discussed and agreed the following issues and opportunities:

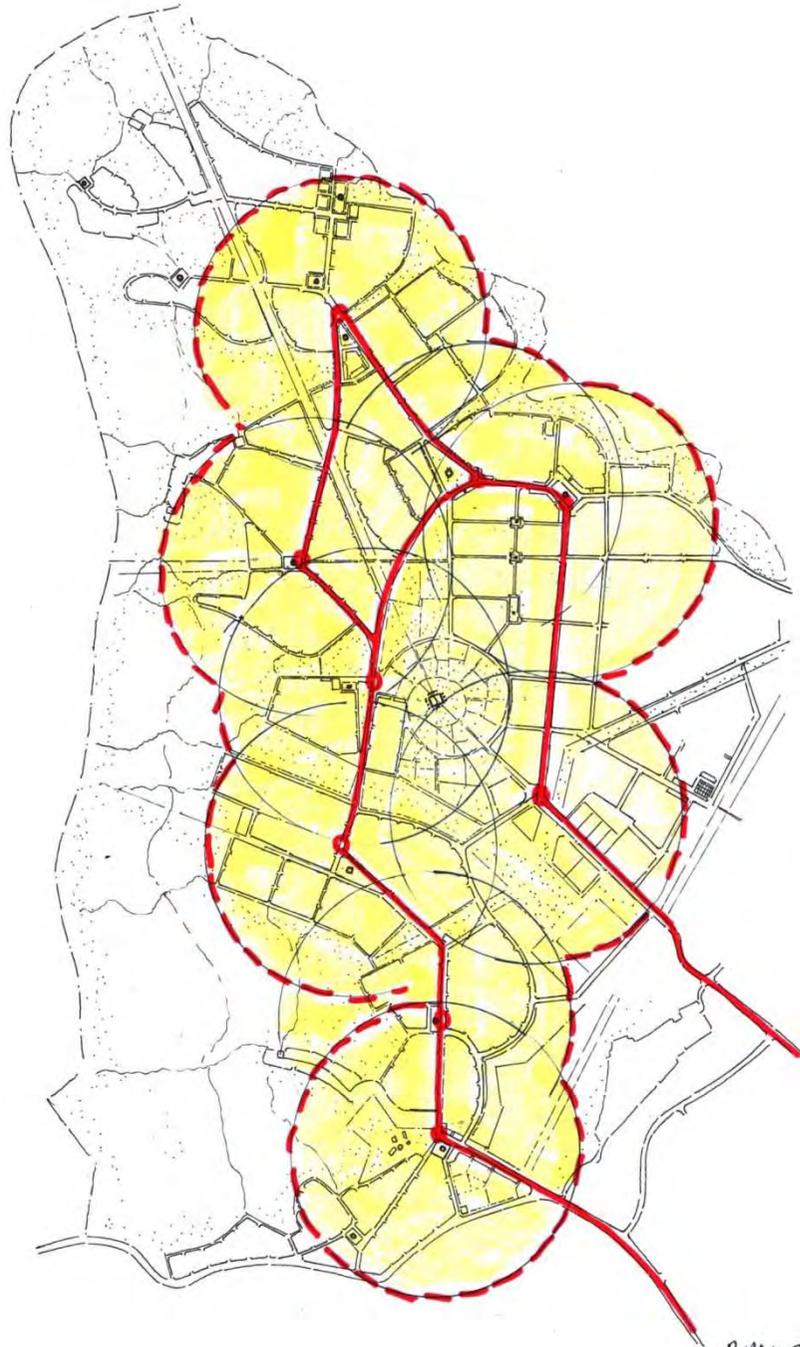
Issues

- Important to consider learnings from the Kingston Foreshore experience.
- Changing the perception of convenience is critical to changing behavior. There is no shortcut, rather a matter of convenience. Need to start at the street level.
- Diversity of land use plays an important role.
- Also needs to be a change in the culture of transport.
- Need to balance all factors including waste collection, emergency access, bikes, and footpaths and then proceed with engineering.
- Sheltered bike racks are the preferred arrangement for cyclists. Successful implementation will be dependent on changing behavior and change of culture to using bike and ride.
- Need to consider competing aspects such as cyclists and bus lanes. It is important to consider the priority on infrastructure investment and how to utilise it properly.
- It would be useful to consider the *City to Town Centre Discussion Paper* when released.
- Need to consider the implications of the Ageing population.

Opportunities

- Develop an integrated transport plan.
- Early provision of public transport.
- Consider streets as places for exchange.
- Develop streets that support land uses.
- Consider whole of life costs of services and infrastructure.
- Develop an integrated and inclusive movement network.
- Marketing suggestions:
 - Provide a free bicycle to every household, those with one car or houses with one car shelter, on the condition that it will be put to good use.
- Promote mountain biking activities at Ginninderra Falls Recreation Park will potentially increase cycling interest and attract relevant business to the area.

PUBLIC TRANSPORT



4.5.3 Session A3: Water, Sewerage and Electricity

Stream Leader

Peter Lewis, Brown Consulting

Aims

The aims of this session were to:

- Discuss the sustainability goals that have been established for the project and the innovative approaches to the provision of infrastructure that we will be exploring in order to achieve these with reference to the Green Star sustainability initiatives.
- Review the existing ACT controls and ACT and interstate best practice to ascertain whether any improvements or amendments are desirable to enable delivery of best practice infrastructure in accordance with the objectives of the West Belconnen Sustainability Vision.

Outcomes

Participants discussed and agreed the following issues and opportunities:

Issues

- Challenge of the project will be to adopt best practice for sewer, water, roads and infrastructure.
- In thinking about change, it is important to consider the whole system as a package. It is not about changing the roads and the sewer system; it is about changing the whole thinking and aiming to achieve something different.
- We have to look at the way we design, sticking to the basic principle as to what we are providing.
- Risk is an important aspect from the ACT Government point of view.
- There are known issues in relation to quality assurance (QA) in some developments in the ACT.
- There may be a chance in this development process to look at a different management system and how we can improve the QA system to achieve better outcomes.
- Streets are not just about services, they also impact on land take. The pavement width is a big ticket item in terms of plain construction cost and also incurs a massive greenhouse cost, and then maintenance cost.
- Trees are also an important element from a sustainability point of view, meaning it will be able to reduce 4 degrees of the total temperature in the whole estate.
- There is an emerging issue where big trees are not allowed, but the pavement width is wide enough to accommodate them.
- Passive watering of trees is very crucial to strengthen the soil. It is important to allow massive clays if there are going to be trees. In this dry climate, bassel clays in Melbourne and similarities in Adelaide, trees especially eucalyptus trees will extend their root to look for water.
- Concept of district heating/cooling and Hydraulic Heating - very good reduction in green house emission.

Opportunities

- It would be good practice to produce a table to show the cost and risk, compare the maintenance costs for the chosen suburbs in the 20 years, compare the social costs of the

different designs, and then show that what we are planning to do will be better than previous examples, rather than comparing shortfalls between designs.

- Another factor to consider in the design of the street is that the street is also a water collector. A possibility to resolve leaking pipes solution could be to reduce the size of the pipe and have less leaking pipes.
- West Belconnen is a very different model. This is the first opportunity where we are all in partnership. Usually we inherit a project that has already gone through a structured plan and ready to build, but for West Belconnen, we can actually start from design to what we are delivering and get the right implementation.

Stream B

4.5.4 Session B1: Public Open Space Framework

Session Leader

Adrian McGregor, McGregor Coxall

Aims

The aims of this session were to:

- Discuss the sustainability goals that have been established for the project and the potential innovative approaches to the provision of open space that we will be exploring in order to achieve these, with reference to the Green star sustainability initiatives.
- Review the existing ACT housing controls and ACT and interstate best practice to ascertain whether any improvements or amendments are desirable to enable delivery of open space in accordance with the objectives of the West Belconnen Sustainability Vision.
- In relation to the River Corridor, explore:
 - Opportunities for the future use and management of the River Corridor.
 - Discuss its role in the context of the National Capital Open Space System (as per National Capital Plan) and the connectivity with the Molonglo and Murrumbidgee River Corridors, and the connection via Ginninderra Creek to Mulligans Flat at Gungahlin.
- Discuss and explore other matters including:
 - Potential uses including walking, cycling, picnicking, bird watching, grazing etc.
 - Pink Tailed Worm Lizard habitat (nationally endangered species).
 - Yellow Box Red Gum Grassy Woodland (nationally endangered ecological community).
 - Implications of retaining grazing throughout the River Corridor as a management measure.
 - Bushfire management.
 - Environmental Management Trust (as a prelude to the Governance and Stewardship Session).
 - Relationship between River Corridor and the balance of the site including linkage opportunities presented by power line easements, connectivity with the landfill site, Belconnen Farm Heritage Precinct and Strathnairn.

- Past and future use of Ginninderra Falls.
- Relationship between the River Corridor and future residential development, including connectivity and edge management.

Outcomes

Participants identified the following as key issues and opportunities to be considered:

Issues

- There is a need for parks and open spaces to connect with existing open space networks in surrounding suburbs.
 - An audit of existing sports grounds in Belconnen is needed to determine usage and capacity.
- The aerodynamics of the study site should be taken into consideration to ensure that parks and gardens are able to minimise wind effects.
- There is a need to consider how open spaces will be managed
 - A not for profit environmental organisation, which could be registered as such and allow tax deduction of levy and contribution to trust.
- The potential commercial use of the river corridor needs to be integrated with conservation goals.
- Stormwater is not part of Murray Darling Water Cap, while discharge from LMTP is part of the water cap. Therefore reuse of effluent from LMTP negatively impacts on ACT Cap. ACAC have demanded the availability of ACTEW water more efficient than the reuse and recycling of stormwater. In essence stormwater reuse is subsidised by residents.
- Issues surrounding small, single-use parks were identified.
 - Maintenance is an issue with smaller parks and spaces. If they are not maintained to a high standard they become unattractive for users.
 - Large multi-use spaces can be more attractive. John Knight Memorial Park was identified as a good example, incorporating basketball courts, gym equipment, nature, playgrounds, open spaces, and BBQs.
 - The importance of intergenerational, multi-use spaces was noted.
- There is a need to look at recreational facilities in the river corridor, as part of the EDP process for residential development.
- Other issues noted included costing, safety, maintenance, and social acceptance.

Opportunities

- The design of parks and open spaces was highlighted as an opportunity for something outstanding, not standard playground equipment but something more adventurous. The national arboretum play space was noted as a good example.
- Opportunities for the incorporation of urban agriculture into open spaces.
 - **'Urban Agriculture' becomes a new statutory category of land use (ESDD starting to think along those lines).**
 - Likely to need three or four community gardens across the entire area.
- Suggested uses for the river corridor included walking, biking, equestrian, and BMX trails, water sports, and education.

NATURAL HABITAT



- Albury Wodonga Parklands was highlighted as a good example of open space management.
- Opportunities for the creation of a local loop for the Bicentennial National Trail and links to Belconnen Pony Club.
- Opportunity for the incorporation of Ginninderra Falls into the public open space network. Suggestions included a café and picnic area to establish this as a social and natural attraction.
- Potential for the creation of a smaller area district sporting complex, providing that playing surfaces can accommodate higher usage.
- **Sullivan’s Creek ponds in O’Connor wetlands were** also highlighted as a good example, incorporating habitat, water cleansing, play equipment, and as a visual asset in medium density housing.
- The use of native grasses was identified as an opportunity to reduce maintenance and other costs.
- The recreational spaces at Yerrabi ponds, Gunghalin, were identified as a good example.
- Dual use of public open space, pocket park, links to bus/public transport, community garden, Community Irrigated Recreation Park within suburbs
- The importance of paths in open spaces was highlighted, accounting for potential uses such as bikes, rollerblades, jogging, walking, BMX, skating, and boot camps.

4.5.5 Session B2: Waste Water Recycling

Session Leader

Julien Lepetit, AECOM

Aims

The aims of this session were to:

- Discuss the sustainability goals that have been established for the project, and the innovative approaches to waste water recycling that we will be exploring in order to achieve these, with reference to the Green Star sustainability initiatives.
- Review the existing ACT controls and ACT and interstate best practice to ascertain whether any improvements or amendments are desirable to enable delivery of the best practice water recycling consistent with the West Belconnen Sustainability Vision.

Outcomes

Participants discussed and agreed the following as key issues and opportunities for consideration:

Issues and Opportunities

Rainwater for hot water supply

- Address concerns from ACT Health regarding water quality and public health safety (pathogens, temperature requirements for sterilisation, health impact).
- Investigate increased energy consumption associated with higher temperature hot water supply.

- Prepare information package re: available systems, commercial products that would allow the proposed supply of hot water with rainwater.

Confirm the household budget corresponding to the energy and water consumption under the BAU (ACT WSUD Code) and the recommended approach (with rainwater to hot water supply).

- Estimate a Business and Usual (BAU) household budget for water and energy consumption.
- Estimate a budget under the proposed strategy with rainwater to hot water supply.

Maintenance and operability of the proposed rainwater to hot water systems in the long term.

- Explore building regulation; and
- Third party utility entity etc. to maintain the long term performance and safety of the rainwater to hot water supply.

Third pipe network across the project to distribute harvested and treated stormwater for all non-potable demands in the household (toilet flushing, laundry, outdoor irrigation, aircon)

- Investigate the ACT Plumbing Codes and check the feasibility of third pipe connection to households.
- Investigate the ACT Estate Development and services codes to check the feasibility requirements for a third pipe network among other services.
- Explore ACT Health requirements for treatment of the harvested stormwater for reticulation to households for non-potable demands.

Firefighting water demand supplied using the treated harvested stormwater. Need for water to be of sufficient quality to use as aerosol. Fire services require approval from ACT Health and meeting NSW guidelines for approval to be considered.

- Confirm the preparedness of Fire Services to use harvested stormwater providing it meets the ACT and NSW Health requirements.
- Verify ACT Health and NSW water quality requirements for safe aerosol application.

Investigate the potential infrastructure savings associated with connection of firefighting demand to the third pipe network as opposed to mains potable water.

- Evaluate potential cost savings to be achieved by removing firefighting demand from the design requirements of the potable water network.
- Evaluate the potential costing implications of supplying firefighting demands from the third pipe network mains.

100% roof collection and charged downpipes.

- Confirm who the relevant authority is to mandate 100% roof capture in the ACT (ESDD?) and NSW.
- Confirm with relevant authority what the best instrument would be to mandate the 100% roof capture
- 100% roof capture will likely require charged downpipes. Need to check the building code for guidelines on downpipes.

Recycled water reuse for food production/irrigation - license conditions and health risk assessment.

- Discuss conditions of access to water from LMWQOC (licensing, costs).

- Undertake risk assessment for food production using treated recycled water and potential for any further treatment of the water to achieve increase water quality.
- Prepare a discussion paper/body of evidence of use of recycled water for food production.

Centralised stormwater harvesting scheme/infrastructure requires testing and preliminary sizing for the water transfer infrastructure, O&M costs.

- Prepare catchment breakdown of stormwater measures.
- Model reliability/sizing of each measure.
- Model inter-balancing of flows and reliability.
- Size and design water transfer infrastructure including header tank location.

Conditions of granting a third party license for the operation of the third pipe network by the ICRC (Independent Competition and Regulatory Commission) in the ACT and IPART (Independent Pricing and Regulatory Tribunal) in NSW.

- Hold meetings with both organisations to outline the objectives and reasons behind the third pipe network.
- Discuss and agree the requirements to be met for a license to be granted in the future.

The ACT Government TAMS services may not be supportive of the "green infrastructure" proposal on the basis of the increased cost associated with the maintenance of higher quality urban open space and associated WSUD measures.

- Benchmark the ACT open space maintenance budget with other capital cities in Australia to evaluate the current funding levels for open space maintenance in the Territory.
- Develop estimate of maintenance cost for the Green Infrastructure at West Belconnen.
- Explore and monetarise the environmental services and potential economic returns generated by the Green Infrastructure.

Rainwater tanks - Cost Benefit Analysis

- Establish the no rainwater tank (RWT) cost and benefit baseline
- Establish the RWT for non-potable internal demand (as per WSUD Code)
- Establish the RWT for hot water supply (as per recommended strategy)

Green Infrastructure and recommended strategy benefits towards micro-climate management and reduced temperature.

- Model the potential contribution to lower temperature micro-climate in a typical West Belconnen street.
- Estimate the potential energy, carbon and cost saving associated with the recommended strategy and BAU WSUD.

Ginninderra Creek Riparian Corridor requires confirmation for width, paths, access and amenity provisions and access to the falls.

- Confirm minimum corridor width, 100 year ARI flood extent and uses of the corridor and agree principles of design/planning.

Detention basins sizing for peak flow attenuation - yet to be undertaken.

- Undertake XP-RAFTS modelling for peak flow attenuation.
- Confirm basin location and dimensions.

4.5.6 Session B3: Opportunities + Constraints + Big Ideas

Session Leader

Adrian McGregor, McGregor Coxall

Aims

The aims of this session were to:

- Discuss the sustainability goals that have been established for the project, and innovative approaches to the use of land located within buffers, or adjacent to, existing infrastructure with reference to the Green Star sustainability initiatives.
- Explore opportunities to create a holistic open space framework and how land affected by existing infrastructure can contribute to this open space network.

Outcomes

The following were identified as key issues and opportunities surrounding the use of the landfill site and transmission line easements, as well as other big ideas that emerged throughout the session:

Landfill Site

Issues

- There is a need to consider demographics of potential users.
- It was suggested that there is a need for professional management and leadership to coordinate any project on the landfill site.
- It is important the landfill site is linked with other open spaces through bike and foot paths.
- It was noted that any project established on the site will need to have community ownership and support.

Opportunities

- It was noted that the landfill site provides opportunities for recreation, education, urban agriculture, and solar energy generation.
- Other suggestions for the site included a Community Irrigated Recreation Park (CRIP), a district park, and a horse riding school.
- CERES was offered as a successful model of a city farm and community gardens, and was commented on favourably.
 - It was also noted that community gardens should not be confined only to the landfill site, and that gardens should be co-located with playgrounds and access to toilets.

Transmission Line Easements

Issues

- Easements have the potential for weed spread and as such will require careful and regular inspection and control.
- The need for maintenance access to transmission lines was noted as an issue.
 - Require pad for crane and vehicle access to each pylon.
- It was noted that metallic materials under transmission lines cause concern.
- Some small structures are acceptable under transmission lines.
- Concerns were raised that the transmission lines may separate communities, so there is a need to ensure open spaces and community facilities transition smoothly.
- **Concerns were also raised that easements may provide a 'highway' for pests and weeds** to move from urban areas into the river corridor.

Opportunities

- Transmission line easements were identified as an opportunity for linking foot, bike, and horse trails to the river corridor.
- A pedestrian and cycle corridor was also suggested, that could incorporate fitness stations as well as artworks and sculptures.
- Cropping within the easements was suggested as an option, as was using the site as a hatchery for a native fish restocking program.
- Utilising native shrub landscaping would enhance wildlife movement across the site.
- Grazing was suggested as a potential use throughout the development phase, however was not considered a viable long-term option for a residential area.

Big Ideas

Parkwood Poultry Farm

- It was suggested that there is a need to investigate the relocation of Parkwood poultry farm as the development progresses, as this was not considered compatible with residential development.

Healthy and Active Living

- Opportunities for the establishment of extreme sports sites, which could be managed by private enterprise.
- Suggestion for public streets that can become active spaces.
- The importance of walkability, accessibility, and cycle connections for public parks and sports facilities was noted.

Urban Heat Island Effect

- Lighter coloured houses reduce heat island effect.
- Effects can also be reduced through strategic planting to shade hardscapes.
- Green roofs on commercial and community buildings were also suggested as a solution.

Potable Water Consumption

- Reuse of stormwater and treated sewerage.
- Potable backup for high value landscapes.

- Sub surface irrigation was suggested, as there are issues around spray irrigating using treated effluent.



Stream C

4.5.7 Session C1: West Belconnen “A 21st Century Garden Suburb”

Session Leader

Angela Koepp, RobertsDay

Aims

The aims of this session were to:

- Discuss the sustainability goals that have been established for the project and the innovative approaches to housing we will be exploring in order to achieve these.
- Review the existing ACT housing controls and ACT and interstate best practice to ascertain whether any improvements or amendments are desirable to enable delivery of the housing in accordance with the West Belconnen Sustainability Vision.

Outcomes

Participants discussed and agreed the following as key objectives and opportunities for consideration:

Key objectives

To deliver the project vision and meet market demand.

- To realise the West Belconnen Vision through the Guiding Principles.
- To meet the sustainability goals that have been established for the project including the range of green star community measures that will be applied to achieve the six star rating, and the innovative approaches to subdivision and housing.
- To define housing affordability, sustainability and innovation for West Belconnen.
- To deliver a diverse range of housing and lifestyle choice at the scale of the house, street and neighbourhood.
- To respond to changing trends in Canberra that may inform housing and lifestyle at West Belconnen.
- To identify the West Belconnen future market.
- To identify the aspirations and lifestyle choice of the future market.
- To understand how to capture a broader market through marketing and housing delivery.

To be Affordable

- To deliver housing that fills gaps in the existing market.
- To deliver housing to meet the needs and aspirations of the 21% of potential buyers that are open to West Belconnen that fall into the typical first home buyer market.
- To facilitate entry into the market and to ultimately accumulate equity for upsizing.

To be Sustainable

- To deliver housing that has regard for cultural variations in lifestyle.
- To provide opportunities at West Belconnen for the 45% of buyers who are interested in

food production.

- **To redefine sustainability in terms of longevity and flexibility, ie. 'Design for 200 years and build for 100 years.'**
- To facilitate aging in place and lifelong communities.

To be Innovative

- To review the existing ACT housing controls and ACT and interstate best practice to ascertain whether any improvements or amendments are desirable to enable delivery of the housing in accordance with the West Belconnen Sustainability Vision.
- To review NSW standards and Yass City Council DCPs and identify any variations to the Codes that will be required to deliver the West Belconnen housing suite over the life of the project.
- To recalibrate conventional, quantitative housing standards to meet lifestyle needs, market demand and to accommodate future trends.
- To establish rural, suburban and urban character areas at West Belconnen.
- **To ensure that 'detached' housing controls are not applied to 'attached' housing.**
- To innovate with respect to local context and expectations.

Opportunities

Demographics

- Establish a housing mix that responds to the expected fall in detached housing in the ACT (currently at 70%) by understanding the reasons behind the shift.
- Understand the age and income characteristics of the 1 to 2 person households that now comprise more than half of ACT dwellings.
- Ensure that ACT dwelling codes enable dwelling types to be delivered at West Belconnen that can alleviate housing stress; acknowledging that the average ACT homeowner contributes 28% of their income to mortgage repayments (30% is considered housing stress).

Market Research

- **Translate the meaning of potential buyers seeking 'smaller lots and dwellings'** to a dwelling product at West Belconnen that balances downsizing as a key trend with lifestyle-tailored amenity packages for buyers.
- Define affordability from the perspective of future West Belconnen residents and understand the trade-offs that the 38% of potential purchasers influenced by affordability are willing to make.
- Reinforce the proximity of West Belconnen to Belconnen Town Centre as an emerging centre.

Housing and Code Inclusions

- Identify key price points to ensure adequate product at West Belconnen exceeds the affordability expectation associated with an acceptable budget of \$508,000 by providing quality housing well below \$500,000.
- Ensure sustainability is marketed and delivered with affordability targets retained.

- West Belconnen could be the powerhouse for Canberra (housing feeding back to the grid).
- Redefine sustainability controls in terms of adaptability, personal flexibility, mix of people and affordability.
- Ensure private and public domain controls are complimentary to deliver rural, suburban and urban streetscapes.
- Ensure that solar access does not drive the built form outcomes at West Belconnen but is considered as one component of sustainable housing delivery.
- Seek flexibility in parking standards to meet changing lifestyle needs and affordability and allow the market to dictate over quantitative standards.
- Ensure that variation of standards, particularly as it may impact on visitor parking and the public/ private domain interface, do not compromise reasonable levels of convenience and accessibility.
- Codes should link higher densities with higher amenity such as proximity to quality open space and public transport.
- Enable a tailored solution to the size, configuration and location of private open space on smaller lots to facilitate best practice built form outcomes and affordability targets.
- Integrated housing should not be the default avenue for achieving innovation and/ or variation at West Belconnen due to the potential for additional costs associated with the process to be passed on to the home-buyer compromising the affordability offering.
 - Tailor codes to acknowledge the unique site conditions at West Belconnen including but not limited to: 20% of the Developable Area being south facing (approx. 160 ha).
 - 28% of the Developable Area is greater than 10% slope (approx. 234 ha).
- Learn from and apply **the timeless principles used in Canberra's legacy of housing** innovation- look back to move forward.
- Understand that there is the potential for 70- 80% of lots delivered at West Belconnen to be consistent with conventional Canberra sizes and to provide innovation in this lot range whilst also giving consideration to relationships between a variety of housing and lot sizes and types.
- Consider the role that NSW and the Yass LGA has had to date in providing larger lots.
- Further understand the rationale behind **Yass City Council's homogeneous housing and** subdivision codes including a 6m front setback across the board.



4.6 Session C2 and C3: Community Building, Employment and Place making

Session Leader

Steve Rossiter, Elton Consulting

Aims

The aims of this session were to:

- Focus on what social sustainability means and how it can be realised in West Belconnen.
- Examine demand for community facilities (schools, health facilities, libraries, community centres, etc.) and retail/commercial space.
- Explore alternative models for the provision and location of retail and community uses, community hubs, town/village centres, etc.), and opportunities to utilise existing features such as cultural and heritage assets.
- Discuss how all these elements can be integrated in West Belconnen to create vibrant and active centres.

Outcomes

Participants discussed and agreed the following as key issues and opportunities for consideration:

Issues

Social Infrastructure

- Planning social infrastructure is not just about buildings, but also about meeting the needs of the people who live in the community.
- Social infrastructure should help people to **belong, be valued, and participate;** as such it is important to consider underpinning community attitudes.
- Social infrastructure must be considered upfront in the planning process. Proximity to transport is critical for ensuring accessibility.
- Flexible/adaptable common spaces – need to be considered upfront.
- Cross border arrangements and community ownership are critical success factors to support social sustainability in this setting.
- Must cater for **diversity**
 - Connectivity
 - Adaptability
 - Flexibility
- Need for innovative new models. Potential models include:
 - Public/private partnerships
 - Adaptable facilities
 - Innovative and alternative models in early stages
- Revitalisation of existing social infrastructure.
 - Social services neighbourhood hubs

- It is important to ensure strong linkages to the existing West Belconnen community.
- Consider multifunctional social services centres early
 - Schools in houses
 - Explore opportunities for informal/loose connections
- Temporary spaces → pop up hubs
 - Food/coffee vans etc.
- It would be useful to have an attractor to the area that capitalises on the existing strengths of the site.
 - i.e. Ginninderra Falls
- Community development is critical for ensuring community buy in.
- Governance/stewardship
 - Governance structure must be flexible
 - By community
 - Whole of government approach

Retail and Employment

- There are currently too many underutilised land uses in ACT- it would be useful to consolidate these into one to achieve *special meaning in the hearts of the community*.
- Staging is critical to achieve/ balance early amenity and a sustainable catchment for viability.
- Single centre delivered early at West Belconnen to become a heart and a focal point.
- Retail centre needs to meet a mix of community needs to become an active and vibrant town centre.
- Allow for future evolution and growth.
- Social/Economic Success Drivers: co- location for activation and viability, maximise major road access and flexibility.

Opportunities

- Employ at least one community development officer to promote community activities like picnics, building relationships, opportunities for engagement in social/community life (e.g.: employment) for more vulnerable people – with an integrated, and whole of government focus.
- Employment incubator; micro businesses; using existing community organisations and groups to host and involve existing communities in the growth of West Belconnen.
- Build in spaces and opportunities for multiple cultural opportunities and different beliefs etc.
- Build spaces that support diversity:
 - Temporary shops
 - Common areas/hubs/nooks
 - Meeting places
 - Local centres.

- Ensure access to technology i.e. Wi-Fi early. Set up digital hubs.
- Set up residents associations early in the process.
- Link to and build on infrastructure and community groups in the existing West Belconnen area.
- Create appropriately positioned community facilities/gathering places
 - For large scale events
 - Market
 - Community gardens
 - Urban food
 - Education
 - Employment
- Provide varied housing stock to cater for diverse community needs.
- Co-locate services to support integration.
- Integration with regional centres.
- Creating active spaces.
- Adopt the lifespan approach to accommodate change.



4.6.1 Stream D: Governance and Stewardship

Session Leader

Brian Elton, Elton Consulting

Aims

This was a plenary session that aimed to:

- Draw together outcomes from the previous sessions that may have implications for the community governance.
- Focus on the possibility of establishing a Not for Profit (NFP) mechanism to deliver environmental management and a range of social enterprises.
- Discuss possible models that could be applied at West Belconnen, including models nationally and internationally.
- Examine the opportunities that could be funding through the NFP mechanism.

Outcomes

Approximately 100 government, community and project team representatives attended this session.

Brian Elton presented on **early thinking around a 'Trust' for West Belconnen, and** the importance of good governance and flagged possible opportunities. Highlights included

- Genesis of the Trust concept was that the development could generate enough funds to take care of River corridor.
- An ongoing Trust, probably Not for Profit (NFP), could work with government to ensure that over time we have financially sustainable model to care for and manage the river **corridor. The 'Trust' could also extend into other environmental values** onsite.
- The Landfill site could provide opportunities for a NFP governance structure.
- There are several examples of emerging structures around Australia where community or NFP organisations own and generate revenue from assets and infrastructure.

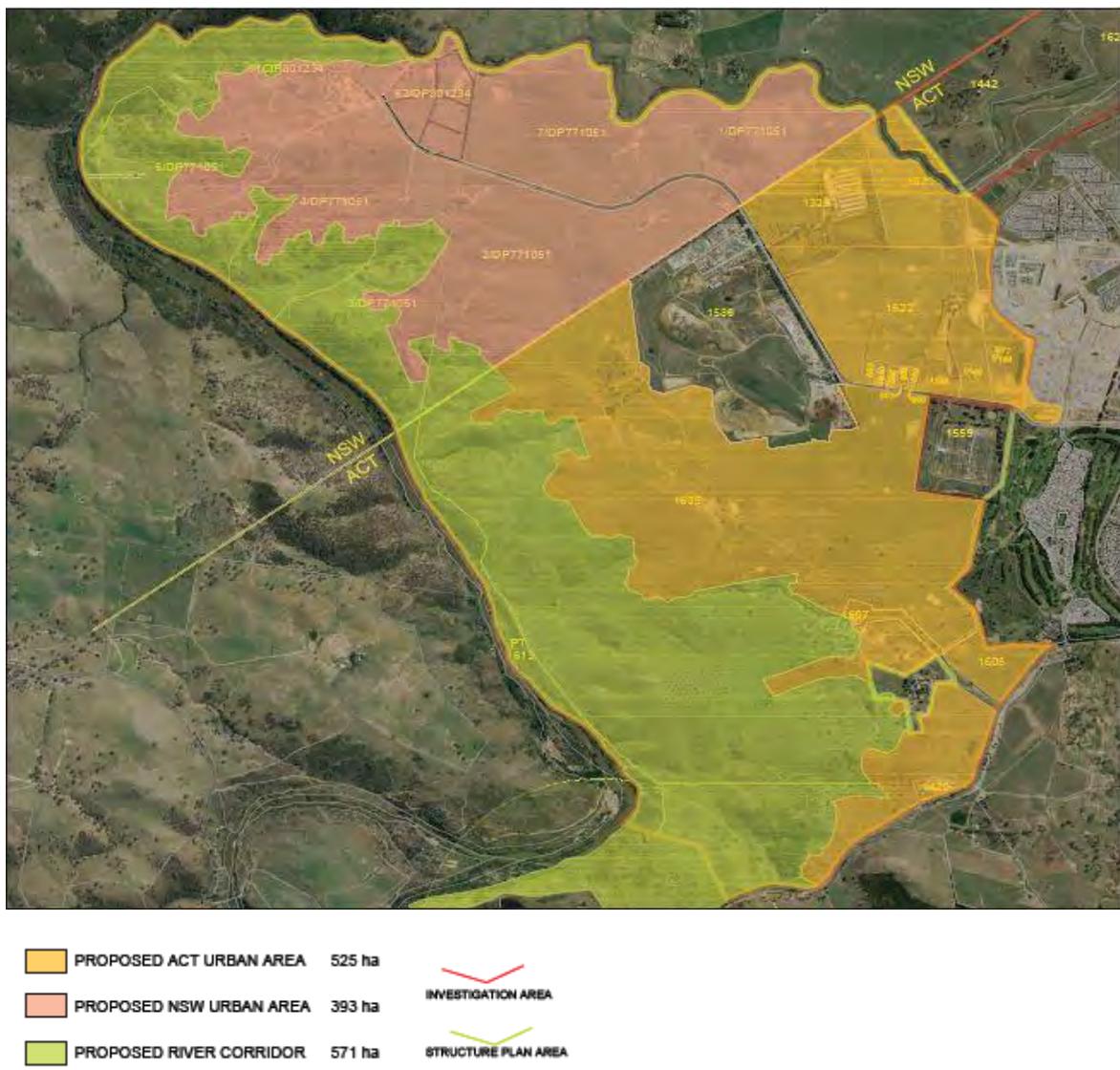
Michael Pilbrow presented the Health Co-op model as an example of an effective model of community governance that has produced immense benefits for the existing West Belconnen community.

Discussion ensued which explored the following issues:

- A robust economic model would need to be developed to determine how assets would be maintained.
- Due to the relatively small area for membership of a trust, revenue would need to come from sources other than the sale of properties.
- **Based on learnings from other sites, ie Mulligan's Flat, it is important to start small and focused and keep the structure simple.** Incorporate the River Corridor and woodland management first, and then look at other opportunities.
- The transmission corridors could create further opportunities, which could add an additional 100 hectares. This would lead to three very large footprints of management, possibly managed separately.
- Cross border issues will need to be considered in developing a model.
- **"Bendigo Bank" model is another good example which puts money back into the community and encourages participation.**

- Education for potential residents is important to ensure they are aware of what they are buying into.
- The benefits of community ownership. Community needs to **“own”** the concept.
- Community Gardens - CERES (Victoria) is a good model that has grown and evolved with the community and is worthy of consideration.
- Additional opportunities for social enterprise could include:
 - Integrated Water management, Green Infrastructure, WSUD – recognition that things we are trying to do are difficult under current models
 - Organic matter for composting etc.
 - River corridor – Ginninderra falls included in River Corridor – a people magnet, retail opportunities, potential revenue from cafes restaurants etc.
 - Community nursery.

Figure 2 The River Corridor at West Belconnen



4.7 Day 3 – Thursday 14 November

The core design team continued to develop the draft master plan at a full day closed session on day 3. The designers worked to ensure that the draft master plan was informed by the discussions held throughout the Forum. These discussions were focused not only on the physical design of the West Belconnen Master plan but importantly on how we can create a framework that will support and nurture a cohesive, strong and resilient community.

Using “Big Ideas” collected from the Community and Stakeholder Vision Workshop forum and PDF workshops, the designers explored the opportunities to integrate the “undevelopable” portions of the site into a broader open space framework that has potential to create long term community assets with a focus on employment, education, recycling initiatives, recreation and food production.

In light of stakeholder feedback, the design team considered:

- social infrastructure and how well located community facilities can act as a catalyst for social interaction and connection
- providing a diversity of housing to ensure a diverse community that can accommodate a range of residents with different ages, incomes and household size
- creating streets that prioritise pedestrians and cyclists and become safe places for interaction and play, encouraging social exchange between neighbours and reducing social isolation
- designing neighbourhoods that are connected and pedestrian friendly prompting residents to choose to walk rather than drive, resulting in healthier and connected communities; and
- local food production and the role community gardens could play in building resilient and healthy communities.

The draft master plan was presented at a final closing session and open house at the conclusion of the day. All participants were invited to return to this session for this final presentation to reflect on the process and share outcomes.

Approximately 75 people attended the closing session. There were two presentations and then an opportunity for questions and answers. The first presentation by Martine White of RobertsDay provided an overview of the Planning and Design Forum including the key ideas that were generated in each of the sessions on day 2 and the Community and Stakeholder Visions Workshop.

This was followed by a presentation of the preliminary draft master plan by Stephen Moore also from RobertsDay. The presentation demonstrated how key aspects of the master plan had developed to respond to opportunities and constraints on the site. Highlighted aspects were the scale of the site, the extensive open space network, the concept of villages that respond to key focal points, how roads were to be developed to facilitate use of public transport and be pedestrian/people friendly, location of schools and retail, and housing mix.

A brief question and answer session followed this presentation. Feedback on the preliminary master plan was positive. A number of participants sought additional information on public transport and road linkages and the proposal by members of the community to create a national park around Ginninderra George.

A highlight of the closing session and the planning and design forum was a large scale model of the site. This allowed people to orientate themselves and provided a visual representation of the opportunities and constraints provided by the site.

5 Draft Master Plan

The preliminary draft master plan is shown at figure X. The key features are described below.

The River Corridor which protects the land around the Murrumbidgee River and Ginninderra Creek is a defining feature of the draft master plan.

The proposed design creates a framework to celebrate this significant community asset by integrating it into the broader open space framework and providing physical and visual linkages enabling access by the West Belconnen and broader Canberra population. Discussions continue on the opportunity to re-open Ginninderra Falls.

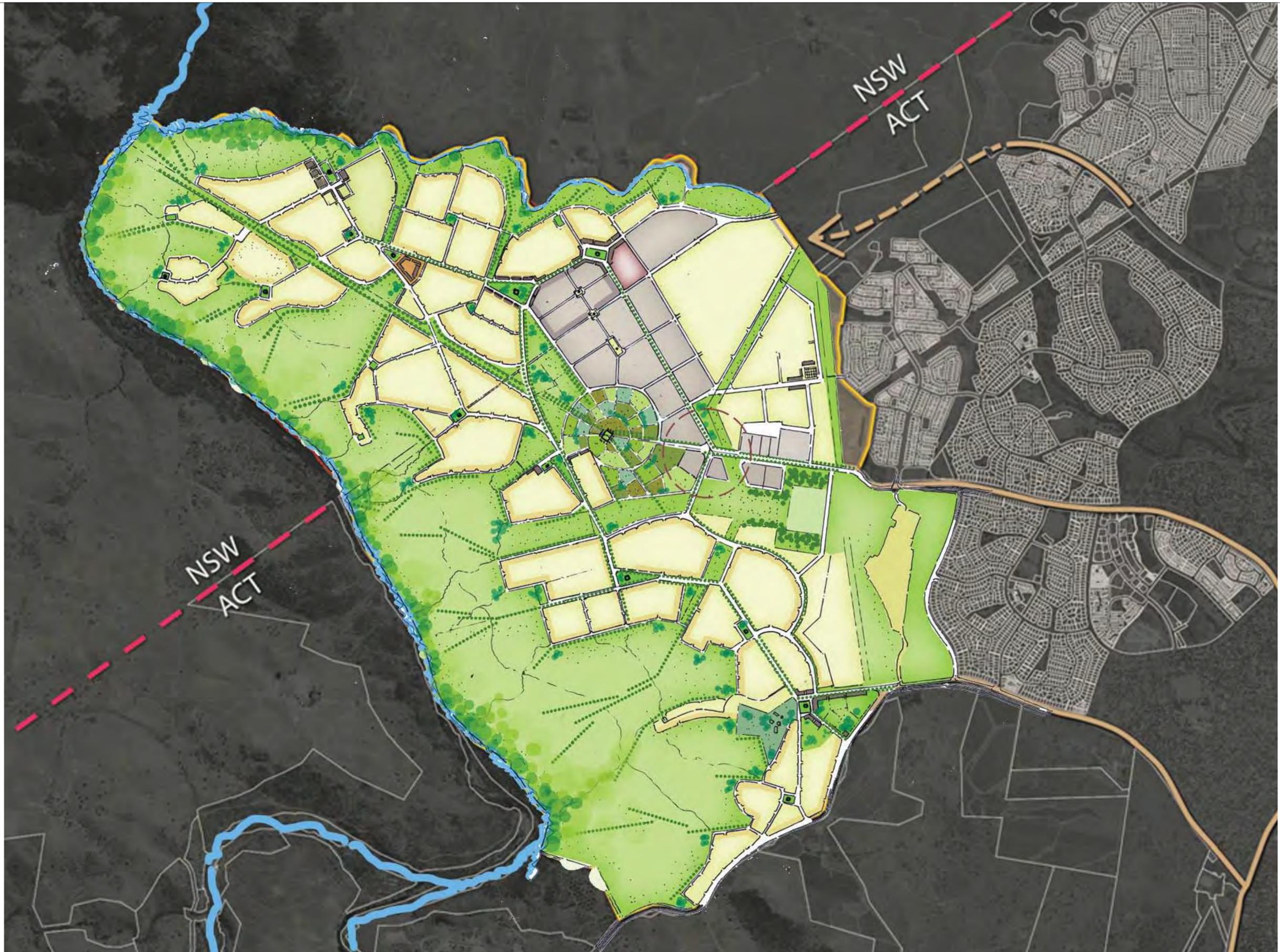
A series of connected neighbourhoods link three community nodes which celebrate Strathnairn, the heritage farm buildings and Ginninderra Falls. The community nodes offer the opportunity to provide a range of community facilities and ultimately some limited form of destination retail.

To meet the daily and weekly needs of the future community, a retail based centre will be provided with two alternative locations currently being investigated. This centre is likely to provide a broad range of retail and associated uses.

Two primary schools and a combined primary and high school will also be required. Whilst the locations of these educational facilities is yet to be determined, it is likely that they will be co-located with other community or retail facilities enabling shared use of social infrastructure and laying the foundations for social interaction and community building. Options for private schools are also being considered.

Future detailed design of the neighbourhoods will incorporate a diverse range of block sizes and building types ensuring a diverse population base. The open space framework will provide a range of open space, ranging from pocket parks through to sporting ovals. In addition, land located within transmission line buffers will be incorporated within the broader open space framework providing strong pedestrian connections through the site to the River Corridor.

Land impacted by transmission lines, the landfill site and Parkwood Eggs has been identified as having the potential to accommodate a range of employment uses, food production, recycling initiatives, educational enterprises and recreational opportunities including equine trails.



West Belconnen PDF Structure Plan



DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

6 Next Steps

The preliminary draft master plan will continue to be refined over the coming months reflecting ongoing community and Government feedback and will ultimately be lodged with our request to rezone the West Belconnen site in mid-2014.

6.1 Continuing community engagement

Community members and stakeholder groups are encouraged to remain involved throughout the development of the project, through a variety of channels outlined below.

West Belconnen project website

The project website www.talkwestbelconnen.com.au provides up-to-date and accurate information about the project. The website also provides links to past newsletters, story boards and Frequently Asked Questions.

People and Place Group

The People and Place Group is a forum that brings together a representative group of the community to keep them informed of the proposed West Belconnen development. The group is comprised of representatives from local businesses, non-government organisations and the community.

The group will:

- a) receive information about the West Belconnen project
- b) generate ideas for achieving positive outcomes for the project and the broader West Belconnen community
- c) provide an opportunity for the Riverview Group, the Land Development Agency and the Yass Valley Shire Council to understand and consider stakeholder views, issues and comments as made by members of the Group through the structure planning process.

The inaugural meeting of the PPG was on 5 December 2013. The Group will continue to meet throughout the master plan stage of the project, with meetings in future stages of the project to be determined.

Community Newsletters

Newsletters will be prepared and distributed at different points of the project to inform stakeholders and community members on the latest developments, for example the commencement of the planning process, rezoning of the site and the community planning process. Newsletters also provide an opportunity to inform people about other engagement activities such as community information sessions and social media. Newsletters will be delivered to the suburbs surrounding the development site and will be available at the Kippax library and government shopfronts. Electronic copies are available at www.talkwestbelconnen.com.au

Social Media

The West Belconnen social media sites on Facebook, Twitter and Instagram provide a valuable platform for community engagement throughout the course of the project.

Community Information and Feedback Session

Following additional refinement the draft master plan will be available for the community at a number of Community Information and Feedback Sessions (CIFS) in February 2014. Each session **would be a 'drop in', 'open house' style session where members of the community would be able** to view information about the draft master plan on display panels, meet members of the project team and give their feedback about the project face to face or via a feedback form.

The display material will also be available on line so people can review it and provide feedback during February and early March 2014.

7

Appendices

- A The Consultant Team
- B Newspaper Advertisement
- C Flyer
- D Poster
- E Participating Agencies and Organisations

A The Consultant Team

Consultant	Responsibility	Consultant	Responsibility
The Riverview Group	Project Manager	TBA	Poultry Buffer Consultant
Tony Carey Consulting	Strategy	Edge Land Planning	Agricultural Consultant
AT Adams Consulting	Urban Planning	Davis Langdon Australia	Quantity Surveyor
Roberts Day	Master Planning	Knight Frank	Estate Master
Knight Frank	Cadastral Mapping	Pilbrow Global	Local Community Liaison
Elton Consulting	Community Consultation, Social Planning and Sustainability	Content Group	Media
University of Canberra	Demographic Studies	Deloitte	Risk Assessment
Urbis	Retail and Employments Studies	Eric Martin and Associates	European Heritage
MR Cagney	Active and Public Transport	Cox	High Level Master Planning
Land DATA	Site Survey	Douglas and Partners	Urban Capability
Kevin Mills & Associates	Environmental	BES (AUST) Pty Ltd	Transmission Lines/Transgrid
Eco Logical Pty Ltd	Bushfire Strategy	Potent Marketing	Marketing
Biosis Pty Ltd	Indigenous Studies	Dr David Shorthouse	Flora & Fauna-Peer Review
Browns	Civil Engineering	Chris Haley	Infrastructure – Peer Review
AECOM	Contamination, Traffic, Transport, WSUD	Colin Henson	Traffic & transport peer review
McGregor Coxall	Landscape Architecture	Lindsay Taylor Lawyers	Legal and regulatory Issues
DSB Landscapes	Arborist	Peter Haynes	Curatorial Advisor
		Kate Delaney, Dr Peter Ellyard	Futurists

B Newspaper Advertisement

Tell us what you think

An innovative, sustainable community is being proposed for land in West Belconnen, ACT and Parkwood Road NSW.

Have your say on the design of what could be the regions 21st century garden suburb.

Planning and Design Forum Launch – Community Session <i>A workshop about community interests and values</i>	Date: 11 November 2013 Time: 6.30pm – 8.30pm Location: Holt Community Hub, Beaurepaire Cres, Holt
Pin-up Session <i>Check out what our designers are doing as the work progresses</i>	Date: 13 November 2013 Time: 6.00 – 7.00pm Location: Ground Floor H Block, Vowels Cres, CIT, Bruce
Community Open House <i>View the draft concepts and provide your feedback</i>	Date: 14 November 2013 Time: 5.30 – 6.30pm Location: Ground Floor H Block Vowels Cres, CIT, Bruce

If you have ideas about what you would like to see in this new suburb, we're all ears.
RSVP westbelconnen@elton.com.au or
(02) 6274 3300 by 12pm, 10 November 2013.



The Riverview Group



ACT Government
Economic Development



Land Development Agency
CANBERRA FIRST

Tell us what **you** think

An innovative, sustainable community is being proposed for land in West Belconnen, ACT and Parkwood Road NSW.

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<p>Planning and Design Forum Launch – Community Session <i>A workshop about community interests and values</i></p>	<p>Date: 11 November 2013 Time: 6.30pm – 8.30pm Location: Holt Community Hub, Beaurepaire Cres, Holt</p>
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<p>Community Open House <i>View the draft concepts and provide your feedback</i></p>	<p>Date: 14 November 2013 Time: 5.30 – 6.30pm Location: Ground Floor H Block Vowels Cres, CIT, Bruce</p>
<p><i>If you have ideas about what you would like to see in this new suburb, we're all ears. RSVP westbelconnen@elton.com.au or (02) 6274 3300 by 12pm, 10 November 2013</i></p>	

In June 2013 the ACT Government announced that it had entered into an agreement with locally owned land development company The Riverview Group, to commence a rezoning and structure planning process to facilitate the development of some 4,500 new homes adjacent to Holt and West Macgregor, accommodating about 10,000 people over the next decade.

Consultation undertaken since the announcement has found the concurrent rezoning of Parkwood land i.e. the ACT land generally east of Parkwood Road (including the Parkwood eggs site) and the adjoining NSW land is logical and timely. The adjoining NSW land is landlocked by the Murrumbidgee River and Ginninderra Creek.

The project team assembled to prepare the structure plan and undertake associated studies are keen to hear:

- what the community thinks are important things to take account of when planning the new suburb(s)
- any big ideas you have that would make West Belconnen a great place to live, work, play.

There are many opportunities for you to get involved and shape the vision of West Belconnen early in the planning stages. To have you say and find out information about the project:

- Come to one of our community events
- Visit our website for regular updates www.talkwestbelconnen.com.au
- Look out for our newsletter
- Email westbelconnen@elton.com.au
- Like our Facebook Page www.facebook.com/WestBelconnen
- Follow us on Twitter @westbelconnen
- Mail us a question or comment at: Unit 10, George Turner House, 11 McKay Gardens Turner ACT 2612

D Poster

Tell us what you think

An innovative, sustainable community is being proposed for land in West Belconnen, ACT and Parkwood Road NSW.

Have your say on the design of what could be the regions 21st century garden suburb.

Planning and Design Forum Launch – Community Session

A workshop about community interests and values

Date: 11 November 2013

Time: 6.30pm – 8.30pm

Location: Holt Community Hub, Beaurepaire St, Holt

Pin-up Session

Check out what our designers are doing as the work progresses

Date: 13 November 2013

Time: 6.00 – 7.00pm

Location: Ground Floor H Block, Vowels Cres, CIT, Bruce

Community Open House

View the draft concepts and provide your feedback

Date: 14 November 2013

Time: 5.30 – 6.30pm

Location: Ground Floor H Block Vowels Cres, CIT, Bruce

If you have ideas about what you would like to see in this new suburb, we're all ears.

RSVP westbelconnen@elton.com.au or (02) 6274 3300 by 10am, 7 November 2013.



www.talkwestbelconnen.com.au
will be launched in early November

E Participating Agencies and Organisations

- ACT Economic Development Directorate
- ACT Education and Training Directorate
- ACT Environment and Sustainable Development Directorate
- ACT Environment Protection Authority
- ACT Equestrian Association
- ACT Fire and Rescue
- ACT Health
- ACT Parks and Conservation
- ACT Rural Fire Service
- ACT Shelter
- ACT Territory and Municipal Services
- ACTEW
- ACTION Buses
- Australian Institute of Architects
- Belconnen Community Council
- Best Friends Pet Centre
- **Canberra Organic Growers' Society**
- CONVIC
- Ginninderra Catchment Group
- Ginninderra Falls Association
- Greening Australia
- Kippax Uniting Church
- Land Development Agency
- LAROS technologies
- Magpies Sports Club
- Murrumbidgee National Park
- National Capital Authority
- No Carbon Pty Ltd
- NSW Department of Family and Community Services
- NSW Office of Environment and Heritage

- NSW Rural Fire Service
- NSW State Emergency Service
- Solari Energy
- Transgrid
- Uniting Care Kippax
- Yass Valley Council
- Zero Waste



www.elton.com.au



The proposed West Belconnen /Parkwood Development Community Engagement Summary Report

Phase 1: July 2013 to June 2014

Client:

Riverview Projects (ACT) and The Land Development Agency

24 September 2014

Contact:

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Reviewed by Roz Chivers

Date 23 September 2014

Document name Consultation Report

Version 1

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1 Executive Summary

In June 2013, the ACT Government announced an agreement with Riverview Projects (ACT) Pty Ltd (Riverview), a locally owned land development company, to facilitate the planning and development of some 4,500 new homes in West Belconnen in the ACT over the next decade. Consultation undertaken prior to and since the announcement has found the concurrent rezoning of Parkwood land, i.e. the ACT land generally east of Parkwood Road (including the Parkwood eggs site), and the adjoining NSW land is logical and timely.

Since the ACT Government's announcement in June 2013 there have been two stages of community and stakeholder engagement associated with the master planning or pre-statutory planning phase of the West Belconnen project. The first stage, June – December 2013, was focussed on informing the community and stakeholders about the project and gaining input into the project vision and preliminary draft master plan. The second stage, January – April 2014, focussed on refining the draft master plan and addressing issues that were highlighted by the community and stakeholders.

A key step in the rezoning process is the development of a master plan underpinned by a range of technical studies. A preliminary draft master plan was developed over a four day period in November 2013, commencing with a Community and Stakeholder Vision Workshop followed by a Planning and Design Forum (PDF). The outcomes of the Community and Stakeholder Vision Workshop became an important input to the PDF that was held over the following three days.

This report provides an overview of the activities and outcomes of community and stakeholder consultation undertaken from June 2013 – April 2014, including the Community and Stakeholder Vision Workshop and Planning and Design Forum.

2 Introduction

In June 2013, the ACT Government announced an agreement with Riverview Projects (ACT)¹ Pty Ltd (Riverview), a locally owned land development company, to facilitate the planning and development of some 4,500 new homes in West Belconnen in the ACT over the next decade.

Consultation undertaken prior to and since the announcement has found the concurrent rezoning of Parkwood land, i.e. the ACT land generally east of Parkwood Road (including the Parkwood eggs site), and the adjoining NSW land is logical and timely. The adjoining NSW land is landlocked by the Murrumbidgee River and Ginninderra Creek.

Riverview is the project manager for the planning of West Belconnen, acting on behalf of the ACT Government with respect to the ACT land, and on behalf of the developer for part of the NSW side.

The proposed West Belconnen development site is situated in the western corner of the Belconnen District of the ACT. Crossing the border of NSW and the ACT, West Belconnen is surrounded by a number of established ACT communities, such as Holt and Macgregor in the ACT, and rural parts of Yass Valley Shire on the NSW side.

This project will create significant change for North West Canberra and neighbouring NSW. The Project Team, led by Riverview and the ACT **Government's Land Development Agency**, understand that people who live in the areas adjacent to the proposed development will have a direct interest in the future of West Belconnen. The project team are committed to working with stakeholders and these neighbouring communities to shape a future for West Belconnen.

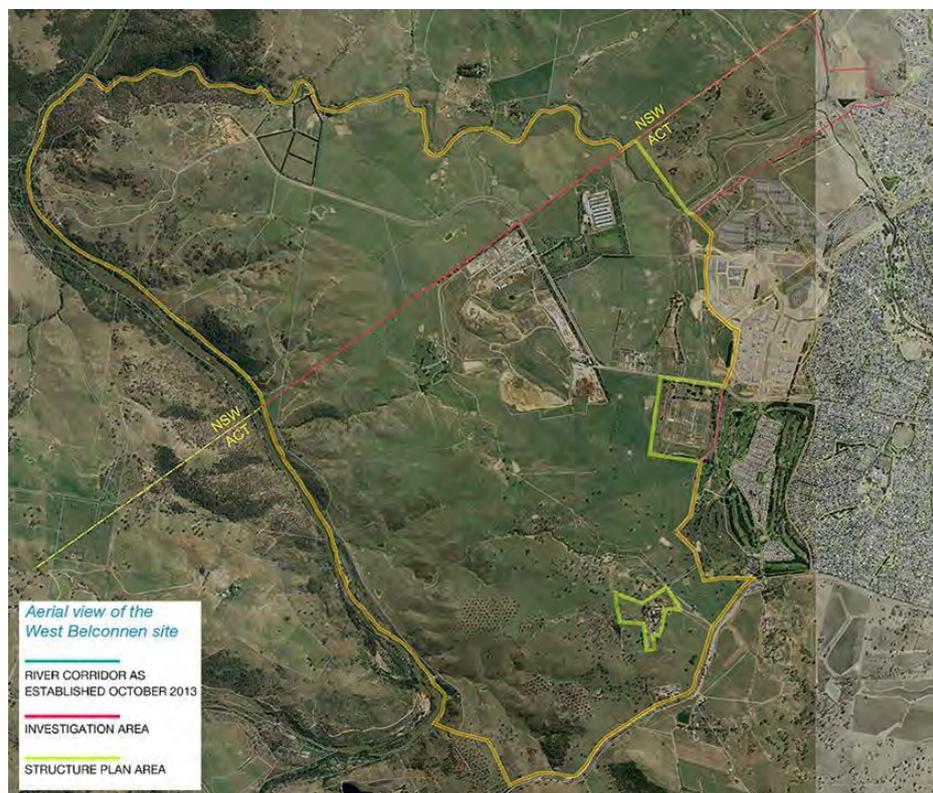


Figure 1 The West Belconnen 'investigation area'

¹ At the time of the announcement Riverview Projects (ACT) were known as The Riverview Group.

2.1 Purpose of this report

Since the ACT Government's announcement in June 2013 there have been two stages of community and stakeholder engagement. The first June – December 2013 was focussed on informing the community and stakeholders about the project and gaining input into the project vision and preliminary draft master plan. The second stage January – April 2014 focussed on refining the draft master plan and addressing issues that were highlighted by the community and stakeholders.

This report provides an overview of the activities and outcomes of community and stakeholder consultation undertaken from June 2013 – April 2014. It outlines our engagement approach and activities, and details the community and stakeholder feedback received throughout this period.

It is a summary of the following community and stakeholder consultation outcomes reports, which should be consulted for more detailed information:

- » *Community and Stakeholder Vision Workshop and Planning and Design Forum Outcomes Report*
- » *Stage One Community Consultation Summary Report: June 2013 to December 2013*
- » *Stage Two Community Consultation Summary Report: January 2014 to April 2014*

This summary report has been prepared by Elton Consulting on behalf of Riverview and the ACT Land Development Agency.

3 Engagement Approach

3.1 Guiding principles

Our engagement philosophy is guided by six key principles which are widely used and generally accepted. These principles have provided the foundation to the engagement practices undertaken throughout the project.

1. *Communication*: Develop a two-way dialogue between the project team, stakeholders and the community that provides clear, accurate and relevant information.
2. *Transparency*: Provide clear, quality and timely information to stakeholders and the community to ensure reporting processes are effective and meaningful.
3. *Collaboration*: Establish seamless working relationships within the project team and with stakeholders so that all parties involved in the process work cooperatively and effectively to share information to achieve good outcomes.
4. *Inclusiveness*: Recognise that stakeholders and members of the community come from a range of culturally diverse, social backgrounds and ages that require differing communication approaches.
5. *Integrity*: Conduct engagement in a manner that fosters mutual respect and trust, and that builds and maintains stakeholder and community relationships.
6. *Reflection*: Review engagement activities and outcomes to gain an understanding of the effectiveness of our engagement approach and methodology to ensure we are meeting the needs of stakeholders and the community.

3.2 Engagement objectives

The key objectives of community and stakeholder engagement have been to:

- » Provide quality information that is accurate and relevant to stakeholders and the community at each stage of the project.
- » Provide opportunities for stakeholders and the community to comment on the proposed plans to the project team.
- » Establish relationships with key stakeholders that can benefit the project now and in the future.
- » Seek relevant and productive feedback from consultation process in a format that can directly feed into the planning and design process.
- » Assist the project team to understand the local and regional context.
- » Provide the project team with the opportunity to incorporate stakeholder feedback into the planning and development process.
- » Provide a process for project features and engagement activities to be reviewed and where appropriate improved.
- » Fulfil government and Green Star engagement requirements all the way through the project.

3.3 Consultation prior to June 2013

Riverview commenced discussions with the ACT Government in late 2007. These discussions were initially with the LDA as the agency responsible for land development. Subsequently (from 2008 onwards) meetings were held with representative from across ACT Government agencies², including:

- » the ACT Planning and Land Authority;
- » **the Chief Minister's** Department;
- » Territory and Municipal Services (TAMS) including ACT Parks and Conservation;
- » ACT Department of Environment, Climate Change, Energy and Water;
- » ACT Department of Housing and Community Services; including the Office of Multicultural, Aboriginal and Torres Strait Islander Affairs

Members of the Legislative Assembly were also briefed about the proposal and had the opportunity to provide feedback.

In October 2010 an Interdepartmental Committee was established involving relevant ACT Government agencies to progress discussion of a potential joint venture for West Belconnen. The outcome of the IDC process was submitted to the ACT Government Cabinet for consideration and ultimately resulted in the Heads of Agreement that was announced in June 2013.

Discussions began with the Yass Valley Council in 2009. This included meetings with the Mayor and senior Council staff. Discussions commenced with NSW Government agencies in 2010, primarily with the Department of Planning and Infrastructure. Other agencies that were involved in discussions included the Department of Premier and Cabinet, the Department of Trade and Investment and the National Parks and Wildlife Service. The first meeting with the National Capital Authority also occurred in 2010.

Discussions began with other key stakeholders from July 2011. These included meetings with representatives of key community groups, such as:

- » Belconnen Community Council;
- » Kippax UnitingCare;
- » Canberra Business Council;
- » Conservation Council;
- » Murrumbidgee Ginninderra Gorges National Park Association;
- » Friends of Grasslands;
- » No Carbon Pty Ltd;
- » Molonglo Catchment Group;
- » United Ngunnawal Elders Council;
- » Billabong Aboriginal Development Corp; and
- » Onerwal Aboriginal Land Council.

² ACT Government agency names changed a number of times during the period 2008-2014, including the restructure that resulted in the Directorates.

Engagement with the neighbouring landholders in NSW (on the eastern side of the Murrumbidgee River and Ginninderra Creek) also commenced in 2011. This was both to inform them of the project, and to gain an understanding of their interest in the project.

The pre-announcement consultation revealed that some key themes were common across stakeholders. These included:

- » The desire for a range of housing options, including housing at the affordable end of the market;
- » Sustainable energy use at the household level and across the community;
- » Good public transport options and decreased reliance on cars;
- » Increased options for recreation for all people in West Belconnen; and
- » A new development that is a natural extension of, and does not detract from, the existing suburbs of West Belconnen.

4 Engagement Activities

The following section outlines the engagement activities that were undertaken between June 2013 and April 2014. The outcomes of these activities are detailed in subsequent sections.

4.1 Consultation timeline

Activity	Timing
Stage 1: June 2013 to December 2013	
Community liaison interviews	June – December 2013
Website launch	November 2013
Newsletter 1	November 2013
Community Vision and Values Workshop	11 November 2013
Planning and Design Forum	12 – 14 November 2013
People and Place Group Meeting 1	5 December 2013
Newsletter 2	December 2013
Stage 2: January 2014 to April 2014	
Newsletter 3	February 2014
West Belconnen Training and Employment Initiative	5 – 7 February 2014
People and Place Group meeting 3	17 February 2014
Community Information and Feedback Sessions	20 & 22 February 2014
Child and Youth Engagement	February – May 2014
Continuous engagement	
Project website	Ongoing
Social media	Ongoing
Project Office	Ongoing (from February 2014)
Community Liaison	Ongoing

4.2 Methods

The following methods of stakeholder and community consultation have been utilised throughout phase 1 of the West Belconnen project.

Community Information and Feedback Sessions

Two Community Information and Feedback Sessions were held in February 2014 at Kippax Fair shopping centre in Holt, West Belconnen. The CIFS were designed to provide community members with information on the project and the draft master plan. Community members were also able to interact directly with key members of the project team who were present at each session and available to answer questions and record feedback. Feedback forms were available for community members to complete on the day or return later.

These sessions were a key source of community feedback throughout the consultation process, and the outcomes are detailed in Section 6 below.

Community Vision and Values Workshop

Immediately prior to the Planning and Design Forum a community and stakeholder vision and values workshop **“creating a vision for West Belconnen”** was held on the evening of 11 November 2013.

Almost 100 people attended to hear about what is planned at West Belconnen. The community also took the opportunity to provide feedback on important things the project team needs to keep in mind as they plan and design the new community.

This event was advertised in the Canberra Times and the Chronicle and Yass Tribune. Other channels were also utilised including:

- » Online event advertisements on the ACT **Government’s Time** to Talk website, Eventbrite, ActewAGL/Mix 106.3 Community Switch, and the Belconnen Community Council Calendar;
- » Community emails distributed via the West Belconnen Health Co-op;
- » Flyers distributed through Kippax Uniting Church; and
- » Posters and flyers displayed at local shopping centres, libraries, and other community centres.



Planning and Design Forum

The issues and ideas that were identified at the Community and Stakeholder Vision Workshop became an important input to the Planning and Design Forum (PDF) that was held over the following three days, 12 to 14 November at Bruce CIT.

The PDF was an interactive series of workshops which combined the skills and experience of decision makers, technical experts and key community representatives to jointly explore project challenges and design options that reflect the West Belconnen sustainability vision and the emerging community values.

Bringing together all major stakeholders in one place at one time allowed for open and constructive discussion and a shared project understanding. It culminated in the preliminary draft West Belconnen master plan. The broader community were invited to a number of sessions during the PDF to ensure that community interests and values were clearly articulated and understood from the beginning and to enable the project team to present the concepts and receive feedback to inform the preliminary draft master plan.

Project Office

The Project Office was opened in mid-February 2104 at the Kippax Centre. The Project Office showcases a large-scale 3D model of the West Belconnen site along with story boards providing information about the project and the draft master plan. The Project Office is open during business hours Monday-Friday (as well as outside of business hours on Tuesday evenings) for community members to drop by, find out more information about the project and provide feedback.

Community Liaison

The community liaison officer (CLO) was appointed at the beginning of the consultation process and has continued as the main point of contact between stakeholders, the community, the LDA, and Riverview.

The role of CLO was undertaken by Michael Pilbrow of Strategic Development Associates. Michael has been working closely with Riverview and Elton Consulting to ensure seamless engagement with key stakeholders and the broader community.

In addition to the work undertaken by the CLO, Riverview themselves participated in a wide range of meetings with members of the community and stakeholders to discuss the project, address issues of concern and obtain feedback.

West Belconnen Training and Employment Initiative

Riverview invited a representative of **Renewal SA's Playford Alive project to Canberra** to highlight possible training and employment outcomes that could be achieved by projects such as the proposed West Belconnen development.

Emma Skrabei attended a series of meetings with key stakeholders to discuss the experience at Playford and identify opportunities to implement a similar project at West Belconnen. Emma also presented on the project to a forum of stakeholders including government representatives and representatives of various non-government organisations. The presentation was followed by a discussion of possible opportunities at West Belconnen.

Government agency engagement

Engaging the various governments (ACT, NSW, Commonwealth and Yass Valley Council) is critical in a project such as West Belconnen. Prior to the commencement of stage 1 there had already been engagement with a broad range of Government representatives from the various jurisdictions. These included representatives at officer and executive levels, local members and ministers and their staff.

Once the ACT Government's announcement was made in June 2013 the breadth and depth of engagement was deepened. This ensured that issues were understood, relevant processes were followed and that there is a broad understanding of the project and its vision and objectives. Meetings and workshops with government representatives continue to enable the draft master plan to be refined and the technical studies to be progressed.

Community Newsletters

Newsletters have been an effective mechanism to reach community members, particularly those who do not usually participate in engagement. Four newsletters have been distributed throughout the course of the phase 1 of the project.

The newsletters were distributed to all houses in Holt, Higgins, Macgregor and Dunlop. Additional copies were left at key community access points including Kippax Fair, Kippax and Belconnen libraries, Strathnairn Homestead, the ACT Government shopfront in Belconnen and the LDA shopfront in Dickson. Copies were also mailed to absentee landlords from the area immediately adjacent to the proposed development, and emailed to everyone on the project database.

People and Place Group

The People and Place Group (PPG) was established at the beginning of the consultation process and has met three times throughout phase 1 of the project. The PPG is an effective way to test and refine ideas and incorporate feedback on proposals for the duration of the planning phase. The Group is guided by a terms of reference and is comprised of members who are broadly representative of stakeholder interests.

Child and Youth Engagement

Child and youth engagement was undertaken with students of Kingsford Smith School in Holt, and **was run by the school's** teaching staff. The activities involved students from all year levels within the school, from kindergarten to year 10, and sought to gain an insight into the views and ideas of the students, and their vision for the area, their community, and the proposed development. Outcomes of the youth engagement activities are detailed in Section 6 below.

West Belconnen project website

The project website www.talkwestbelconnen.com.au has been used to provide up-to-date and accurate information about the project. The website also provides links to past newsletters, videos and Frequently Asked Questions. The project website can be used by stakeholders and the community to access the latest information about the project and help to answer or clarify questions they may have.

The website was launched to coincide with the ACT Government's announcement of the agreement with Riverview to facilitate the planning and development of West Belconnen in the ACT. The website content was subsequently refreshed with additional information being added prior to the Planning and Design Forum in November and again in December to coincide with the release of newsletter 2.

There was another significant update to the website in February 2014 and also regular smaller changes made to ensure stakeholders and community are able to access up-to-date information about the project.

Social Media

Social media is an effective way of disseminating information quickly to a large number of people. It can also provide opportunities for engagement and build community relationships. The social media channels launched early in stage 1 continued to be used as a way of disseminating

information quickly to large numbers of people. They were also used to seek feedback on various topics and to advertise engagement events.

The West Belconnen social media sites were established on the following platforms:

Facebook <http://facebook.com/westbelconnen>

Twitter @westbelconnen

Instagram <http://instagram.com/westbelconnen>

Consultation Manager

A record of all stakeholders and interactions with stakeholders is being managed on-line using database software Consultation Manager.

The database, originally established in 2008, is evolving rapidly as new stakeholders and records of interaction are constantly updated. At the end of April 2014 there were over 600 stakeholders in the database.

4.3 Communications

A communication strategy was part of the Stakeholder Consultation Plan. This has helped to ensure that the community and key stakeholders are notified, informed and encouraged to participate. A broad range of channels were utilised to inform the local and wider community of the project and seek their involvement. Communications for the project have included:

- » Access to the latest information through the project website;
- » Interaction with the project team through the West Belconnen social media sites on Facebook, Twitter, and Instagram;
- » Three community newsletters distributed to all houses in Dunlop, Holt, Higgins and Macgregor, in November 2013, December 2013, and February 2014;
- » Newspaper advertisements in the Canberra Times, the Chronicle, and the Yass Tribune;
- » Online event advertisements on the ACT **Government's** Time to Talk website, Eventbrite, ActewAGL/Mix 106.3 Community Switch, and the Belconnen Community Council Calendar;
- » Community emails distributed via the West Belconnen Health Co-op;
- » Flyers distributed through Kippax Uniting Church; and
- » Posters and flyers displayed at local shopping centres, libraries, and other community centres.

5 Planning and Design Forum: Outcomes

A key step in the rezoning process is the development of a master plan underpinned by a range of technical studies. A preliminary draft master plan was developed over a four day period in November 2013, commencing with a Community and Stakeholder Vision Workshop followed by a three day Planning and Design Forum (PDF).

The Community and Stakeholder Vision Workshop was held at the Holt Community Hub on 11 November 2013. This was an interactive session designed to enable interested community members and stakeholder groups to express their concerns, ideas, and visions for the West Belconnen project.

Almost 100 attendees participated in the workshop, including community members and stakeholder groups, as well as **members of the project's** consultant team. The majority of community participants were residents of the existing West Belconnen community, particularly Holt and Macgregor.

The outcomes of the Community and Stakeholder Vision Workshop became an important input to the PDF that was held over the following three days. The PDF, held at the Sustainability Hub, CIT Bruce on the 12, 13 and 14 November was an interactive series of workshops that combined the skills and experience of decision makers, technical experts and key community representatives to jointly resolve project challenges and explore design options that reflect the West Belconnen sustainability vision and the emerging community values.

The PDF itself was an invitation only event which strove for broad representation of technical experts including Government and community representatives. Throughout the Forum the project team worked with in excess of 100 stakeholders including representatives from the Commonwealth, ACT and NSW Governments, Yass Valley Council, community representatives and landowners to explore development opportunities and progress the planning and design of West Belconnen.

Detailed information on the outcomes of the community and stakeholder vision workshop and the technical sessions of the PDF can be found in the separate *Community and Stakeholder Vision Workshop and Planning and Design Forum Outcomes Report*. These are summarised briefly below.

5.1 Community Vision and Values Workshop

The issues and ideas raised throughout the community workshop, outlined below, were used to inform the technical sessions at the PDF. This was achieved through a feedback session on Day 1 of the PDF, facilitated by Brian Elton of Elton Consulting, which explored the issues and ideas, and provided an opportunity for the technical team and key stakeholders to reflect on the outcomes of the **community session**. **Moreover, the 'ideas wall'** remained on display throughout the entire PDF, and as such it provided a point of reference for the design team to continuously reflect on the issues and ideas raised by the community.

Issues

Throughout the workshop, participants raised a number of key issues for the project team to take into consideration throughout the planning and design process:

- » The ability of existing roads – particularly Southern Cross Drive and Drake Brockman Drive – to cope with **increased traffic**, both during the construction phase and thereafter.
- » Maintenance of **the area's natural assets including the river corridor** and Ginninderra Falls
- » **Ginninderra Falls** and the Murrumbidgee River should be accessible to the public.
- » Concerns expressed regarding **suburban sprawl** and "sterile," "lego-town" suburbs.
- » The need to provide infrastructure for sustainable **transport** options.
- » Concerns expressed regarding the **social integration** of the new development with the existing West Belconnen community.
- » The provision of local **employment** opportunities.
- » Concerns were expressed that the current **Kippax** centre will be unable to cope with an increase in population.
- » Concerns expressed that existing **schools** will be unable to cope with projected population increases, and the provision of new schools was highlighted as a key issue (including preschools).
- » Concerns expressed that the challenges of developing in a **bushfire** corridor need to be considered, and the need for fire protection was raised as a key issue.

Ideas

As well as highlighting issues of concern, the workshop also provided an opportunity for community members and stakeholder groups to express their ideas and vision for the new community:

River Corridor and Ginninderra Falls

The river corridor and Ginninderra Falls emerged as a key theme in community and stakeholder ideas. These ideas particularly centred on having Ginninderra Falls re-opened for public access, the creation of a national park, and the provision of recreation areas within the river corridor. Other ideas related to the river corridor included the provision of water quality control ponds along drainage lines to protect the Murrumbidgee River, and to ensure that the river corridor is resistant to erosion.

Housing

A number of ideas also emerged related to housing, and particularly the provision of a mix of affordable housing, catering for a diverse range of people and families. Community members also expressed concern regarding suburban sprawl, and emphasised that housing design should be diverse, creative, and attractive. It was also suggested that housing design should ensure strong connectivity between the built environment and the natural environment.

Sustainable Transport

Another key theme to emerge was the provision of infrastructure for sustainable transport, and that public transport should be considered throughout the planning and design process. Numerous ideas with an emphasis on reducing reliance on cars were raised, such as the provision of bus stops with bike lockers, and an extensive cycling and foot path network. It was also suggested that the current design process should consider the potential future development of express bus routes and a light rail corridor.

Community Building and Place Making

The concept of community building and place making was raised as a key idea, including the provision of spaces for shopping, education, leisure, food production, eating, and work. It was suggested that these social spaces should be intergenerational, and enable people with a disability to participate in all aspects of community life. It was suggested that the design should provide for churches and other spaces for worship and spirituality, and should also take indigenous culture and history into consideration.

Sport and Recreation

The provision of community spaces for sport and recreation was also highlighted as an important idea. A number of participants commented that the design should provide sporting and recreation facilities, including walking trails, cycling trails, horse riding trails, dog parks, a public pool, and an extreme sports hub. Other ideas included the provision of open recreational spaces along the river corridor, and wide suburban streets safe for recreational use. A comment was also made that the design needs to engage with the existing golf course.

Resilience, Energy and Water

A significant idea to emerge was the resilience of the development, particularly to the potential challenges of climate change. It was commented that the design should maximise alternative energy generation opportunities, including solar and wind. Suggestions were made that the landfill site and power line easements provide opportunities for solar energy generation, and that housing designs could incorporate compulsory solar panels.

Water reuse was another key idea, with some stakeholders suggesting that the design should consider the reuse of stormwater and recycled effluent for irrigation, and the use of recycled water in homes. Green waste collection and reuse was also suggested.

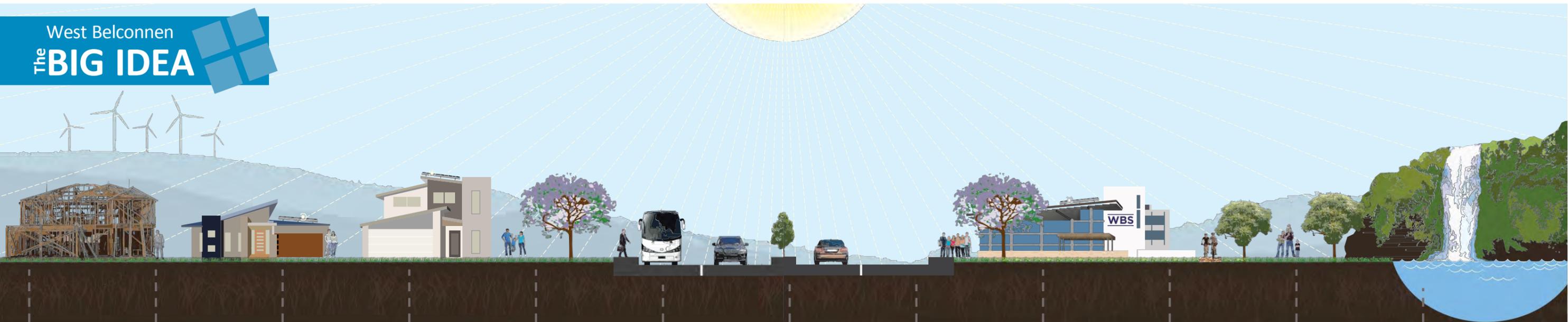
Urban Agriculture

The provision of facilities for community agriculture, community gardens, and urban food production on a commercial scale was a key idea. It was also commented that the landfill site and power line easements provide opportunities for food production.

Name

Lastly, the idea of a new name for the development was raised as an important idea. Community members requested an inspirational and attractive name. It was also commented that the name should be distinctive, and reflect the grandeur of the site.

West Belconnen The BIG IDEA



Construction

- » Restrict hours of construction traffic
- » Diversify trucks around suburbs

Sustainability

- » Solar panels
- » Water tanks
- » Green waste collection and reuse
- » Waste/storm water capture and reuse (recycled water)
- » Adaptive living to climate change

Housing

- » Housing that incorporates sustainable principles (solar power)
- » A range of affordable housing types
- » Diversity of housing that caters for a range of people and families (including students, elderly and disabilities)
- » More density
- » Good design (not a Lego town)

An Integrated Community

- » Integrate new and existing community
- » Vibrant community events that bring together young and old
- » Incorporate Aboriginal culture and history
- » Engagement with the golf course

Walkable neighbourhood

- » Safe and wide streets

Work, Live, Play

Complete and integrated transport system

- » Cycle paths
- » Bus
- » Light rail
- » Shared footpaths
- » Bus stops with bike lockers

Supportive road network

- » Express lanes to the city
- » Plan for increase in traffic in and around the development

Community and Placemaking

- » Social infrastructure and services for all ages (intergenerational) and a range of needs:
 - Community Hall
 - Childcare that reflect the needs of working families
 - Schools
 - Shared spaces for work and play
 - Places of worship
 - Cultural centres
- » Community Garden

Active Healthy Lifestyles and Recreation

- » Walking trails, bike tracks, horse riding and dog walking
- » Extreme sports hub
- » Public pool
- » Recreational open spaces and river corridor
- » Dog park
- » Family play and swimming areas
- » Picnic areas
- » Reopen Ginninderra Falls
- » Create a national park
- » A healthy and protected Murrumbidgee River

Governance

- » Resident contribution to the maintenance of shared spaces
- » Community environment trust
- » Opportunity to belong to a co-op

A strong connection between the built and natural environment

5.2 Planning and Design Forum

Day 1: Tuesday 12 November

Some issues and 'Big Ideas' that emerged from the first day of the PDF included:

Sustainable Transport

One theme to emerge was sustainable transport. There was a call for public transport to be considered up front in the planning process. Participants strongly expressed that, for behavioural change to occur, accessible public transport should be provided from the outset. Ensuring dedicated corridors and integrating public transport planning with schools and shops was also considered to be a priority. It was **emphasised that West Belconnen should be a 'car optional' development.**

Accessibility for large vehicles, including emergency vehicles and buses was flagged as an issue, with West Magregor cited as an example of poor practice. To counter this, some participants **expressed that liveability was more important and that streets should be designed for "people not garbage trucks"**. One specific suggestion was to open the development area up more broadly to NSW, with bridges and a cable car.

Economic/Employment

A further theme to emerge was centred on employment. Several participants expressed the importance of maximising employment for the new and existing community. This was seen to be essential for ensuring economic sustainability. Mixing commercial uses with the environment and conservation was also seen as an opportunity, with the proposition of a city farm that could include compost/commercial prospects.

Housing

Themes to emerge around housing include flexible and innovative housing models to cater for diverse housing requirements. One example offered was that of shared housing. Participants further expressed that housing (and other buildings and infrastructure) should be designed to accommodate generational changes and that design should account for adaptive change.

Water and Energy

The provision of water quality control was considered to be of primary importance. Maximising the use of our own catchment was viewed as key to achieving this. Water recycling also emerged as a key priority, as did the use of renewable energy options such as solar and wind.

Education

Linking education to the environment was a continually emerging theme. This was seen as an opportunity to provide exemplary environmental management and creative conservation that could include an educational element. One idea that was discussed was that of a living River Education Centre. An associated issue was the need to determine what level of access people should have to the river. Another suggestion was made that education and marketing should be utilised to encourage sustainable lifestyles.

Make 'something special' of limitations

The perceived limitations of the site were noted including the landfill and transmission lines but participants recognised the opportunities that could be available. Suggestions for the landfill site **include extreme sports, such as BMX riding and a city farm, farmer's market and community**

gardens. Ideas for the transmission lines included bike, pedestrian, horse trails linking the river corridor with the landfill site and potential for easements to create both physical and visual barriers between residential areas.

Culture and Place

The importance of creating public spaces to foster a sense of community was noted, with an emphasis on liveability and wellbeing. Participants highlighted the importance of multifunctional spaces in facilitating a shared sense of community. This is particularly important given the objective of creating a mixed and diverse community, emphasising the need for intergenerational spaces. It was also noted that culture and place should extend across both the new community and the existing West Belconnen community, pointing toward the idea of wider West Belconnen community wellbeing. The importance of establishing community places early was noted, and Googong was pointed to as a successful example.

The River Corridor

The opening of the river corridor and Ginninderra Falls to the public was commented on favourably, with participants noting the need to define what level of access the public should have to the corridor. It was also noted that both existing and new community members should have access to the river corridor, enabling the integration of the development with the existing West Belconnen community. A suggestion was made to connect Ginninderra Creek trails to the falls and the Murrumbidgee River. It was commented that the development boundary along the river corridor needs certainty, and needs to enable the access and egress of emergency vehicles in the case of bushfire. A call was made for the establishment of a large National Park, extending to the North and West. A suggestion was also made that urban quality control ponds should be included in the design, to protect the river and provide amenity.

Bushfire Management

The potential vulnerability of the site to bushfire was emphasised, and it was suggested that the development footprint needs to be balanced with bushfire management considerations. It was highlighted that fire mitigation needs to be a consideration throughout the design process.

Day 2: Wednesday 13 November

Day Two comprised three streams of concurrent technical sessions aimed at translating ideas and expertise from Forum participants into an initial draft master plan. Leaders of each session presented a short power point and shared preliminary ideas for the development of the site as a prelude to a more detailed consideration around key issues.

A range of Government representatives participated in each session to provide input and guidance from a Government perspective. An understanding of current Government policy and practice, and the willingness of Government representatives to work with Forum participants to deliver best practice outcomes was essential to the success of the Forum.

While the technical sessions were taking place, the design team developed the draft master plan, responding in real time to issues and solutions arising from the technical sessions. At the close of **day 2, the public was invited to attend a pin up session to view the design team's progress** on the draft master plan. The processes and outcomes for each session are detailed in the separate *Community and Stakeholder Vision Workshop and Planning and Design Forum Outcomes Report*. Each of the sessions and the issues they covered are briefly outlined here as follows:

» Session A1: Movement Network and Municipal Services

- > Engineering services master planning for the entire development including ACT and NSW land

- > Develop best practice design standards for services reticulation within the streetscape for this development applicable to both ACT and NSW to support the proposed street typologies
- > Constructability, services material, and governance
- » **Session A2: Sustainable Transport**
 - > Develop an integrated transport plan
 - > Early provision of public transport
 - > Consider whole of life costs of services and infrastructure
 - > Also needs to be a change in the culture of transport
- » **Session A3: Water, Sewerage and Electricity**
 - > A challenge of the project will be to adopt best practice for sewer, water, roads and infrastructure.
 - > In thinking about change, it is important to consider the whole system as a package. It is not about changing the roads and the sewer system; it is about changing the whole thinking and aiming to achieve something different.
 - > West Belconnen is a very different model. This is the first opportunity where we are all in partnership. Usually we inherit a project that has already gone through structure planning and is ready to build, but for West Belconnen, we can actually start from design and get the right implementation.
- » **Session B1: Public Open Space Framework**
 - > There is a need for parks and open spaces to connect with existing open space networks in surrounding suburbs.
 - > There is a need to consider how open spaces will be managed.
 - > The design of parks and open spaces was highlighted as an opportunity for something outstanding, not standard playground equipment but something more adventurous. A number of ideas and opportunities were highlighted.
 - > Opportunities for the incorporation of urban agriculture into open spaces.
- » **Session B2: Waste Water Recycling**
 - > Issues and opportunities surrounding the use of rainwater for hot water supply
 - > The use of harvested and treated stormwater for all non-potable household water demands and potentially for food production/irrigation.
 - > Third pipe network across the project to distribute harvested and treated stormwater.
 - > 100% roof collection and charged downpipes.
- » **Session B3: Opportunities, Constraints, and Big Ideas**
 - > Discuss the sustainability goals that have been established for the project, and innovative approaches to the use of land located within buffers, or adjacent to existing infrastructure
 - > Explore opportunities to create a holistic open space framework and how land affected by existing infrastructure can contribute to this open space network
 - > Opportunities for the landfill site were discussed, including recreation, education, urban agriculture, and solar energy generation
 - > Transmission line easements were identified as an opportunity for linking foot, bike, and horse trails to the river corridor

- » **Session C1: West Belconnen – ‘A 21st Century Garden Suburb’**
 - > Discuss the sustainability goals that have been established for the project and innovative approaches to housing to achieve these.
 - > Review the existing ACT and NSW housing controls and ACT and interstate best practice to ascertain whether any improvements or amendments are desirable to enable delivery of the housing in accordance with the West Belconnen sustainability vision.
 - > Issues and opportunities around the following objectives for housing were discussed: to deliver the project vision and meet market demand, to be affordable, to be sustainable, and to be innovative.
- » **Session C2 and C3: Community Building, Employment and Place Making**
 - > Focus on what social sustainability means and how it can be realised in West Belconnen.
 - > Examine demand for community facilities (schools, health facilities, libraries, community centres, etc.) and retail/commercial space.
 - > Explore alternative models for the provision and location of retail and community uses (community hubs, town/village centres, etc.), and opportunities to utilise existing features such as cultural and heritage assets.
 - > Discuss how all these elements can be integrated in West Belconnen to create vibrant and active centres.
- » **Session D: Governance and Stewardship**
 - > Draw together outcomes from the previous sessions that may have implications for the community governance.
 - > Focus on the possibility of establishing a Not for Profit (NFP) mechanism to deliver environmental management and a range of social enterprises.
 - > Discuss possible models that could be applied at West Belconnen, including models nationally and internationally.
 - > Examine the opportunities that could be funding through the NFP mechanism.

Day 3 – Thursday 14 November

The core design team continued to develop the draft master plan at a closed session on day 3. The designers worked to ensure that the draft master plan was informed by the discussions held throughout the Forum. These discussions were focused not only on the physical design of the West Belconnen master plan but importantly on how we can create a framework that will support and nurture a cohesive, strong and resilient community.

Using ‘Big Ideas’ collected from the Community and Stakeholder Vision Workshop forum and the technical sessions of the PDF, the designers explored the opportunities to integrate the ‘undevelopable’ portions of the site into a broader open space framework that has potential to create long term community assets with a focus on employment, education, recycling initiatives, recreation and food production.

In light of stakeholder feedback, the design team considered:

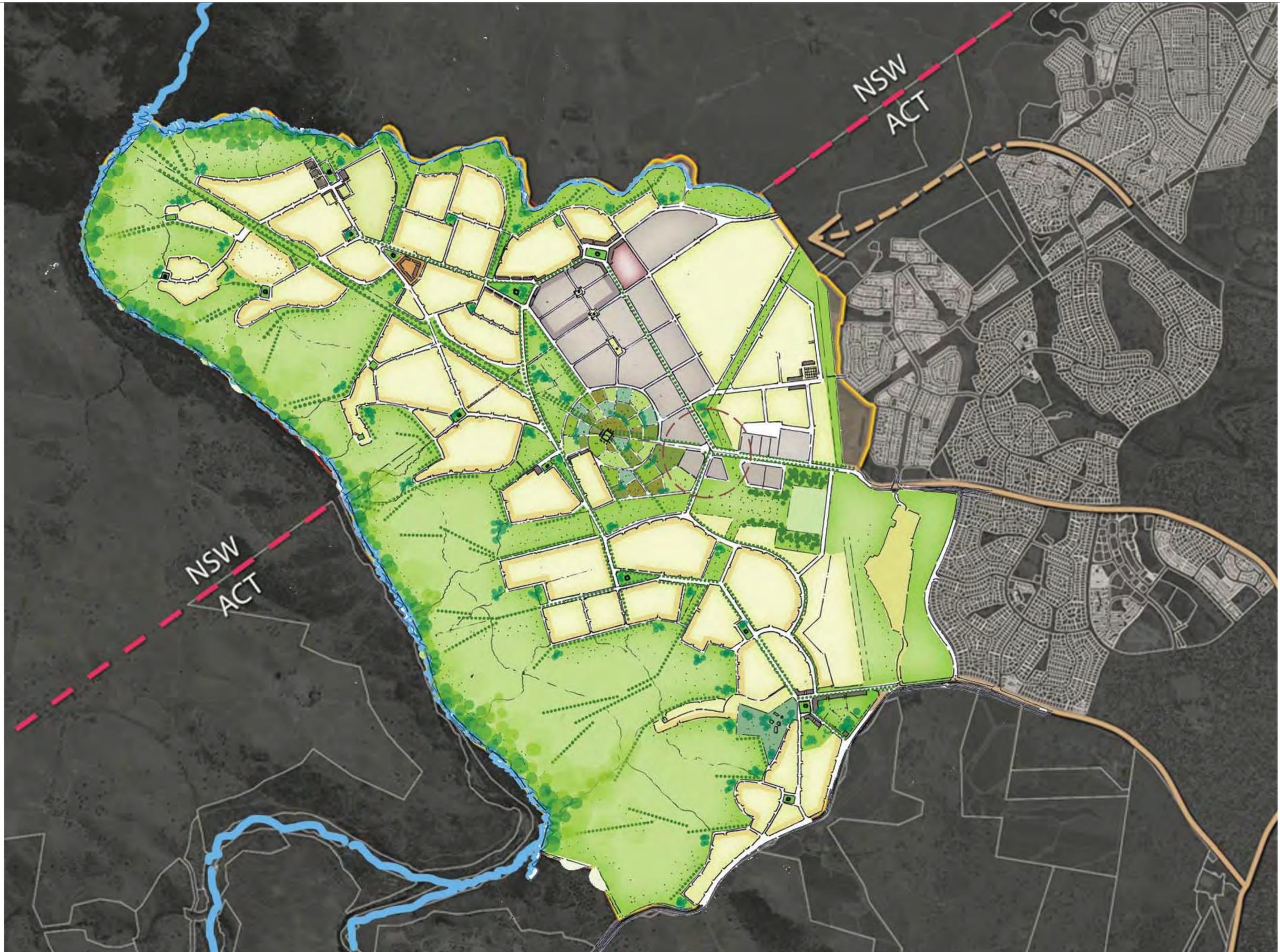
- » Social infrastructure and how well located community facilities can act as a catalyst for social interaction and connection;
- » Providing a diversity of housing to ensure a diverse community that can accommodate a range of residents with different ages, incomes and household size;

- » Creating streets that prioritise pedestrians and cyclists and become safe places for interaction and play, encouraging social exchange between neighbours and reducing social isolation;
- » Designing neighbourhoods that are connected and pedestrian friendly prompting residents to choose to walk rather than drive, resulting in healthier and connected communities; and
- » Local food production and the role community gardens could play in building resilient and healthy communities.

The draft master plan was presented at a final closing session and open house at the conclusion of the day. Approximately 75 people attended the closing session. There were two presentations and then an opportunity for questions and answers. The first presentation by Martine White of RobertsDay provided an overview of the Planning and Design Forum including the key ideas that were generated in each of the sessions on day 2 and the Community and Stakeholder Vision Workshop.

This was followed by a presentation of the preliminary draft master plan by Stephen Moore also from RobertsDay. The presentation demonstrated how key aspects of the master plan had developed to respond to opportunities and constraints on the site. Aspects that were highlighted included the scale of the site, the extensive open space network, the concept of villages that respond to key focal points, how roads were to be developed to facilitate use of public transport and be pedestrian/people friendly, location of schools and retail, and housing mix.

A brief question and answer session followed this presentation. Feedback on the preliminary master plan was positive. A number of participants sought additional information on public transport and road linkages and the proposal by members of the community to create a national park around Ginninderra George.



West Belconnen PDF Structure Plan



DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

6 Community Engagement: Outcomes

6.1 Community Liaison

Over the period October to December 2013, the focus of community liaison activities was on deepening and strengthening relationships with key local individuals and organisations. This culminated in the launch in December of the People and Place Group, a key forum for regular dialogue with community representatives. Following personal approaches to identified people, the PPG commenced with the following representation from both ACT-wide and local community levels:

- » Belconnen Community Council
- » Belconnen Community Service
- » Ginninderra Catchment Group
- » Ginninderra Falls Association
- » Kippax Uniting Care
- » Strathnairn Arts Association
- » Hall & District Progress Association (Wallaroo Rd residents)
- » ACT Shelter
- » ACT Council of Social Service
- » Conservation Council

Consultation was also held with local school representatives, local indigenous representatives, churches, local businesses and the Yass Business Chamber with a view to their engagement in the People & Place Group and/or other opportunities from early 2014.

Another key event for community liaison activities was the Planning and Design Forum in November. Personal contact with key local individuals was undertaken to encourage attendance at the opening-night community event, which was assisted by local organisations' willingness to advertise the event (in particular the West Belconnen Health Cooperative which advertised the event to its thousands of members).

Other community liaison activities over the quarter included:

- » Attendance at Poverty Week event at Kippax Uniting Care
- » Participation in Riverview presentation to Yass Valley Council, including seeking advice from Council on opportunities to engage with key community members in the Yass Valley
- » Participation in discussions about bringing community-owned approaches to potential business enterprises in the West Belconnen development, in particular solar farm and urban agriculture

A community liaison perspective was also brought to some key Riverview processes:

- » Contributing to the development of Frequently Asked Questions (FAQ), ensuring that local community concerns were addressed
- » **Assistance with updating Riverview’s West Belconnen stakeholder list**

The focus of community liaison activities over the period January – June 2014 was again on deepening and strengthening relationships with key local individuals and organisations. This has been achieved particularly through the continuation of the People and Place Group, a key forum for regular dialogue with community representatives. Consultation was also held with local school representatives, local indigenous representatives, churches, and local businesses and groups of local residents such as the residents of the Golf Course estate.

Another key community liaison event during the second stage of community engagement was attendance at the Charnwood Community Carnival—known locally as **the ‘Charny Carny’**. Engagement at the event included a poster display outlining the draft master plan as well as regular announcements about West Belconnen and the Project Office.



Community Liaison Officer Michael Pilbrow with Charny Carny coordinator Tanya Diamond and Applesauce the Pig (Charny Carny mascot)

6.2 Community Information and Feedback Sessions

The Community Information and Feedback Sessions (CIFS), held at Kippax Fair on 20 and 22 February 2014, were an important source of community feedback on the draft master plan. Community members were invited to view information about the plan and were able to interact directly with key members of the project team who were present at each session.

Both sessions saw high attendance, and a high level of interest in the project. Approximately 250 people stopped to look at the display and engage with the project team at the first session, and approximately 300 at the second. The community were able to provide feedback both verbally, through these interactions, and in writing, through the use of feedback forms.

Responses were mostly positive, with most attendees expressing an interest in the project and wanting to find out more information about the draft master plan. Some concerns were also expressed, particularly around roads and traffic, environmental issues and potential impacts on the existing residents and services of West Belconnen.

The following details the feedback provided by attendees, and highlights the issues that were of interest and concern.

Recreational facilities

- » Some attendees were particularly interested in horse trails and equestrian facilities, while others were more interested in cycling paths or pedestrian access
- » Some concerns were expressed about what will happen to existing recreational facilities in the area, particularly equestrian facilities and the golf course
- » Having access to the river was seen as a positive aspect of the development
- » Many attendees were interested in accessibility to green areas that will be established for residents and other visitors
- » Ginninderra Falls and its possible re-opening generated high interest; people want to see it re-opened with safety provisions and as a place for all to enjoy. One attendee commented: *"This can be a real benefit to the whole of Canberra"*



Land uses, rezoning and cross-border issues

- » Many attendees asked about the proposed land uses of the site
- » Significant interest focussed on the proposed retail and employment centre e.g. how large it would be, where it would be situated; some attendees wanted more detail of this in the draft master plan map
- » Several attendees sought clarification regarding roles and responsibilities of Riverview and the ACT Government and the level of collaboration

- » Many attendees showed an interest in how differences in planning and tenure systems between the ACT and NSW would be managed, as well as the provision of services cross-border
- » *"My major concern is the imbalances between freehold and leasehold land between borders; what can be done on one property could be different on **another**"*

Roads and traffic

- » Many attendees asked about existing arterial roads and their potential links, upgrades and extension
- » Existing traffic bottlenecks were mentioned, with concern these might worsen with new development
- » *"Southern Cross Drive intersections are already too busy and **dangerous!**"*
- » Several discussions centred around specific roads (particularly Ginninderra Drive, Southern Cross Drive, Spofforth Street) and the best plans to improve traffic
- » *"Cars are backed up even now during peak hours; we struggle to get out of our **driveway**"*
- » The potential to extend Ginninderra Drive was commented on favourably by a number of attendees
- » Opposition to speed humps in existing suburbs (namely those along Spofforth Street, Holt) expressed by several attendees; although some supported speed humps and controls for high speeds currently occurring in some streets

Public Transport

- » Several discussions around public transport occurred during the session
- » The prospect of light rail as a form of public transport was raised by several attendees
- » Others were particularly interested in bus services, and whether they would be extended with frequency increased
- » The potential for a public transport corridor into the development was highlighted in discussions about traffic and road planning

Environmental Issues

- » Sustainability initiatives and the provision of wildlife habitat were commented on favourably
- » The proximity of the Murrumbidgee River generated high interest. *"It will be really exciting if done in a way that preserves the ecology of the Murrumbidgee **River**"*
- » Questions about the river concerned access across the river, potential flooding, drainage, and the impact on the downstream Murrumbidgee.
- » One attendee was concerned about the perceived lack of consultation with downstream landholders, and whether the potential environmental impacts had been thoroughly investigated.
- » Some attendees expressed concern about how the existing tip site will be managed. *"What are you going to do with the asbestos in the tip? **It's** too dangerous to have people living on it or even playing on it, and capping **won't** be effective in torrential rain"*
- » Some attendees were also concerned about the power lines within the development site, asking the project team how this will be managed

Housing type and affordability

- » Many attendees asked about the size of housing blocks, density and types of housing planned
- » Concerns were expressed about *"big houses on small blocks"*, and that all houses will look the same
- » Some attendees asked about the prices of blocks
- » Considerations for first home buyers, affordability and social/public housing were queried by some attendees
- » Some attendees commented that there should be a range of affordable housing options provided. *"Will there be real affordable housing? Or is it all public housing?"*
- » *"Public housing please!"; "Please include land rent!"*

Retail and Services

- » Many attendees asked whether there will be more schools to cater for a growing population
- » Many attendees enquired about what new services and facilities were planned (particularly shops, health centres, library etc.); the potential for more businesses was seen as positive
- » One attendee was concerned about the need for additional emergency services stations and crew
- » The provision of aged care facilities and retirement living was highlighted by some
- » One attendee was concerned about limited space: *"If you can't get a garbage truck or fire truck in there, I wouldn't want to live there"*
- » The future of existing retail and service facilities was of concern to some attendees, particularly Strathnairn, the golf course, nursery and vet
- » Some attendees were particularly interested in Kippax and its future (specific comments on the Kippax Group Centre are detailed in a separate report)

General responses to the draft Master Plan

- » Many attendees were interested in the timeline of the project, asking about the approval, planning and development processes. *"Is this just a proposal? When will it all happen?"*
- » Some attendees wanted more information about when land would be released for sale
- » Concern was expressed about the development of open space and impact on views currently enjoyed by residents.
- » Several respondents expressed interest or concern about the presence of the Parkwood Eggs within the proposed development site. One attendee said it needed to be *"cleaned up"*, and others expressed concern about the odour from the facility
- » Distance from the rest of Canberra was raised by a number of attendees. While for some West Belconnen was seen as *"still close to the city"*, others were against new suburbs and expansion *"this far out"*
- » A number of attendees requested a name other than West Belconnen
- » Responses to the plan were generally positive, although some scepticism was expressed about the reality when put into practice: *"I hope it goes ahead according to the plans you have"*
- » *"Potentially for West Belconnen this is a very good plan, and I like the community feedback aspect. It's a sensibly-based proposal, a good mix of infill with local vegetation. Traffic flows and public transport are major concerns, but overall I'm very impressed"*



6.3 Website and Social Media

The project website and social media sites have provided effective methods of disseminating up-to-date information, as well as engaging broadly with the community. Facebook and Twitter in particular have provided useful platforms for seeking feedback from the community, as well as allowing community members to raise their ideas, issues, and concerns.

At the end of April 2014 the West Belconnen Facebook site had 226 'likes' and the West Belconnen Twitter site had 152 followers. The sites have been used to share ideas raised throughout the **planning process in order to elicit community feedback. The establishment of a 'Tell us what you think' Facebook survey group** has provided another avenue for community members to share their opinions.

Specific issues raised on social media have included the ability of existing roads to cope with increased traffic, the potential impacts on the existing horse paddocks and equestrian community, and the protection of native wildlife. Ideas raised have included public transport links from West Belconnen to Belconnen and Civic town centres, and the provision of a variety of block sizes. In addition, the potential provision for recreational access to the Murrumbidgee River and Ginninderra Falls was commented on favourably.

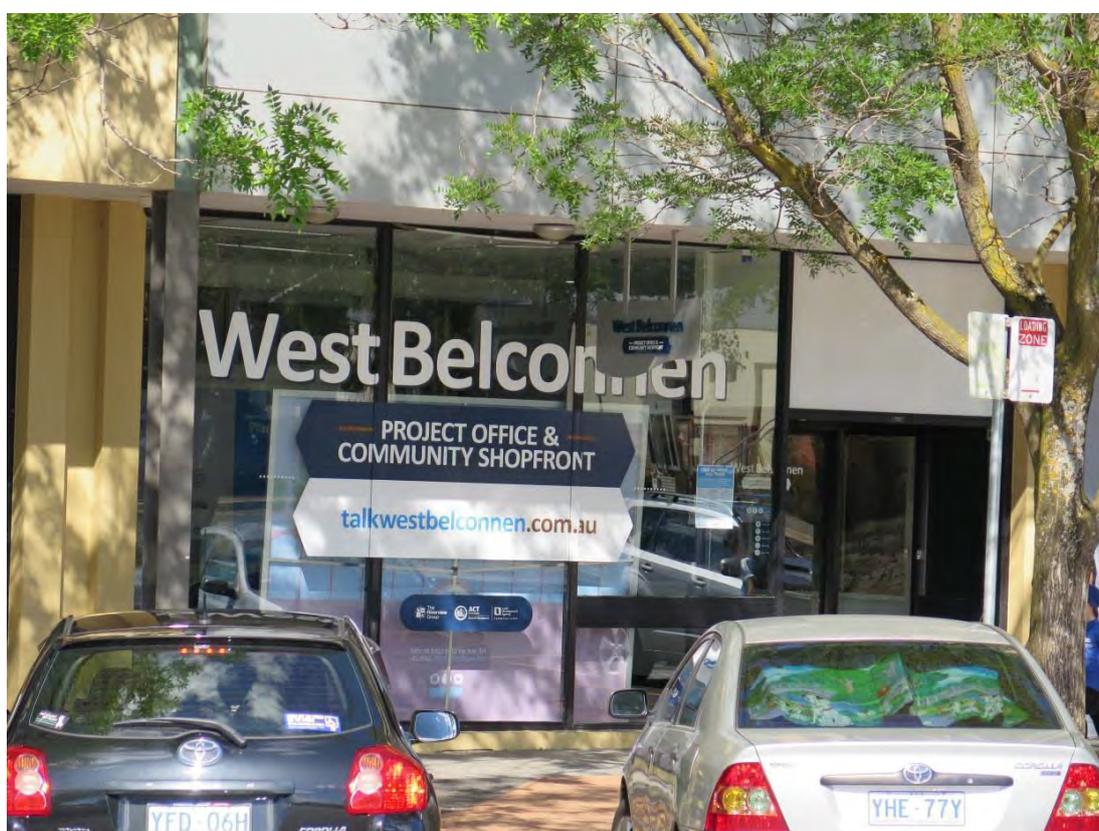
6.4 Project Office

The Project Office was opened in mid-February at the Kippax Centre. The Project Office features a large-scale 3D model of the proposed West Belconnen site along with story boards providing

information about the project and the draft Master Plan. Since opening in February, over 600 community members have visited the Project Office. Comments and concerns raised by community members have been recorded and uploaded onto the Consultation Manager database.

The majority of visitors to the Project Office have expressed an interest in the project, and sought to find out more information. Issues that have been raised primarily reflect concerns about how the proposed development may affect the existing West Belconnen community. In particular, the ability of existing roads to cope with increased traffic has been a key concern. Other specific comments include a request for diverse and affordable housing, a request for improved mobile service coverage, and concerns that any development may affect the existing equestrian community and native wildlife.

More generally, the Project Office has provided an important point of access for community members to find out more about the project by engaging with the displays, engaging directly with members of the project team, and asking questions about the project.



West Belconnen Project Office

6.5 People and Places Group meetings

Three meetings of the People and Place Group have been held throughout phase 1 of the project. The first meeting in December 2013 introduced the PPG, outlined the West Belconnen project, and provided an overview of the preliminary draft master plan. This was followed by questions, discussion, and the identification of issues for future meetings.

The second meeting in February 2014 involved a discussion on the engagement process and ways to increase engagement with hard to reach groups particularly young people. It also included a discussion on housing and demographics. These discussions were led by group members with all members participating freely.

The third meeting was held in March 2014 and included a detailed discussion on the revised master plan and discussions on community and public transport options and the science related to development near power lines and tips.

Further detail on the PPG meetings along with meeting minutes are provided in separate reports.

6.6 West Belconnen Training and Employment Initiative

Drawing upon the success and learnings of the Playford Alive project run by Renewal SA the concept of the West Belconnen Project including a training and employment initiative was canvassed with a broad range of stakeholders over a two day period in early February. The two day visit of Emma Skrabei commenced with a very successful presentation and discussion involving a range of representatives from Commonwealth and ACT Government agencies and non-government organisations such as UnitingCare Kippax and ACT Shelter. Participants at this event were highly supportive of adopting a similar concept at West Belconnen.

Following this a range of meetings were held with key stakeholders from across industry and government. All participants saw merit in adopting a similar approach as that used at Playford with many providing advice on how to tailor a training and employment project to the ACT context.

6.7 Child and Youth Engagement

Child and youth engagement was undertaken with students of Kingsford Smith School in Holt, and **was run by the school's teaching staff**. The activities involved students from all year levels within the school, from kindergarten to year 10, and sought to gain an insight into the views and ideas of the students, and their vision for the area, their community, and the proposed development. A presentation was given at school assemblies for both junior and senior students to provide an introduction to both the West Belconnen project and the Kippax Group Centre planning review. It was emphasised that the process is about participation and involvement, rather than decision-making.

The school's younger students (Kindergarten and years 1 and 2) were given an explanation of the project and taken on a walking tour of the Kippax Centre. The students were invited to imagine how a new community might look, and to think about the issues and ideas they thought were important and should be taken into consideration. Students then drew their vision and ideas.

The school's older students (years 3-10) took part in focus groups, where they were again asked to think about their vision and ideas for their community into the future. Group representation took into account gender, age, culture, personality, and interests. These focus groups produced a **number of key ideas, which were then subjected to a 'hot dot' process. Within this process, each student was allocated a dot which they could 'spend' on the idea that most interested them.**

Community spaces

The provision of community spaces emerged as a key priority for many students. For the students, community spaces were important meeting places for the community to come together. Students emphasised that community spaces should be accessible and age-inclusive, catering for a wide range of ages, from young children and teens through to seniors. Specific ideas included cafes, parks, and playgrounds.

Community facilities were also found to be important, with popular ideas including a community centre for all ages, an arts centre, and a bigger library.



Recreation facilities

Recreation facilities were also a key priority, with specific ideas including an aquatic centre, an indoor sports complex, a skate park, and additional sports fields. Again students tended to emphasise the importance of such facilities as places for the community to come together.

Retail

A number of the students' ideas suggested that they would like to see a greater variety of retail options in the area. Specific ideas included a variety department store, more food options, and a movie theatre.

Environment and Design

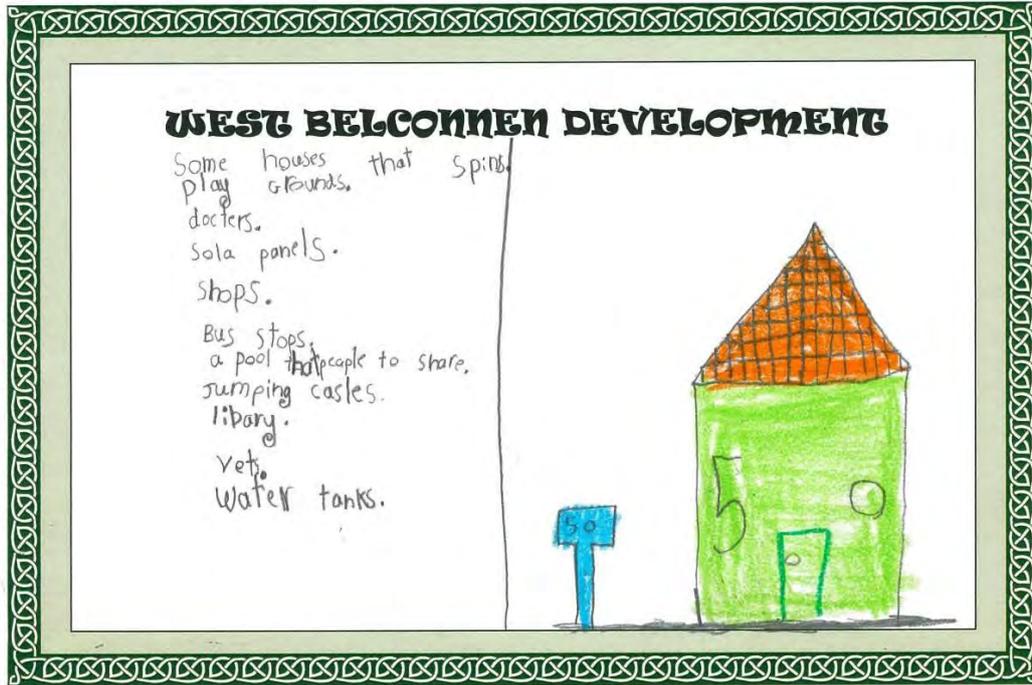
A significant idea to emerge from the focus groups and 'hot dot' exercise was that any development should be safe for animals. Natural features such as trees and flowers also featured prominently in students' drawings, suggesting that a strong connection to the natural environment is important. Alternative energy options such as solar panels were also shown in some drawings.

Transport and traffic

Also emerging as key ideas from the focus groups and 'hot dot' exercise were the provision of safe roads and crossings and good public transport. Students discussed ideas around alternative forms of public transport, and light rail was raised as an option. The prominence of these ideas suggests that safe and inclusive community mobility and access is a priority for students.

Connectivity

The provision of good connectivity for technology services was also highlighted as a priority.



7 Concurrent Engagement

7.1 Kippax Group Centre Planning Review

The engagement activities outlined within this report have been undertaken simultaneously with those related to the Kippax Group Centre Planning Review. Riverview, on behalf of the ACT Government, is undertaking a Planning Review into the Kippax Group Centre in order to examine issues, opportunities and constraints at the Centre, with a view to identifying options for accommodating further growth and revitalising the Centre.

The scope of the review includes an assessment of the following planning issues:

- » Public transport, traffic and parking
- » Recreational and community facilities
- » **The Centre's connectivity** to and from the surrounding residential areas
- » Opportunities for future development, informed by an assessment of the commercial potential of the centre

As these projects are closely related, the Kippax Group Centre Planning Review engagement activities provided further opportunities to engage with the community and key stakeholders regarding the wider West Belconnen project.

Detailed information regarding the engagement activities and outcomes of the Kippax Group Centre Planning Review is provided in a separate report.

8 Next Steps

The proposed rezoning of the West Belconnen site will involve changes to the planning controls that currently apply over the site, on both sides of the border. This means a change to the types of development permissible. Should the outcome of the planning process be positive, amendments will be made to the National Capital Plan, the Territory Plan and the Yass Valley Planning Scheme to enable the project to proceed. Each of these amendments is a separate formal process and will require community consultation.

An approximate 18 month timeframe is estimated from the lodgement of the documentation associated with the rezoning through to the announcement of the decision on the rezoning applications.

A strategic communications and engagement strategy will be developed to guide the consultation during phase 2 – statutory planning. This strategy will wrap around the ACT and NSW rezoning process and also include non-statutory consultation. It is anticipated that many of the techniques employed during phase 1 will be utilised in phase 2.



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**Territory Plan DV 351
National Capital Plan DA 85
Report on matters raised during
consultation period May – June 2015**

report prepared for:

Riverview Projects (ACT) Pty Ltd

28 July 2015

Confidential

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Introduction

Territory Plan Draft Variation #351 – West Belconnen Urban Development, and National Capital Plan Draft Amendment #85 – West Belconnen Urban Development, were open for public notification and comment for the period 22 May 2015 to 6th July 2015. During, and for a short period beforehand, a number of specific matters were raised directly with the project team rather than via the more formal processes associated with the notification of the draft variation and draft amendment. These were both via direct contact and via attendance at one of three information sessions held during the notification period.

The matters raised, and the response that the project team has made, or is making, to them are set out in this report (Table 1).

The table also includes a listing of the formal submissions received by EPD during the consultation period, and the project response to each.

Table 1: Consultation matters raised and current status

Consultee	Item	Description	Response / Current status
Meetings with project team			
General comments from several consultees	1	Review parking charge increases from ACT may 2015 budget and advise whether these affect traffic projections from the September 2014 report.	<p>Traffic projections for the project are output from a traffic modelling and analysis process. The Planning report says (p99) as follows:</p> <p><i>“The analysis has shown that relatively small changes in factors such as parking charges or bike usage can make significant differences to demand for car travel and this in turn affects the need for road infrastructure upgrades or the timing of the upgrades. The unpredictability of these factors, particularly beyond the ten or twenty year horizon, exacerbates the issue. It will be necessary therefore to evaluate and re-evaluate infrastructure requirements periodically in order to ensure that capital works investment is both prudent and responsive to need. The project team, working together with EDP and TAMS traffic specialists, is continuing to review and assess alternative future scenarios.....”</i></p> <p>The recent (May 2015) ACT budget decision to increase parking charges is in line with modelling assumptions that parking charges will increase over time. This and future changes will be factored into future revisions of the traffic analysis.</p>
	2a	Undertake traffic safety audit of Starke/Southern cross intersection. Provide advice for input to proposal to bring forward signalization of this intersection.	TAMS (2014) work program proposes construction within the 5 – 10 year timeframe. Proposal is to bring forward the implementation of Starke St signals and “pre – fund” from West Belconnen project budget, and an appropriate contribution to recognise the intent of the Kippax masterplan, with funding recouped from TAMS budget in 2020. Subject to agreement with relevant agencies.
	2b	Undertake traffic safety review of Drake Brockman drive. Provide advice for input to investigations to bring forward proposals to improve access and egress to local streets, for pedestrian crossing(s), access to southside properties and For proposed signalised equestrian crossing.	A number of matters have been raised in relation to Drake Brockman Drive. In some cases it has been possible to conduct investigations immediately and this has led to the preparation of cross sections showing alternative design options. Similarly, a concept designs for equestrian crossings modelled on an existing crossing at Weston Creek have been prepared. The range of matters is broad and it is important that they be considered holistically as they interact with each other. For

Consultee	Item	Description	Response / Current status
			<p>example pedestrian crossings may be facilitated with intersection treatments.</p> <p>Design work for the road is scheduled to commence in the immediate future, it will not await confirmation of the rezoning.</p> <p>It is proposed that a residents consultative committee, including each of the residents who have to date contacted the project team, be formed and that this group act as a design reference point with monthly meetings with the road design team during the design process. This is envisaged to take place over approximately a six month period commencing in August 2015.</p>
	3	Confirm that Southern cross drive is not proposed to be duplicated.	Consultants have confirmed that Southern Cross Drive is not proposed for duplication although a service road to provide access to properties on the south side of the road west of Starke St is proposed in the longer term.
	3a	Driveway access to Pegasus, Pine Ridge and other properties on south side of Drake Brockman, with single and dual carriageway.	Refer to 2b above.
Janet Zamora, 178 Drake Brockman Drive, Bruce 30 April	4	Prepare more legible design concepts with proposed staging/timing. Incorporate sound/weather barriers between service road and main carriageway.	<p>Cross section options have been prepared and discussed with Ms. Zamora.</p> <p>Refer also to 2b above.</p>
Meagan Hyde, 16 Bellfield Crescent Florey 11 May	5	Review noise studies and traffic data to ensure that new Barton Highway/Kuringa Drive signals into account (traffic on Ginninderra Dr has apparently increased markedly since these signals were installed).	Consultants have been commissioned to provide traffic advice.
	6	Obtain current and future noise data at 16 Bellfield Cres Florey.	Consultants commissioned to provide noise advice (nb field testing to be outside July school holidays).
	7	Assess feasibility of noise mound on southern verge of Ginninderra between Coulter Drive and John Cleland Crescent.	A memorandum of advice has been prepared by Calibre consultants, a noise wall is recommended subject to acoustic studies (item 6 above).
Lana Barbour, 2 Magennis Place Latham 12 May	8	Research - Crash statistics on Ginninderra Drive show high numbers at Florey Drive intersection compared to low numbers at Tillyard possibly should be the other way round?	Consultants commissioned to provide advice

Consultee	Item	Description	Response / Current status
	9	Research – Future design should allow a dedicated movement from Florey to Starke St?	Consultants commissioned to provide advice
	10	Review Osburn St figures (relatively high volumes projected in the future) as they may be distorted if the numbers were counted when Florey signals were being installed as this caused substantial disruption.	Consultants commissioned to provide advice
	11	Research - Should Southern Cross Drive have a service road between of Kingsford Smith and Florey Drive? If such a service road was installed would this allow an 80kmh speed limit and if so would this be beneficial overall?	Consultants commissioned to provide advice
	12	Proposed noise barrier on Drake Brockman West Could be an earth mound (as an alternative to a wall) with vegetation, prepare design option.	Included in item 4 above
Meredith Smith, 28 Davidson St Higgins 28 May	13	Review works proposed and possibly bring forward works at Kinsella St to allow a more immediate solution as problems exist already, include a review of access arrangements for all local streets onto drake Brockman.	Refer to 2b above
Ruth Knyvett, 345 Southern cross Drive Holt 3 June	14	Obtain current and future noise data at at 345 Southern Cross Drive. Provide recommendation as to preferred location for a front wall on the property to achieve maximum noise reduction.	Consultants commissioned to provide advice (nb avoid July school holidays)
	15	Review proposed street lighting on SC Drive, re glare into houses.	Consultants commissioned to provide advice
	16	Review timing of proposed Starke St signals with a view to bringing forward.	Included in item 2a above.
	17	Review Southern cross service road design to ensure easy access and egress to and from the main SC carriageway.	Concept designs for proposed road improvements will be undertaken in the immediate term. Residents will be consulted during the design process.
	18	Review options for noise barriers between Southern Cross main carriageway and new service road.	Include in item 17 above
	19	There is an existing problem with bus stops on opposite sides of SC Drive, west of Beaurepaire. Bus routes 43 and 44 travel in opposite directions but both serve many common origins and destinations, e.g both go to Belconnen Town centre, and there is not a great (less	Public transport experts working with the West Belconnen project advise that this situation is highly unusual, probably unprecedented. No obvious solution is apparent although the installation of refuge islands in the centre of the road to improve

Consultee	Item	Description	Response / Current status
		<p>than ten minutes) difference in travel time on the two routes from this stop to Belconnen TC. This means that a person waiting for a bus on one side of the road will be tempted to cross the road if a bus appears on the other side; residents have observed this behaviour and are concerned that the crossings are usually made in a rush (to catch the bus) without adequate regard for the busy traffic on Southern Cross Drive. This is dangerous behaviour and “an accident waiting to happen”.</p> <p>This situation should be reviewed to establish the degree of hazard that exists and possible solutions explored with a view to recommending ameliorative action.</p>	<p>crossing safety has been suggested. It will be referred to TAMS and ACTION for further investigation.</p> <p>This matter will be taken into account in the concept design for the future road improvements.</p>
<p>Jennifer Gibson, 122 Drake Brockman Drive</p> <p>Susan McLay, 128 Drake Brockman</p> <p>Wendy Taylor, 126 Drake Brockman</p> <p>Henri Clementine, 30 Longworth Place</p> <p>5 June</p>	20	Investigate works to be implemented immediately to facilitate turns from local streets into Drake Brockman (as per 13 above)	Included in item 2b above
	21	Introduce pedestrian crossings (for immediate implementation and for future road designs) to allow crossing of DB to access walking/horse trail	Included in item 2b above
	22	Review work program to ensure that works are programmed for installation (just) before they are needed.	<p>The Project traffic report (Aecom 2014(a)) sets out a schedule of proposed road improvement works. For convenience these are divided into four phases over the period 2016 to 2054. The timing of actual works will be keyed into the rate of development growth at West Belconnen with works being timed to coincide with the traffic growth that they are being provided to accommodate.</p> <p>Progressive stages of the development will require “development approval” under the provisions of the Planning and Development Act, with each stage accommodating approximately 1 – 3 years of development. Traffic impacts will be reviewed for each stage and necessary off-site road improvements to address impacts will be implemented as conditions of approval for each stage.</p>
	23	Review the layout of proposed service roads on Drake Brockman to ensure that access and egress arrangements are workable.	Included in 2b above.
	24	Introduce annual review regime for traffic works programs.	Refer to item 22 above.

Consultee	Item	Description	Response / Current status
Bicentennial National Trail Committee	25	Alternative route options for BNT include options that involve arterial and local road crossings. As input to the investigation of route options it is firstly necessary to establish the viability (or otherwise) of crossings at various points. This will require the investigation of the feasibility of at grade signalised crossings (as at Streeton Drive at the Dixon/Unwin intersection) at Stockdill Drive, Southern Cross Drive and Stockdill Drive. Refer to Figure 2 attached. Concept design sketches are to be prepared.	<p>Consultants have provided route and crossing concept plans, based on crossing at Weston Creek. (refer Error! Reference source not found.).</p> <p>Route options and road crossing designs discussed with stakeholders 26 June. Riverview liaison with Woodhaven indicates that preferred option 1 may not be viable, alternatives are being discussed with stakeholders.</p>
David Ellitson, 180 Drake Brockman Drive 22 June	26	Starke St signals should be implemented immediately	Included in item 2A above.
	27	William Hovell/Drake Brockman intersection -need for a resolution to the problem created by (in the am peak) two lanes from Southern cross and one lane from Drake Brockman all converging into one lane on William Hovell – three lanes into one. Creates unacceptable delays entering William Hovell and on William hovel itself. Apparently from as early as 7:15 in the morning. William hovel needs an additional southbound lane?	Consultants commissioned to provide advice regarding the possibility of bringing forward proposed works.
Phillip Christodoulou, Proprietor, Kippax Fair 22 June	29	The proprietor of the Kippax Fair shopping centre expressed concern that the proposed retail centre at West Belconnen would, being new and well located on Parkwood Road, out-compete the existing Kippax Centre. The role of Kippax as the pre-eminent group centre for both the existing and proposed west Belconnen area is recognised and retail studies conducted as part of the West Belconnen project have confirmed that Kippax should expand to include an additional full-line supermarket as well as a discount department store and associated specialty retailing. ACTPLA is progressing a masterplan for Kippax to put this into effect. It is important that this expansion occurs before a competing centre is established.	<p>Proposed to include the following in the West Belconnen Concept Plan as a mandatory rule:</p> <p>R9(a) No supermarket to be permitted until either the total supermarket GFA at Kippax Group Centre exceeds 8500m2 or the total population within the West Belconnen Concept Plan area exceeds 10,000.</p> <p>Proposal has been conveyed to ACT Planning Authority</p>
Ginninderra Falls Association, monthly meetings with project Director	30	Ginninderra Falls, on Ginninderra creek in NSW, was once an important recreation resource for the population of Belconnen. The land is in private ownership and was closed to the public due to insurance liability issues in 2004. There is a very strong community desire to have the	<p>A Ginninderra falls working group has been established and is meeting monthly to discuss and resolve issues and engage in detailed planning for the falls precinct. The group includes:</p> <ul style="list-style-type: none"> Ginninderra Falls Association

Consultee	Item	Description	Response / Current status
		falls opened again. This view is being promoted by the Ginninderra Falls Association which is proposing that the falls and surrounding land be incorporated in a national park. Whilst the idea of a national park has not been taken up by either the NSW or Commonwealth Governments the West Belconnen/Parkwood rezoning proposal includes the incorporation of the falls in a publicly owned conservation area, thus achieving the principal objective of re-opening the falls to public access. Concerns have also been expressed regarding the possible proximity of housing development to the falls.	<ul style="list-style-type: none"> • Conservation Council of the ACT region • Ginninderra catchment Group • Riverview (ACT) Pty Ltd • Anna Hyles (landowner) <p>Falls working group will have an ongoing involvement in precinct planning in the falls precinct.</p> <p>Note that the falls are in NSW and this is a matter for the NSW rezoning process.</p>
	30a	<p>Murrumbidgee - Ginninderra Gorges National Park: Information Note 36, 28 June 2015 confirmed that the overall thrust of the West Belconnen proposal is in line with the (objectives of the) Murrumbidgee-Ginninderra Gorges National Park. It also raised the following matters:</p> <ul style="list-style-type: none"> • Potential impact on the Golden Sun Moth • Water run-off from the new urban area • Concern that there has been insufficient research into the indigenous heritage of the area. 	<p>The support of the Ginninderra falls Association is acknowledged.</p> <p>Potential impacts on the Golden Sun moth are subject to a comprehensive assessment under the EPBC Act and approval by the Commonwealth Department of the Environment and Minister for the Environment.</p> <p>A water sensitive urban design strategy has been prepared and documentation lodged with the rezoning proposal.</p> <p>The question of indigenous heritage research was referred to Biosys who have responded as follows, referring firstly to the statement made in the falls Association information note:</p> <p><i>Finally we are concerned that there has been insufficient research into the indigenous heritage of the area. The Murrumbidgee River is an important thoroughfare and the Ginninderra Gorge a major natural feature. It would be derelict to presume that this has not been so determined for many generations.</i></p> <p>Biosys response is as follows:</p> <ul style="list-style-type: none"> • The report covered all the requirements of both the NSW and ACT guidelines making it more extensive and detailed than the usual requirements. • The report (Section 4.2 and 7.6) states that the Murrumbidgee River was an important route and culturally

Consultee	Item	Description	Response / Current status
			<p>important to past and present generations. These sections also state the continuing cultural significance of the Ginninderra Falls and gorge area to the Aboriginal community – no details are provided in the report as Indigenous representatives are culturally bound to not disclose details to people not initiated and not linked by the correct gender, family and clan group to the area. We know this is a men's secret business site (initiations) and it would be culturally inappropriate to provide this information except in the form of how to appropriately manage the area. This is not an omission of the report which provides the full range of available information. This information is highly sensitive and even members of the Aboriginal community not involved in these activities do not hold this knowledge.</p> <ul style="list-style-type: none"> • All information sources have been checked in regards to the falls, ethnography of Aboriginal use and movements of Aboriginal people through the area. <p>Consultation in regards to the falls has been undertaken with 14 Aboriginal groups involving 19 participants in the field survey and discussions as to significance, site management and appropriate mitigation strategies where required. This consultation has included many individuals and families and the following main representative groups:</p> <ul style="list-style-type: none"> • United Ngunawal Elders Council • Onerwal Local Aboriginal Land Council • The Representative Aboriginal Organisations for the ACT – Buru Ngunawal Aboriginal Corporation, Ngarigu Clan, King Brown Tribal Group and the Little Gudgenby River Tribal Council. <p>No further details of cultural significance have been forthcoming other than that presented in the report. Ongoing discussions with the Aboriginal community through the BNAC might allow for the telling of further information if the appropriate restrictions on the information can be applied. This information would not ever be made publically available to community groups but could be accessed through ACT Heritage in relation to ongoing management strategies and options. The actual cultural</p>

Consultee	Item	Description	Response / Current status
			information would not be released just an assessment of appropriate measures against it. Reviews of all the work and scope of assessment has been carried out with the representatives with consensus that the assessment has been comprehensive.
Russ Temple Several meetings at Kippax project office	31	Particular concern with plans to dispose of loose fill asbestos at Belconnen Landfill site, and potential hazard that might result.	Refer to item 38 below.
	32	Groundwater resources	No groundwater is proposed to be extracted.
	33	Possible hazard from leachate from landfill site	Preliminary studies have indicated that no leachate is issuing from the land fill site. More detailed investigations will be implemented. All development will be subject environmental audit processes. Ongoing through the term of the project.
Gavin Bugg Several meetings at Kippax project office + facebook correspondence	34	Bushfire hazard, concern that the development area is on the western face of the ACT urban area and exposed to bushfire hazard.	A comprehensive bushfire strategy has been prepared to the satisfaction of ACT Emergency Services. The report (available on ACTPLA website as part of the re-zoning documentation, has been provided to Mr Bugg and a meeting is being arranged between him and the project bushfire consultant in the near future Meeting between Mr Bugg and bushfire consultant held on 24 July 2015
	35	Scarlet Robin, recently listed as "vulnerable" in the ACT, concern that this species may not have been adequately addressed during the various environmental research studies conducted because it was not listed at that time.	Review of research reports found that the scarlet robin had been recorded 5 times during bird surveys of the project area. The locations of the sightings were compatible with conservation objectives. This information including the locations of the sightings was conveyed to Mr Bugg.
	36	Possible contaminated sheep dip at Strathnairn	This sheep dip is not on the project site.
Pace farms: meeting with representatives at Henry Davis York	36a	Purpose of meeting was to provide Pace with a briefing on the status of the project, given that public notification commenced on 22 May, and to highlight the measures proposed in DV351 for the protection of the pace farm.	Noted that the buffer has been extended from the current 500m limit to 750m, Pace would prepare a submission to ACTPLA after reviewing the DV documentation. Agreed that liaison should be ongoing and that whilst the proposed project staging is likely to increase pressure on the farm activity a commercially

Consultee	Item	Description	Response / Current status
office, Sydney, 11 June 2015			viable resolution was likely to be achievable at an appropriate time.
Community information session on DA85 to the National Capital Plan			
6:pm – 7:00pm Thursday 4 th June 7 attendees	37	Ginninderra falls	Refer to item 30 above.
	38	Landfill site – asbestos disposal	<p>Advice provided to attendees by a representative from ACTNowaste was as follows:</p> <ul style="list-style-type: none"> • The material has been decontaminated multiple times, and to the limits of technology before it arrives on site; • Worksafe does not consider the material as high risk at the point that it arrives on site, asbestos fibres have been removed and the material then sprayed with glue as insurance; • The ACT has the most stringent asbestos disposal regime in Australia; • Dust suppression and air monitoring is employed to ensure no dust escapes the site; • There is almost a kilometre separation to the nearest houses, however given the stringent precautions this is really immaterial; • Material is treated as if it is contaminated, although realistic assessments state that it is effectively not contaminated, and at worst any asbestos is bonded to the materials; • Material from demolished houses will be covered immediately or at least daily with sufficient soil to protect it until more material is placed on top (this was previously 300mm and 500mm for longer periods, but experts and EPA have reviewed and agreed that 150mm and 500mm for longer periods is sufficient); • The final surface will be covered by at least 3m of material including 1m of impermeable clay. As an additional precaution it is likely that these thicknesses will be exceeded by a substantial margin; • You can never guarantee anything at 100% <p>ACT NoWaste representatives also advised that there will be no odour from disposal of clean fill, bonded asbestos sheet or disposal of decontaminated demolition material.</p>

Consultee	Item	Description	Response / Current status
	39	Landfill site – domestic waste disposal concerns on odour.	<p>There are no plans to use the site for the disposal of domestic waste, however until a new site is found the West Belconnen landfill remains the only emergency landfill site in the ACT.</p> <p>The West Belconnen project team is working with ACT Nowaste to identify suitable alternative arrangements for an emergency landfill. In the interim, and pending the confirmation of alternative emergency land fill arrangements to the satisfaction of ACT Nowaste, DV351 provides for clearance zones to remain in place that prohibit sensitive developments in the vicinity of the landfill.</p>
	40	Traffic issues, especially Drake Brockman Drive	Mr Clementine, the person interested in this issue was invited for a detailed briefing on traffic issues, refer to items 20-24 above.
Community information sessions on DV351 to the Territory Plan			
5.00 to 7.30pm on Thursday 11 June and 10.00am to 12.30pm on Saturday 13 June 2015, 21 and 25 attendees respectively	41	<p><u>Housing type and block size</u> The majority of people (over 70%) attending these sessions were interested in the types of dwellings that would be built and the size of the blocks that would be available. There was strong interest in the variety of dwelling types and the location of each type. People responded positively to the idea that density would be greatest around the Market Centre and major transport corridors and start to reduce with distance from the Centre and transport corridors. People also responded positively to the idea that the suburbs would generally have a mix of dwelling styles that would support ageing in place.</p> <p>There was also strong interest in the size of the blocks. Many of the people attending the sessions were interested in larger blocks (both blocks larger than the average in other recent subdivisions and also whether blocks 1000m2 or larger would be available).</p> <p>A number of attendees asked which builders would be working on the project and whether there would be a choice of builders. One attendee suggested that there be multiple quality builders to keep costs down.</p>	Noted, project product mix will include a wide range of housing and block typologies, including the possibility of blocks exceeding 1000m2 although only on steeper land where large block sizes are necessary.
	42	<u>Sales price and method</u>	

Consultee	Item	Description	Response / Current status
		Attendees asking about block size and housing type also typically sought more information about the price of land, or house and land packages and whether “land rent” would be available. There was also a significant amount of interest in the method of land sale, including whether it would be by a ballot or auction system and whether there would house and land packages available or just land available. Concerns were expressed about the ballot and auction systems and the implications that these had for housing affordability.	Land marketing strategies are to be developed, will include market price land as well as land sold utilising affordability mechanisms such as “land rent”. A sales strategy is under preparation.
	43	<u>Timing</u> Consistent with the level of interest in types of dwellings and cost attendees were also interested in the timing of the development. They were particularly interested in when the land release would commence, when sales would commence, when construction would start and how long the development would take.	The land release program includes first sales of land in FY 2015/16. Sales are programmed for June 2016 to meet his target. This is subject to Plan variation processes.
	44	<u>Community facilities</u> There was strong interest in the proposed community facilities associated with the development. Of particular interest was the Market Centre with people interested in when it was going to be developed, how large it would be and the types of shops likely to be there. Many participants also asked about Kippax and what the implications were for the Kippax Centre. Consistent with the consultations last year attendees raised concerns that the Kippax Centre was already at capacity and that parking was problematic. They also expressed a desire that a greater range of retail outlets centres, including another supermarket was developed at Kippax. Interest was also expressed in education with a range of questions about what type of schools would be developed and when. There was particular interest in non-government school provision and the possible providers. Some attendees were also interested in how the NSW School would operate. Interest was expressed in places of worship. One attendee was keen to ensure that a multi-denominational	DV351 includes a requirement that a community facilities strategy be developed for the project area. This will commence immediately upon rezoning and will build on preliminary research that is reported on in the DV351 background documentation. Background research conducted as part of the West Belconnen project has led to the commencement by the ACT Planning Authority of a process to prepare a master plan for the Kippax centre. Provision has been made for 3 schools in the ACT and one in NSW. Discussions are under way with a private school organisation with a view to early implementation. The NSW school would be established and run by the NSW Department of Education although it will not be needed for at least 15 years and this situation may change. The “multi purpose centre” is proposed to be established prior to first occupation and will be available for a range of community

Consultee	Item	Description	Response / Current status
		<p>place of worship would be available from the early stages of the development.</p> <p>There was also requests for specific facilities including a 50 metre swimming pool with ramp; government owned run by YMCA (not privately owned like in Belconnen), with ramp and gym facilities.</p>	<p>activities including worship. The community facilities strategy will determine the need for specific sites for churches.</p> <p>A 50 metre swimming pool is a matter for the ACT Government. This proposal will be assessed as part of the community facilities strategy.</p> <p>Comprehensive community and social needs assessment to be prepared immediately on rezoning.</p> <p>Kippax master plan to be prepared 2015/2016.</p> <p>Multi purpose centre with provision for community activities to be established prior to first house occupation</p>
	45	<p><u>Traffic and transport</u> Some attendees were particularly interested in traffic and transport issues. People were particularly interested on the impact on some local streets and access and egress from the Kippax Centre and the Golf Course Estate. Other attendees were interested in the main thoroughfares in particular South Cross Drive, Drake Brockman Drive and William Hovell Drive. Interest was expressed in the proposed road works and their timing especially when Drake Brockman Drive would be duplicated and what it would look like.. A number of people flagged traffic issues that had resulted from the development of West McGregor.</p>	<p>Traffic is a significant issue and a special purpose presentation has been prepared on this subject. All residents who expressed interest in this subject have been invited to individual meetings with the project team to view the presentation and discuss their concerns.</p> <p>Refer to items 1 – 27 above.</p>
	46	<p><u>The Conservation Corridor</u> Attendees were interested in the Conservation Corridor, its location and size and how the boundary had been determined. Most attendees were very supportive of the Conservation Corridor and the proposed management mechanism. Some attendees were particularly interested in the Pink-Tailed Work Lizard.</p> <p>A number of attendees raised concerns about possible bushfire risk and asked about how the risk would be minimised or managed.</p>	<p>Noted</p> <p>Refer to item 34 above</p>
	47	<p><u>Ginninderra Falls</u></p>	<p>Noted refer to item 30 above</p>

Consultee	Item	Description	Response / Current status
		<p>Attendees who had visited the Falls when it was last open to the public were very pleased to hear that the Falls was likely to be reopened. They were also supportive of the idea that a community facility would be built nearby including possibly a café and restaurant and function centre. Some attendees wanted to buy a home close to the Falls while others expressed concerns about how close the development may come to the Falls. One attendee raised concern about the proximity of the development to the Falls and suggested that we needed to use the same approach as that taken for the Minnehaha Falls in Minneapolis in the US.</p> <p>One attendee advocated for the inclusion of the Ginninderra Falls and associated Gorges in a national park. Conversely another attendee indicated that a national park was not appropriate as the area wasn't large enough.</p>	
	48	<p><u>The landfill</u> A number of attendees expressed interest that the landfill was located in the middle of the site. Attendees were also interested in the intended future uses of the landfill site and were particularly supportive of the idea of the city farm and the amount of passive and active recreation space.</p>	<p>Refer to item 38 above The project team is working in conjunction with ACT Nowaste to prepare a master plan for the landfill site, to be developed when Nowaste use of the site cease, currently anticipated to be 2020.</p> <p>DV351 includes a requirement that a master plan be prepared for the site to guide future use and development.</p>
	49	<p><u>Cross Border Issues</u> Some attendees were particularly interested in the cross border aspects of the development and how the NSW part of the peninsula was to be serviced. Questions related to how the NSW residents and the NSW Government and Yass Valley Council would pay for services provided by the ACT Government, whether the land in NSW would remain freehold and whether people in the NSW part of the development could build what they like while there would be constraints in place for ACT residents. One attendee thought that it would be better to move the NSW- ACT border so that all of the development was within the ACT. It was felt that there could be some difficulties with the cross border services in areas often forgotten such as</p>	<p>A wide range of investigations have shown that whilst cross border matters are in some cases complex all are able to be resolved, as they have been in other parts of Australia where adjacent urban areas share a state or territory border.</p> <p>Act and NSW Government officials have established a cross border coordination committee to ensure that cross border arrangements are optimised.</p> <p>First cross border development not anticipated for approximately ten years. Suitable arrangement to be in place at that time.</p>

Consultee	Item	Description	Response / Current status
		insurance; 'MyWay' cards and pension discounts; and car registration.	
	50	Access to the NBN	A contract has been signed between the project and NBN to provide NBN access to all premises.
	51	Rainwater tanks, 'being waterwise' is important	A best practice water sensitive urban design policy has been developed and will be subject to continuous improvement as the project develops over a 40 year timeframe.
Belconnen Community Council	52a	Concern regarding impacts on Golden Sun Moth	Refer to item 30a above
	52b	Ginninderra falls, propose that design should be mutually agreed with Ginninderra falls Association.	Refer to item 30 above
	52c	Concern over impact of domestic cats on native wildlife	A cat containment policy (Section 81 of the Domestic Animals Act 2000) is proposed for the estate as a mandatory rule in the Concept Plan.
	52d	Aboriginal heritage	The support of the BCC to the approach taken to matters of aboriginal heritage is noted.
	52e	Little eagle	The support of the BCC to the approach taken to conservation of the little eagle is noted.
Formal submissions to EPD on DV351 & DA85 (22 May – 6 July 2015)			
01 - Jarrad	53	Noise from Transgrid substation	Noise assessment has been conducted (SLR 2014) indicating a requirement for some noise mitigation (separation distance or barriers). Detailed assessment will be conducted as part of the estate design process. To be progressively as design and construction approvals are sought.
02 - Squires	54	Traffic generally Golden sun moth Support for bringing employment opportunities Cross border issues/ require legislative framework Views from W Macgregor Open space access from W Macgregor Against urban sprawl Retain nursery and CSG green waste	Project team will contact respondent with a view to meeting with them to discuss all matters raised.
03 - Taylor	55	Retain bicentennial trail, walking trail, with ped access across Drake Brockman	Respondent will be invited to join proposed Drake Brockman Drive design residents reference group.

Consultee	Item	Description	Response / Current status
		Drake Brockman traffic, speed, Ped crossing, unsightly noise barriers	
04 - Knyvett-Martin	56	Traffic southern cross drive	Refer item 14 above
05 - Lynch	57	Cross border issues/ require legislative framework	Meeting with this respondent held on 31 July 2015. All matters raised were discussed, enabled respondent to gain a good understanding of the project, depth of research undertaken and ongoing with reference to cross border matters, and timeframes. Respondent agreed to review cross border reports when they are available (as part of NSW zoning documentation).
06 - Clementine	58	Drake Brockman traffic, speed, Ped crossing, unsightly noise barriers Traffic - install improvements before traffic increases Retain vineyards	Refer to items 20 – 24 above
07 - Wenholz	59	Retain bicentennial trail, walking trail, with pedestrian access across Drake Brockman Traffic - construct a new road from William Hovell to Stockdill, avoid need to upgrade drake Brockman Traffic - detailed queries & seeking more info	Respondent will be invited to join proposed Drake Brockman Drive design residents reference group.
08 - Bugg	60	Bird habitat Bushfire,& APZ to be in urban area	Refer to items 34 – 36 above
09 - Friends of Grasslands	61	Rating system proposed to measure sustainability should be made public	Noted. The Green Communities rating will be placed on the project web site.
10 - Virtue	62	Maintain adequate clearance to M River and G Creek, corridor width should be sufficient for a national park or reserve Important to retain historic associations (Sturt etc) ACT and NSW proposals should be considered together	Respondent will be invited to join proposed Drake Brockman Drive design residents reference group.
11 - Canberra Ornithologists Group	63	Little eagle Superb parrot Support for cat containment Against urban sprawl Commendation re planning and engagement processes	Respondent will be invited to join proposed Drake Brockman Drive design residents reference group.

Consultee	Item	Description	Response / Current status
12 - Real Estate Institute	64	Support increased land supply Commendation re planning and engagement processes	Noted
13 - Kershaw	65	Cross border issues/ require legislative framework	Respondent has previously met with the project team and been briefed on the project, will be invited for an update briefing.
14 - Master Builders Association	66	Support increased land supply Support for housing affordability potential	Noted
15 - National Health Co-op	67	General support	Noted
16 - Ginninderra Catchment Group	68	Support for early establishment of BoB group Corridor boundary is convoluted Commendation re planning and engagement processes	Ongoing liaison is maintained with the Ginninderra Catchment group via their inclusion on the project people and Places Group and Ginninderra falls Working Group. GCG have been commissioned to organise and manage a bush on the boundary group for the project, have been commissioned (and have commenced) to undertake an ongoing water quality sampling program and are being commissioned to undertake a weed management program.
17 - TransGrid	69	Noise from transgrid substation Oppose substation rezoning (noise issues) Maintain access to transmission lines	See item 53 above re noise. The question of the zoning will be considered by the Planning Authority when preparing the final draft variation. Access will be maintained to all transmission lines.
18 - National Trust	70	General support	Noted
19 - Gleeson	71	Retain bicentennial trail, walking trail, with pedestrian access across drake Brockman	Respondent will be invited to join proposed Drake Brockman Drive design residents reference group.
20 - Kippax Uniting Care	72	Need ongoing attention to community facilities and services planning development and support, close links to Kippax services Support for local enterprise and employment creation Pressure on Kippax Commendation re planning and engagement processes	Plan Variation no. 351 requires that a community and social needs assessment report be prepared for the project. This will commence immediately following finalisation of the rezoning.
21 - Woodhaven	73	use of the term "woodhaven green" is inappropriate Concern at location and impact of proposed zone substation Uncertainty re responsibility for substation noise impacts	Noted Final location of the proposed substation and any necessary noise amelioration measures will be subject to a development application process that will include a noise assessment. This

Consultee	Item	Description	Response / Current status
			will provide an appropriate opportunity for resolution of the relationship between the substation and residential uses in the vicinity.
22 - Finlayson	74	Maintain adequate clearance to M River and G Creek, corridor width should be sufficient for a national park or reserve Standards for infrastructure etc, & conservation (esp conservation corridor width) should consistent across the border River & Creek corridors must be available for recreation, maintained to a high standard Support for Ginninderra falls opening ACT and NSW proposals should be considered together	The bulk of these matters are relevant to the NSW rezoning proposal and will be considered as part of the NSW rezoning processes. A single cross-border master planning approach has been taken to the whole development. The same planning and analysis methodology has been applied to both jurisdictions.
23 - Williams	75	Retain bicentennial trail, walking trail, with pedestrian access across Drake Brockman Drake Brockman traffic, speed, Pedestrian crossing, avoid unsightly noise barriers Impact of urbanisation on Strathnairn	Meeting with this respondent held on 31 July 2015. All matters raised were discussed, respondent agreed to participate in proposed Drake Brockman residents design reference group.
24 - Temple	76	Potential Mr Fluffy contamination Land fill master plan should be available now Parkwood egg farm odour Commendation re planning and engagement processes Potential flood impact	Refer to items 31 – 33 above
25- Bongi	77	Maintain adequate clearance to M River and G Creek, corridor width should be sufficient for a national park or reserve Support for Ginninderra falls opening Proposal is too big	Project team will contact respondent with a view to meeting with them to discuss all matters raised.
26 - Strathnaim Arts	78	Impact of urbanisation on Strathnairn Extend urban open space to west boundary of Strathnairn arts precinct	Strathnairn will be invited to participate in the design development of stage one of the project. The stage one precinct includes the area to the north and west of Strathnairn. This will provide an opportunity for the resolution of the relationship between Strathnairn and the development area.
27 - Canberra Airport	79	Support for housing affordability potential Positive investment opportunities Diversity of settlement for the ACT Reinforce Belconnen generally Realise 2012 planning strategy	Noted

Consultee	Item	Description	Response / Current status
28 - Le Couteur	80	Need light rail/active transport links including to BTC Must have min 10% affordable housing Smaller not larger dwellings Consistency with ACT greenhouse gas reduction target? Against urban sprawl	Project team will contact respondent with a view to meeting with them to discuss all matters raised.
29 - 1 Ginninderra Falls Association	81	Support for ACT Conservator comments Hills ridges and buffer zone/landscape framework in NSW required if ACT rezoning is to proceed Cross border issues/ require legislative framework Support for ACT heritage comments	Ongoing liaison is maintained with the Ginninderra Falls Association through the Ginninderra falls Working Group. These matters will be discussed in that forum. There is no reason to suppose that the rural landscape in NSW beyond the project site will change however the GFA may wish to make a submission to the NSW rezoning process on this matter.
30 - Belconnen Community Council	82	Support for cat containment Golden sun moth Support for approach taken re little eagle Support for approach taken re aboriginal heritage Commendation re planning and engagement processes	Noted. The project provides regular briefings to BCC meetings as required.
31 - Blemmings	83	Commendation re planning and engagement processes	Noted
32-Carny	84	Commendation re planning and engagement processes	Noted
33 - ACT Council of Social Services	85	Support for housing affordability potential Need ongoing attention to community facilities and services planning development and support, close links to Kippax services Commendation re planning and engagement processes	20% of the project dwellings will meet current Government affordability benchmarks and alternative innovative affordable housing measures are also being investigated. Plan Variation no. 351 requires that a community and social needs assessment report be prepared for the project. This will commence immediately following finalisation of the rezoning.
34 - ACT Equestrian Association	86	Effects on BNT Local equestrian trails insufficiently considered Effect on Belconnen pony club Effect on Horse paddocks	Ongoing liaison is maintained with equestrian stakeholders. An equestrian trail proposal has been prepared and is being discussed with stakeholders especially with regard to short and long term options for the Bicentennial National Trail. Consultants have been commissioned to investigate the potential of Fassifern as an alternative location for the Belconnen Pony Club. Following representations from the project team EPD has commissioned consultants to undertake a strategic review of horse paddocks across the ACT which will include consideration

Consultee	Item	Description	Response / Current status
			of the impact of the west Belconnen project on the Parkwood paddocks. Liaison is ongoing with horse paddock users, managers and EDD officials regarding the management of the paddocks through eh development process with a view to maintaining a viable horse paddock system.
35 - Coghlan	87	Need ongoing attention to community facilities and services planning development and support, close links to Kippax services Insufficient zoned community space (for hospices etc) Need a swimming pool, off leash dog park, all ages playground and sports facilities Insufficient job opportunities (require 1 per dwelling)	Plan Variation no. 351 requires that a community and social needs assessment report be prepared for the project. This will commence immediately following finalisation of the rezoning.
36 - Belconnen Residents Group	88	Project is in an environmentally sensitive area and will destroy the environment Was zoned for agricultural and will be contaminated with agricultural chemicals, is not listed on the contaminated sites register, but should be. Query as to why not. Creeks on the site flow into the Murrumbidgee river and will carry leachate from the landfill site to the river Lease was sold for 5 cents per annum leading (presumably) to a windfall gain to the owner The land was historically zoned as residential to protect the river The lessee is not complying with the agricultural purpose of the lease An endangered species list is provided Prior to 2004 the land was registered as crown land. General traffic impacts Additional population will change the character of Belconnen, which already the largest district in Canberra, will not fit in with Canberra living standards Bushfire risk is high Residents still waiting for answers from Government regarding re-opening of the landfill site Illogical to place a landfill site near a residential area. Most reports provided are desk assessments only.	Project team will contact respondent and all signatories to petition with a view to meeting with them to discuss all matters raised. Letters to be forwarded week beginning 3 July 2015.
37 – Kippax fair	89	Kippax masterplan finalisation should be accelerated Retail issues/ protect role of Kippax in retail hierarchy/ delay commencement of retail at WB	The Planning Authority will consider these matters when preparing the final draft variation.

Consultee	Item	Description	Response / Current status
38 – Boesen	90	<p>Drake Brockman traffic, speed, Pedestrian crossing, unsightly noise barriers</p> <p>Where is the "investigation" proposed as part of 2012 planning strategy</p> <p>At odds with principles expressed in 2012 planning strategy</p> <p>Cross border issues/ require legislative framework</p>	<p>The substantial array of investigative studies and reports prepared as part of this plan variation process are the investigation proposed in the 2012 strategy.</p> <p>Project team will contact respondent and discuss all matters raised.</p>
39 – National heart Foundation	91	Proposal does not support "active living"	Project team will contact respondent and discuss all matters raised.
40 – Geue	92	<p>Minimum 300m buffer to river and creek.</p> <p>River & Creek corridors must be available for recreation, maintained to a high standard</p> <p>Smaller not larger dwellings</p> <p>ACT to negotiate with NSW re Ginninderra falls NP</p>	Project team will contact respondent and discuss all matters raised.
41 – Icon Water	93	LMWQCC clearance zone required	This proposal is contrary to previous advice received from Icon water. Ongoing liaison is maintained with Icon and the matter will be further discussed.
42 - Henss	94	Traffic - Ginninderra drive	Project team will contact respondent and discuss all matters raised.
43 - Conservation Council	95	<p>Need light rail/active transport links including to BTC</p> <p>Support for cat containment</p> <p>Corridor boundary is convoluted</p> <p>propose "mutually agreed" buffer zones for Ginninderra falls</p> <p>Managing the urban edge</p> <p>Support for "green star" approach</p> <p>need to ensure long term compliance with sustainability proposals</p> <p>Welcome proposed conservation corridor and trust, establish trust ASAP</p> <p>Develop a conservation corridor trail management plan</p> <p>Support for urban agriculture</p> <p>ACT and NSW proposals should be considered together</p> <p>GPT's required as part of WSUD strategy</p> <p>Against urban sprawl</p> <p>Commendation re planning and engagement processes</p> <p>Bushfire,& APZ to be in urban area</p> <p>Manage (and retain) urban trees</p> <p>Concern re environmental offsets</p>	The project team maintains ongoing liaison with the Conservation Council and matters such as these are discussed as they arise. A workshop was held with the CC to discuss WSUD matters on 24 June 2015 and a workshop on environmental offset matters is scheduled for late August.



The proposed West Belconnen /Parkwood Development Community Engagement Summary Report

Phase 2: July 2014 to June 2015

Client:

Riverview Projects (ACT)

Date:

10 August 2015

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1 Introduction

1.1 Overview of project

The ACT Government announced in June 2013 that it was proposing to rezone land beyond the existing Belconnen suburbs of Holt and Macgregor for residential purposes. This land and the adjoining land in NSW, known unofficially as Parkwood, forms a peninsula created by the convergence of the Murrumbidgee River and Ginninderra Creek. The NSW land is in fact completely landlocked by the border with the ACT, and the two waterways.

With continuing pressure across the region to provide affordable housing and single residential dwellings and the proposed rezoning of land immediately adjacent to the Parkwood peninsula it was logical that the Parkwood land was also considered for rezoning.

Consequently the Land Development Agency on behalf of the ACT Government and Riverview Projects (ACT) PTY Ltd the developer on the NSW side commenced a multi phased planning and development process commencing with the development of a master plan covering the entire site.

The site was master planned as a borderless community to ensure that the development will work efficiently from an infrastructure and services perspective. Social sustainability and natural resource and environmental management were key factors influencing the urban design.



Community and stakeholder engagement significantly influenced the development of the master plan that was ultimately submitted to the NSW and ACT Governments at the commencement of the statutory rezoning process. The master plan was refined progressively over almost a 12 month period as a result of stakeholder and community consultation and technical studies. It has also been an important part of the statutory rezoning stage. The project team, comprised of the Land

Development Agency, Riverview Projects and associated consultants are committed to effective stakeholder and community engagement that is meaningful and inclusive

If approved the West Belconnen/Parkwood development will be home to about 30,000 people, residing in 11,500 homes (6,500 in the ACT and 5,000 in NSW). It will take almost 40 years for the development to be complete with about 300 dwellings released annually.

The development is a Green Building Council Green Star Community pilot project. The project vision is to build an innovative, sustainable community of international significance. The development will set a new benchmark in liveability which is at the heart of project planning and design.

The project team are committed to developing a community that provides diverse, affordable, and inclusive places to live, work and play. West Belconnen/Parkwood will inspire sustainable living and provide a variety of housing options. Protecting and respecting the unique environment of the area is a key objective of the project.

1.2 Previous engagement during Phase One master planning

Phase One – the master planning process commenced shortly after the ACT Governments announcement of the proposed development at West Belconnen. However, Riverview Projects had been consulting with stakeholders since 2007 about the possible establishment of a residential development adjacent to the existing suburbs of west Belconnen. This consultation had been low key but had a significant influence on the project vision statement and the engagement activities that occurred during Phase One.

The following outlines the engagement activities undertaken in Phase One. Greater detail about the engagement activities and their outcomes are available in the Phase One Engagement Outcome Reports.

Vision and Values Workshop and Planning and Design Forum

The Planning and Design Forum (PDF) was an interactive series of workshops held over three days which combined the skills and experience of decision makers, technical experts and key community representatives to jointly explore project challenges and design options that reflect the West Belconnen/Parkwood sustainability vision and the emerging community values.

Bringing together all major stakeholders in one place at one time allowed for open and constructive discussion and a shared project understanding. It culminated in the preliminary draft West Belconnen/Parkwood master plan. The broader community were invited to a number of sessions during the PDF to ensure that community interests and values were clearly articulated and understood from the beginning and to enable the project team to present the concepts and receive feedback to inform the preliminary draft master plan.

Community and Stakeholder Vision and Values Workshop

Immediately prior to the Planning and Design Forum a community and stakeholder vision and values workshop “creating a vision for West Belconnen” was held on the evening of 11 November 2013. Almost 100 people attended to hear about the proposed development at West Belconnen/Parkwood.

The community provided feedback on key issues the project team needed to consider as they planned and designed the new community. The issues and ideas that were identified at the Community and Stakeholder Vision Workshop became an important input to the PDF.

Community Information and Feedback Sessions

Two Community Information and Feedback Sessions (CIFS) were held in February 2014 at Kippax Fair shopping centre in Holt. The CIFS were designed to provide community members with information on the project and the draft master plan. Community members were also able to interact directly with key members of the project team who were available to answer questions and record feedback.

Community Liaison

The Community Liaison Officer (CLO) Michael Pilbrow of Strategic Development Associates was appointed at the beginning of the consultation process. Michael worked closely with Riverview and other project team members to ensure seamless engagement with key stakeholders and the broader community. The focus of community liaison activities was on deepening and strengthening relationships with key local individuals and organisations.

People and Place Group

The People and Place Group (PPG) were established as a mechanism to test and refine ideas and incorporate feedback on proposals for the duration of the planning process. The PPG is guided by a terms of reference and is comprised of members who are broadly representative of stakeholder interests. Three meetings of the People and Place Group were held during Phase One.

Four PPG were held in the period between the end of Phase one and the commencement of Phase two. This period was characterised by the finalisation of technical studies and submission of the rezoning documentation to the relevant authorities for review prior to public notification. During this period there were also a significant number of meetings held with key stakeholder groups and individuals to address concerns and answer queries. These meetings helped to inform the rezoning documentation and the engagement process for Phase Two.

Child and Youth Engagement

Child and youth engagement was undertaken with students of Kingsford Smith School in Holt, and **was run by the school's teaching staff. The activities involved students from all year levels within** the school, from kindergarten to year 10, and sought to gain an insight into the views and ideas of the students, and their vision for the area, their community, and the proposed development.

Project Office and Shop Front

The Project Office and Shop Front opened in mid-February 2014 at the Kippax Centre. The Project Office showcases a large-scale 3D model of the West Belconnen/Parkwood site along with story boards providing information about the project and the draft master plan. The Project Office is a convenient location for community members to drop by, find out more information about the project and provide feedback.

Community Newsletters

Newsletters have been an effective mechanism to reach community members, particularly those who do not usually participate in engagement. Four newsletters were distributed throughout the course of Phase One of the project.

West Belconnen project website

The project website www.talkwestbelconnen.com.au was launched to coincide with the ACT **Government's announcement of the agreement with Riverview** to facilitate the planning and development of West Belconnen in the ACT. The website content was subsequently refreshed with additional information being added prior to the Planning and Design Forum in November 2013 and again in December 2013 and February 2014. Regular smaller changes were also made to ensure

that stakeholders and community members were able to access up-to-date information about the project.

Social Media

The social media channels launched early in Phase One were used as a way of disseminating information quickly to a large numbers of people. They were also used to seek feedback on various topics and to advertise engagement events.

The West Belconnen social media sites were established on the following platforms:

- » Facebook <http://facebook.com/westbelconnen>
- » Twitter @westbelconnen
- » Instagram <http://instagram.com/westbelconnen>

During Phase One the Facebook page and Twitter proved to be an effective engagement mechanism. Instagram however was not utilised by the community for this project.

1.3 Phase Two engagement

Phase Two engagement has been designed to support the statutory planning (rezoning) process. Many of the tools and techniques utilised in Phase One will continue in Phase Two.

There are three discrete rezoning processes required for West Belconnen/Parkwood which if successful will result in:

- » A National Capital Plan amendment
- » A Territory Plan variation (ACT)
- » A Local Environment Plan amendment (Yass Valley/NSW)

In addition, a strategic assessment is required under the EPBC Act.

Both the NSW and ACT statutory planning processes require consultation linked with the public exhibition/notification of the proposal. The type and duration of consultation varies between the jurisdictions.

1.4 Purpose of this report

This report provides an overview of the activities and outcomes of community and stakeholder engagement undertaken from January to July 2015. This period includes the public notification period associated with the draft Territory Plan Variation and the draft amendment to the National Capital Plan. Engagement with the Yass community has been restricted during this period as a consequence of the Gateway Determination.

The report outlines our engagement approach and activities, and details the community and stakeholder feedback received throughout this period.

2 Engagement approach and activities

2.1 Guiding principles

As was the case with Phase One the engagement philosophy for the first stage of Phase Two was guided by six key principles.

1. Communication: Develop a two-way dialogue between the project team, stakeholders and the community that provides clear, accurate and relevant information.
2. Transparency: Provide clear, quality and timely information to stakeholders and the community to ensure reporting processes are effective and meaningful.
3. Collaboration: Establish seamless working relationships within the project team and with stakeholders so that all parties involved in the process work cooperatively and effectively to share information to achieve good outcomes.
4. Inclusiveness: Recognise that stakeholders and members of the community come from a range of culturally diverse, social backgrounds and are a variety of ages that require differing communication approaches.
5. Integrity: Conduct engagement in a manner that fosters mutual respect and trust that builds and maintains stakeholder and community relationships.
6. Reflection: Evaluate engagement activities and outcomes to gain an understanding of the effectiveness of our engagement approach and methodology to ensure we are meeting the needs of stakeholders and the community.

2.2 Engagement objectives

The LDA and Riverview Projects adopted an engagement philosophy that is grounded in best practice and reflects an approach in line with Green Star Communities pilot requirements.

The objective of the approach to engagement was to foster confidence within the community that the process of rezoning of the land in West Belconnen/Parkwood would support the creation of the sustainable, leading edge development outlined in the project vision; and that they will have ample opportunity to meaningfully contribute to the process of realising that vision.

The engagement objective will be achieved in Phase two by:

- » Providing forums, meetings, spaces and other communication platforms that provide ample opportunities for stakeholders and the broader community to provide feedback during the rezoning process
- » Providing quality information that is accurate, accessible and relevant to stakeholders and the community during the rezoning process
- » Establishing and maintaining relationships with key stakeholders that can benefit the project now and in the future including project champions and advocates

- » Highlighting linkages between community and stakeholder input and the evolution of the master plan and project vision
- » Fulfilling ACT Government and Green Star engagement requirements all the way through the project.

2.3 Engagement challenges

Engaging the community and stakeholders on projects that may not have immediate or direct impacts upon them is often a challenge. In the ACT this challenge is heightened by **'consultation fatigue' due to the high level of consultation undertaken by the ACT Government** which is committed to open and transparent government.

Another challenge is 'getting beyond the squeaky wheels or usual suspects' to ensure that the general population have the opportunity to find out what is proposed and have their say.

The approach to engagement taken for the West Belconnen/Parkwood project has been multi-faceted with the aim to overcome as many of these challenges as possible. The project office, as a **'passive' but ever present entity** has played a significant role in overcoming challenges as people pop in to find out more while going about their daily lives. Coupled with project team members **'outreaching' to members of the community through** participation at events like the Charny Carny and community newsletters a significant proportion of the population of the existing West Belconnen suburbs is aware of the proposed development.

2.4 Engagement methods

The following methods of stakeholder and community consultation have been utilised throughout the first part of Phase Two (January – July 2015) of the West Belconnen/Parkwood project. Engagement during this period focussed on the ACT. Engagement with the Yass community was restricted during this period as a consequence of the Gateway Determination which required the development of a cross border servicing report prior to public notification.

2.4.1 Community liaison

The Community Liaison Officer (CLO) Michael Pilbrow of Strategic Development Associates was appointed at the beginning of Phase One and continued as the main point of contact between stakeholders, the community, the LDA, and Riverview during Phase Two.

Michael worked closely with Riverview and Elton Consulting to ensure seamless engagement with key stakeholders and the broader community. The focus of community liaison activities was on deepening and strengthening relationships with key local individuals and organisations.

In addition to the work undertaken by the CLO, Riverview participated in a wide range of meetings with members of the community and stakeholders to discuss the project, address issues of concern and obtain feedback.

2.4.2 People and Place Group

The People and Place Group (PPG) was established during Phase One as a mechanism to test and refine ideas and incorporate feedback on proposals for the duration of the planning process. The PPG is guided by terms of reference and comprises members broadly representative of stakeholder interests. Over time the number of representatives from the Yass Valley has increased.

2.4.3 Community Information and Feedback Sessions

Two Community Information and Feedback Sessions (CIFS) were held by the project team on Thursday 11 June and Saturday 13 June 2015 at the project office at Kippax Fair in Holt. The CIFS were designed to provide community members with information on the project and the draft master plan. Community members were also able to interact directly with key members of the project team who were present at each session and available to answer questions and record feedback.

In addition to the two CIFS held by the project team the National Capital Authority and the ACT Environment and Planning Directorate also held an information evening to coincide with the public notification period for the draft Territory Plan Variation and the draft amendment to the National Capital Plan. This event took place at the project office at Kippax on the evening of Thursday 4 June 2015. Members of the project team attended to answer questions not related to the statutory planning process.

2.5 Community events

Members of the project team attended a range of community events including the Strathnairn Arts Centre Community Open day and the Carny Carny to ensure that broader community were aware of the project and had the opportunity to find out more. This is an effective way to engage with community members who do not normal participation in community consultation activities. It also helped to ensure a wide geographic coverage was achieved.

2.6 Community newsletters

Newsletters have been an effective mechanism to reach community members, particularly those who do not usually participate in engagement. One newsletter was distributed at the commencement of the public notification period. This eight page newsletter provided up to date information on the planning process and highlighted a number of key project initiatives.

The newsletters were distributed to all houses in Holt, Higgins, Macgregor, Charnwood and Dunlop. Additional copies were left at key community access points including Kippax Fair, Kippax and Belconnen libraries, Strathnairn Homestead, the ACT Government shopfront in Belconnen and the LDA shopfront in Dickson. Copies were also mailed to rural landholders from the area immediately adjacent to the proposed development, and emailed to everyone on the project database. In all over 10,000 newsletters were distributed.

2.7 Project website and social media

The project website www.talkwestbelconnen.com.au underwent a significant refresh to coincide with the commencement of the public notification period for the Territory Plan variation and National Capital Plan amendment. The website refresh included the addition of new content and was designed to ensure that the videos were more prominent.

With the exception of Instagram the social media channels launched early in Phase One continued to be used as a way of disseminating information quickly to large numbers of people. They were also used to seek feedback on various topics and to advertise engagement events. The West Belconnen social media sites are as follows:

Facebook <http://facebook.com/westbelconnen>

Twitter @westbelconnen

2.8 Video storytelling

Short videos featuring project team members discussing key initiatives or milestones were used increasingly in Phase Two. Videos were posted to the website, YouTube and the projects Facebook page. These were an effective means of conveying often complex technical issues simply and quickly. The videos included:

- » An overview of the rezoning process
- » Water Sensitive Urban Design
- » Traffic Management (detailed)
- » The Landfill and loose fill asbestos disposal
- » Community Vox Pop
- » Cross Border considerations
- » Innovative Housing and Estate Design

In addition the videos produced in Phase One were re-run on Facebook to a new and wider audience.

2.9 Project office

The Project Office at the Kippax Centre was opened during Phase One. It continued to play an important role in community and stakeholder engagement during Phase Two.

Members of the community are able to visit the project office to find out more about the project, speak to a project team member and leave feedback. The project office is also an important venue for meetings with individuals and key stakeholders as there is ready access to large scale plans, maps and story boards and the large-scale 3D model of the West Belconnen/Parkwood area helps to orientate people to the development site including the conservation corridor.

2.10 Communications

A communication strategy was part of the Stakeholder Engagement Plan. This has helped to ensure that the community and key stakeholders are notified, informed and encouraged to participate. A broad range of channels were utilised to inform the local and wider community of the project and seek their involvement. Communications for the project have included:

- » Access to the latest information through the project website
- » Interaction with the project team through the West Belconnen social media sites on Facebook, Twitter
- » The community newsletters distributed to all houses in Dunlop, Holt, Higgins Charnwood and Macgregor in June 2015
- » Newspaper advertisements in the Chronicle related to the Community Information and Feedback Sessions
- » Community and stakeholder emails distributed via the project email address
- » Posters and flyers displayed at local shopping centres, libraries, and other community centres.

3 Outcomes

The following section outlines the key outcomes of the various engagement activities.

3.1 Community Liaison

Over the period July 2014-June 2015, community liaison continued through a mix of formal and informal discussions with key local community groups and residents in the West Belconnen region, Belconnen-wide and with ACT-wide peak bodies. This continued to be a valuable process in terms of providing information about the project and hearing feedback and ideas. In some cases – e.g. Kippax Uniting Care and the National Health Co-op – discussions had started to involve firm ideas for potential collaboration on specific initiatives in the new development.

At the end of June 2015, a number of community groups had indicated they were considering putting in a written submission to the ACT public notification process.

Community information displays were held at a number of community events, the two biggest were the Kingsford Smith School Fete in November 2014 and the Charny Carny in March 2015 (see below). These events proved to be valuable opportunities to hear feedback and answer questions from the community.

3.2 People and Place Group

In 2014-15, the People & Place Group met 6 times and focused on developing themes and ideas for possible statutory place names in the new development. A consultative approach was undertaken whereby the members of the PPG were invited to come up with ideas of themes and names for suburbs and streets, and included discussion with the ACT Place Names Committee.

Three PPG members came up with ideas for three themes – indigenous, community and environmental – and presented these ideas to the whole group. These ideas fed into a presentation to the Project Control Group (PCG) and by 30 June had started to be formed into a submission to the ACT Place Names Committee.

The PPG also discussed and provided advice on the overall non-statutory name for the development.

In addition, over the course of the year, the PPG supported the project by providing a 'focus group' for two specific initiatives:

1. **Future planning scenario led by the project's futurist, Kate Delaney**
2. **The ACT Government's Human Service Blueprint**

Over the past 12 months, the PPG has again proved its value as a source of regular, considered advice to the project by a group of committed community members from both sides of the border.

3.3 Community Information and Feedback Sessions

3.3.1 Riverview Projects “Come and See What We’ve Planned” CIFS

Two projects related (as opposed to rezoning related) community information sessions were held at the West Belconnen Project office, Kippax Fair Shopping Centre, Hardwick Crescent, Holt. The first session was held from 5.00pm to 7.30pm on Thursday 11 June and the second session was held from 10.00am to 12.30pm on Saturday 13 June 2015.

These two sessions were advertised on social media, in the West Belconnen Community Newsletter and in the Canberra Times on 6 June and the Chronicle on 10 June. Posters were also placed around Kippax Fair.

Session 1 attracted 21 people. Session 2 attracted 25 people.

Housing type and block size

The vast majority of people (over 70%) attending these sessions were interested in the types of dwellings that would be built and the size of the blocks that would be available. There was strong interest in the variety of dwelling types and the location of each type. People responded positively to the idea that density would be greatest around the Market Centre and major transport corridors and start to reduce with distance from the Centre and transport corridors. People also responded positively to the idea that the suburbs would generally have a mix of dwelling styles that would support ageing in place.

There was also strong interest in the size of the blocks. Many of the people attending the sessions were interested in the likely availability of above average size blocks of between 500- 1000m² or larger.

A number of attendees asked which builders would be working on the project and whether there would be a choice of builders. One attendee stressed the need for multiple quality builders to keep costs down for good product.

Sales price and method

Attendees asking about block size and housing type also typically sought more information about the price of land, **or house and land packages and whether “land rent” would be available.** There was also a significant amount of interest in the method of land sale, including whether it would be by a ballot or auction system and whether there would be house and land packages available or just land available. Concerns were expressed about the ballot and auction systems and the implications that these had for housing affordability.

Timing

Consistent with the level of interest in types of dwellings and cost attendees were also interested in the timing of the development. They were particularly interested in when the land release would commence, when sales would commence, when construction would start and how long the development would take.

Community facilities

There was strong interest in the proposed community facilities associated with the development. Of particular interest was the Market Centre with people interested in when it was going to be developed, how large it would be and the types of shops likely to be there. Many participants also asked about Kippax and what the implications were for the Kippax Centre.

Consistent with the consultations last year attendees raised concerns that the Kippax Centre was already at capacity and that parking was problematic. They also expressed a desire that a greater range of retail outlets centres, including another supermarket be developed at Kippax.

Interest was also expressed in education with a range of questions about what type of schools would be developed and when. There was particular interest in non-government school provision and the possible providers. Some attendees were also interested in how the NSW School would operate.

Interest was expressed in places of worship. One attendee was keen to ensure that a multi-denominational place of worship would be available from the early stages of the development.

There were also requests for specific facilities including a 50 metre swimming pool with ramp; government owned, run by YMCA (not privately owned like in Belconnen), with ramp and gym facilities.

Traffic and transport

Some attendees were particularly interested in traffic and transport issues. People were particularly interested on the impact on some local streets and access and egress from the Kippax Centre and the Golf Course Estate.

Other attendees were interested in the main thoroughfares in particular South Cross Drive, Drake Brockman Drive and William Hovell Drive. Interest was expressed in the proposed road works and their timing especially when Drake Brockman Drive would be duplicated and what it would look like. A number of people flagged traffic issues that had resulted from the development of West Macgregor.

The Conservation Corridor

Attendees were interested in the Conservation Corridor, its location and size and how the boundary had been determined. Most attendees were very supportive of the Conservation Corridor and the proposed management mechanism. Some attendees were particularly interested in the Pink-Tailed Work Lizard.

A number of attendees raised concerns about possible bushfire risk and asked about how the risk would be minimised or managed.

Ginninderra Falls

Attendees who had visited the Falls when it was last open to the public were very pleased to hear that the Falls was likely to be reopened. They were also supportive of the idea that a community facility would be built nearby including possibly a café and restaurant and function centre. Some attendees wanted to buy a home close to the Falls while others expressed concerns about how close the development may come to the Falls. One attendee raised concern about the proximity of the development to the Falls and suggested that we needed to use the same approach as that taken for the Minnehaha Falls in Minneapolis in the US.

One attendee advocated for the inclusion of the Ginninderra Falls and associated Gorges in a national park. Conversely another attendee indicated that a national park was not appropriate as **the area wasn't** large enough.

The landfill

A number of attendees expressed interest that the landfill was located in the middle of the site. Attendees were also interested in the intended future uses of the landfill site and were particularly supportive of the idea of the city farm and the amount of passive and active recreation space.

A number of attendees were interested in the Mr Fluffy disposal at the landfill. In particular, a number of attendees asked questions along the line of "How can you guarantee that the disposal

of Mr fluffy waste is 100% safe". They were advised by representatives of Act NoWaste who were in attendance that:

The material has been decontaminated multiple times, and to the limits of technology before it arrives on site;

- » Worksafe does not consider the material as high risk at the point that it arrives on site, asbestos fibres have been removed and the material then sprayed with glue as insurance;
- » The ACT has the most stringent asbestos disposal regime in Australia;
- » Dust suppression and air monitoring is employed to ensure no dust escapes the site;
- » There is almost a kilometre separation to the nearest houses, however given the stringent precautions this is really immaterial;
- » Material is treated as if it is contaminated, although realistic assessments state that it is effectively not contaminated, and at worst any asbestos is bonded to the materials;
- » Material from demolished houses will be covered immediately or at least daily with sufficient soil to protect it until more material is placed on top (this was previously 300mm and 500mm for longer periods, but experts and EPA have reviewed and agreed that 150mm and 500mm for longer periods is sufficient);
- » The final surface will be covered by at least 3m of material including 1m of impermeable clay. As an additional precaution it is likely that these thicknesses will be exceeded by a substantial margin;
- » You can never guarantee anything at 100%

Other questions related to odour and whether the site would be used for domestic waste disposal again. ACT NoWaste representatives advised that there will be no odour from disposal of clean fill, bonded asbestos sheet or disposal of decontaminated demolition material. There are no plans to use the site for the disposal of domestic waste, however until a new site is found the West Belconnen landfill remains the only emergency landfill site in the ACT.

Cross Border Issues

Some attendees were particularly interested in the cross border aspects of the development and how the NSW part of the peninsula was to be serviced. Questions related to how the NSW residents and the NSW Government and Yass Valley Council would pay for services provided by the ACT Government, whether the land in NSW would remain freehold and whether people in the NSW part of the development could build what they like while there would be constraints in place for ACT residents.

One attendee thought that it would be better to move the NSW-ACT border so that all of the development was within the ACT. It was felt that there could be some difficulties with the cross border services in areas often forgotten such as insurance; **'MyWay' cards and pension discounts;** and car registration.

Other issues

A few attendees were particularly interested in whether there was likely to be access to the NBN. They felt that there need to be fibre optic to the home with easy connectivity.

One attendee was also particularly interested in whether there would be rainwater tanks and they felt that **'being waterwise'** is important.

3.3.2 National Capital Plan Amendment and Territory Plan Variation Information Session

A public information session on DA85 to the NCP and DV351 to the Territory Plan was held on Thursday 4 June 2015 from 6pm to 7pm at the West Belconnen Project office, Kippax Fair Shopping Centre, Hardwick Crescent, Holt. This event was held and run by Environment and Planning Directorate (EPD) and the National Capital Authority (NCA).

The intent of the evening was to answer any questions people had about the draft Territory Plan variation and the draft National Capital Plan amendment – rather than specific details of the overall project or aspects of the project that are considered at Estate Development Plan stage.

Neither EPD nor the NCA planned on doing a presentation. Instead they **planned to have 'one-on-one' style discussions with attendees. However, following repeated requests by the attendees an impromptu presentation was given involving Stephen Gianakis (EPD), Richard Nash (NCA) and David Maxwell (TRP).** Other TRG project team members also contributed to the Q&A sessions.

The Q&A session following the presentation was dominated by one interest group who wanted to discuss the Ginninderra Falls and the proposal (outside of the West Belconnen project) for a national park. As Ginninderra Falls is in NSW the NCA and EPD emphasised that this is an issue that needed to be brought up during the NSW public notification period.

Another series of questions related to the future use of the landfill site, what is being proposed and safety issues.

Questions were also raised regarding local traffic impacts. Interested parties were shown the detailed traffic presentation by Tony Adams.

Comments were overall in favour of the proposal.

3.4 Community Events

3.4.1 Strathnairn Arts Centre Community Open Day Sunday 17 May 2015

The West Belconnen/Parkwood project team took the opportunity to attend the Strathnairn Arts Centre Community Open day to provide attendees with information about the proposed development adjacent to the Strathnairn site and the proposed multipurpose centre that will be developed on the Strathnairn site. The multipurpose centre will have a range of uses initially including:

- » Functioning as a marketing, sales and office space for the West Belconnen/Parkwood project;
- » Providing two multi-purpose spaces for training & meetings. This will provide formal and informal learning opportunities for various user groups including members of the broader community.
- » Providing an alternative village hall space – the new building could either replace or supplement the existing Strathnairn village hall which is yet to be determined;
- » Providing additional exhibition & display Space for local artists and artisans as well as display spaces for promotion of sustainability initiatives related to the development;

The proposed sales and marketing functions for the West Belconnen/Parkwood project to be undertaken at the centre will relocate after about 10 years (circa 2026) to another location.

Ultimately the longer term future uses will be determined by Arts ACT in consultation with the Strathnairn members and broader community stakeholder groups who may wish to use the new centre.

There was a significant level of interest in the proposed development, its location in relation to Strathnairn and timing. In particular people were interested in the range of community facilities that were proposed, the types of houses and size of the blocks. People speculated on the implications of the development for Strathnairn and generally felt that this would be beneficial, particularly for the café.

There was also significant interest in the proposed multipurpose facility. People were interested in its location in relation to other facilities on the site and the range of proposed uses. The concept for the building in terms of its multi purpose nature, its community development role and the proposed look and feel which is sympathetic to the existing built environment were all broadly supported.

3.4.2 Charny Carny Saturday 21 March 2015 12-6pm

The Charny Carny (the Charnwood Community Carnival) is a fundraising carnival held annual since 2003 to raise funds for the Charnwood-Dunlop Primary School, St Thomas Aquinas Primary School and the Mount Rogers Scout Group. The carnival includes rides, food and other stalls plus a range of community events.

Members of the project team set up a stall to provide members of the community with information about the project and an opportunity to ask questions and provide feedback.

Questions were related to the size of the blocks and the type of houses that were likely to be developed. The cost of land and/or house and land packages also created a lot of interest. People were also interested in when the schools were likely to be opened, particularly a high school.

A number of people were interested in the cross border nature of the development, how services would be provided to the landlocked peninsula and who pays for the services and infrastructure. There was also interest in whether this development would pave the way for more cross-border developments around Hall and Sutton.

The Conservation Corridor and the potential to reopen Ginninderra Falls to the public were widely supported with people pleased about the prospect of access to the Falls and the Murrumbidgee River. People were also interested in what was being proposed for the landfill and whether the current recycling facilities would remain.

A number of people expressed concerns that the paddocks (general not horse) were going and that there would be a loss of rural outlook/feel. However, most people responded well when the amount of space in the Conservation Corridor was pointed out.

Other people that visited the stall were interested in whether the development would open up road access directly to Wallaroo Rd and/or other parts of the Yass Valley Council area.

3.5 Project website and social media

The project website and social media sites provided effective methods of disseminating up-to-date information, as well as engaging broadly with the community since the commencement of Phase One. Facebook in particular provided a useful platform for seeking feedback from the community, as well as allowing community members to raise their ideas, issues, and concerns.

At the end of June 2015 the West Belconnen Facebook site had 391 **'likes'** and the West Belconnen Twitter site had 22 followers.

Specific issues raised on social media have included the ability of existing roads to cope with increased traffic, the potential impacts on the existing horse paddocks and equestrian community, and the protection of native wildlife. In addition, the potential provision for recreational access to the Murrumbidgee River and Ginninderra Falls was commented on favourably. A significant number of questions regarding the built form, cost and size of blocks were also received.

The website was refreshed in May 2015 in order to provide up to date information to support the public notification period in the ACT. The website included a number of plans for key project attributes including the Conservation Corridor, the open space network and the master plan for the rehabilitated landfill site. Use of visual material was supported by a number of videos, including those produced in May and June 2015 and those prepared during the master planning phase.

3.6 Project office

The project office continued to be open to the public Monday to Friday from 9.00am to 5.00pm and until 7.00pm on Tuesdays.

Unless people have specific questions they want to ask, the major draw card for people visiting the project office is the model which is visible from the street. People will often wander in to look at the model and then find they **have questions about the local area or what's going** to change. Many of the older visitors have fond memories of the West Belconnen area and are keen to share their story and experiences.

Many people who attend the project office are repeat visitors and are seeking project updates or information on specific topics. First time visitors who come in to learn about the project typically become highly engaged and ask an assortment of questions depending upon their interests and concerns.

Evaluation of topics of interest to the community that visit help to inform content of the newsletters and the social media posts. A spike in interest related to the impacts that the development would have on the local road network led to the production of a detailed technical video on roads and traffic. People who expressed particular concerns about these issues were invited to meet with senior team members including the chief planner to discuss their concerns and learn about how increases in traffic will be managed.

Occasionally, there will be things in the media which will result in **a spike in visitor numbers**. "Mr Fluffy", the possible re-opening of Ginninderra Falls and various newspaper articles about NSW residents using ACT services all resulted in an increase in visitors seeking specific information or raising particular concerns. **The types of Mr Fluffy questions were 'when can I buy land, because I have a Mr Fluffy house' or 'Where is the Asbestos being buried?'** The articles about NSW residents generally led to questions about how infrastructure and local services will work in the cross border development. Videos on both these subjects have been produced and are available for viewing on the website and the Facebook page.

Property sales in another area people come in to ask questions about. They may want to build a house by the river or with a view but the one question they always ask is when can I buy? This leads on to other questions such as block sizes, the price and how they can purchase a block. Having the staging plan has helped with these types of questions, because it gives people a visual picture of how the development will grow.

4 Summary of outcomes

As with Phase One, there was a high level of interest in the proposed West Belconnen/Parkwood development. Most people were supportive of the proposed development although a number of concerns were raised frequently. These included:

- » The impacts of the proposed development on roads and traffic in the local area in particular Drake Brockman Drive and William Hovell Drive.
- » The impact of the proposed development on the horse adjustment paddocks, the national pedestrian trail and the Kippax Group Centre.
- » The distance of the proposed development from Ginninderra Falls.
- » Safety issues related to the location of the landfill site, the power lines and potential bushfire.

There was a significant level of interest in the cross border nature of the development and how the services would be delivered and paid for. Similarly there was a lot of interest in the community facilities that were proposed for the development and the impact on the existing facilities in West Belconnen. The future of the Kippax Centre and the proposed market centre on Parkwood Road were also topics of interest to the public with the majority supportive of the proposals related to these centres.

The Conservation Corridor and the proposed re-opening of Ginninderra Falls to the public were of interest to a large number of people who engaged with the project team. The majority were highly supportive of both the Conservation Corridor and looking forward to the prospect of once again having access to the Murrumbidgee River and the Ginninderra Falls and Georges.

Increasingly people showed interest in being able to live at West Belconnen/Parkwood. A significant number of people requested information on the built form, size of blocks, price of blocks, sales methods and timing. The project team believe that the level of anticipation and excitement about the proposed residential development and associated uses and programs has been growing steadily. Even people who have indicated that they are not looking to buy in the new development have expressed support for the opportunities being provided.

5 Next steps

In the ACT the Statutory public notification period is complete. The ACT Government and the National Capital Authority will now consider the community's feedback and the technical reports supporting the rezoning request and determine whether the land will be rezoned. Depending upon the outcomes of these deliberations the next focus of the engagement activities in the ACT will transition to marketing, public relations and community building.

In NSW public consultation is anticipated to commence in late 2015. This will be preceded by a significant engagement exercise with State Government agencies and service providers. The engagement process will have two main focusses: awareness raising, and supporting the statutory public notification process.

Appendices

- A Newsletter
- B CIF Advertisement
- C CIF Posters

A Newsletter

West Belconnen Project Community news

ISSUE 5 / MAY 2015

BREAKING NEWS! Territory Plan Variation 351 released for comment

Dear Resident

Welcome to the 5th community newsletter for the West Belconnen project.

The West Belconnen project will help to meet current and future housing needs in Canberra and surrounds. Our vision is to build an innovative, diverse and sustainable community of international significance.

Stretching west from Holt and West Macgregor, the new development will cross the ACT-NSW border extending into the area of NSW bounded and landlocked by the Murrumbidgee River and Ginninderra Creek.

The West Belconnen project is unique. It is the first cross border development in Australia where the suburbs on both sides of the border are being planned together. This means that infrastructure such as roads, sewerage and water supply work logically and efficiently.

The plan is that residents in both NSW and the ACT will benefit from the same opportunities and enjoy the same standards of local services. This new community will become a part of the broader West Belconnen.

Planning a cross border community which will be home for up to 30,000 people living in around 11,500 new houses is complex. It means getting approval from the

governments in both NSW and the ACT to rezone the land. We also need Commonwealth approval through the National Capital Authority and the Department of the Environment.

This newsletter has been timed to coincide with an important step in the planning process in the ACT. The government has just released draft Territory Plan Variation 351 (DV351) for review and consultation. If approved, DV351 will rezone the West Belconnen land in the ACT to allow urban development to occur.

The period for public comment on DV351 is 22 May to 3 July 2015.

In the ACT, West Belconnen is part of the land release program administered by the Land Development Agency. Riverview Projects (ACT) is the project manager for the planning of West Belconnen on behalf of the ACT Government and the adjoining landowners in NSW.

How can I find out more?

Attend a community and information session

5:00pm – 7:30pm Thursday 11 June
10:00am – 12:30pm Saturday 13 June

At the Project Office at Kippax
(near Aldi)

Dropping into the project office

Kippax Centre,
Hardwick Crescent Holt

Open Monday Friday 9am – 5pm
and Tuesdays 9am – 7pm.

Visit our website

www.talkwestbelconnen.com.au

Follow us on twitter
[@westbelconnen](https://twitter.com/westbelconnen)

Join the conversation at
www.facebook.com/westbelconnen

Email us on
westbelconnen@elton.com.au

(ACT)

A GREEN STAR COMMUNITY

The West Belconnen Project is pleased to be one of the first developments in Australia working towards obtaining a Green Star Community rating.

The Green Building Council of Australia launched the Green Star Communities pilot project in June 2012. The rating tool was developed by industry and government to independently assess and certify the sustainability of community-level projects.

The Green Star Communities pilot aims to achieve communities that are:

- » Better planned and designed
- » More dynamic and vibrant
- » Healthier places to live, work and play
- » Productive and prosperous
- » Flexible, adaptable and resilient

The rating tool assesses the sustainability of projects' planning, design and construction against six categories each containing a number of criteria

- » Governance e.g. community engagement
- » Design e.g. site planning and layout
- » Liveability e.g. access to amenities, access to fresh food, accessibility and adaptability
- » Economic Prosperity e.g. education and skill development, affordability
- » Environment e.g. waste management, water use, transport
- » Innovation – no defined criteria

An independent assessment panel awards points to the Green Star Communities projects based on how well they deliver against each category. A Green Star rating is then determined.

West Belconnen is aiming to achieve a world leading practice rating.



The West Belconnen Master Plan shows the proposed layout of the development including residential and employment areas and the conservation corridor

ENERGY EFFICIENCY

In the ACT 31% of the Territory's greenhouse gas emissions come from energy use in homes. Not surprisingly heating of homes results in the majority of these emissions followed by appliances such as fridges and televisions. Hot water is another major producer of domestic emissions.

Reducing household emissions is good for the environment and the hip pocket. Energy prices have been and will continue to rise.

We have been investigating options for improving energy efficiency at West Belconnen.

Energy efficiency experts have identified housing construction methods to reduce energy usage including:

- » Rooftop solar photovoltaics (PV)
- » Building integrated photovoltaics e.g. solar roof tiles, solar facades and windows

Our project team is working with the project's Builders Reference Group to assess the stability of sustainability innovations like these for adoption by prospective home owners.

Other options we are looking at include energy generating technologies at the community level such as larger ground mounted solar PV or a solar farm.



WHAT THE FUTURE HOLDS: THROUGH A CRYSTAL BALL

It is predicted that it will take almost 40 years until the development of West Belconnen is complete. The community will gradually grow and change over time as around 11,500 new homes are constructed.

About 30,000 people will ultimately call the new development home. Many people who grew up living in the first areas of West Belconnen will have their own children when we finish the final stages of the development.

There will be a lot of changes in the ways people live and work during this time. There will also be a lot of changes in the way we travel and building practices for example.

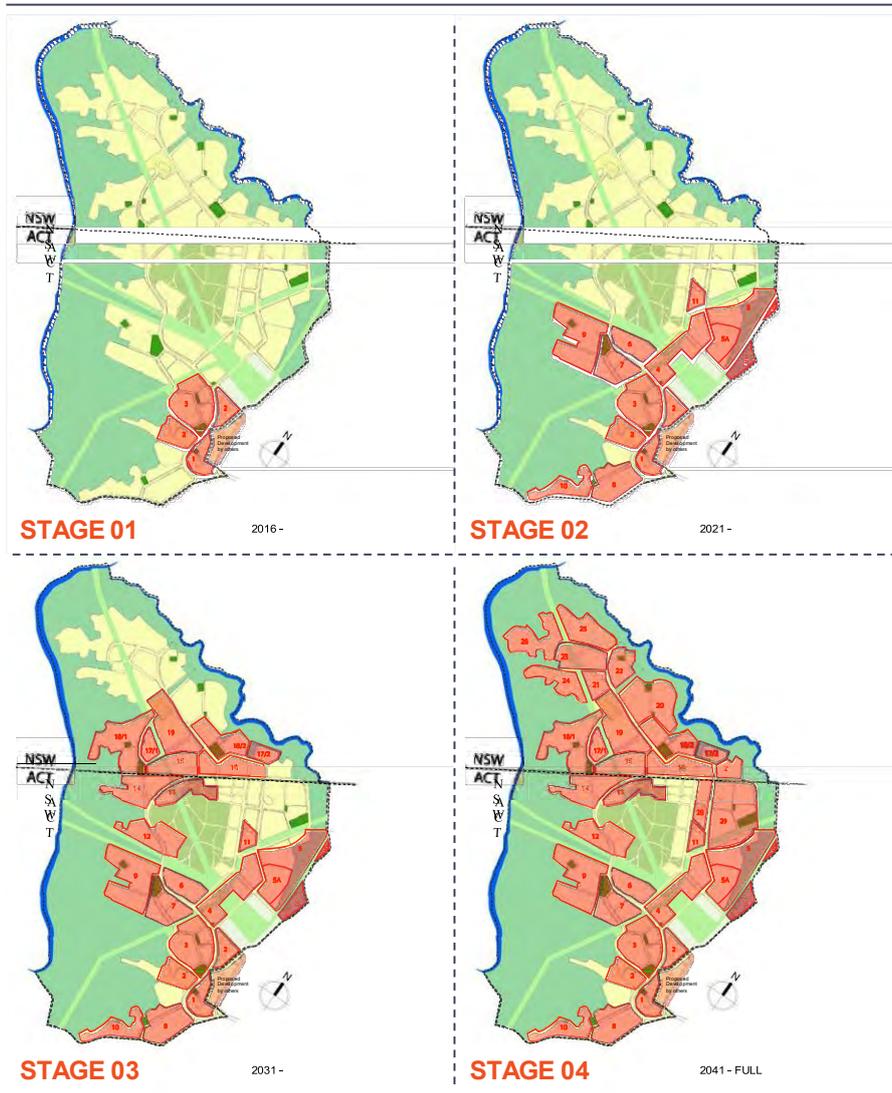
The West Belconnen project team has included a professional Futurist, Kate Delaney, throughout the master planning process.

Kate has helped us to look into the future to identify the possible needs of future communities, the real possibility of substantial change and the possible impacts. This will help ensure that the community is able to adapt to change and avoid or reduce any negative impacts of changes over such a long period of time.

The process of forward thinking has generated a number of ideas which are being considered as options in the planning process. These include:

- » Urban agriculture, farmers markets and community gardens
- » Geothermal energy
- » Smart metering for in-house energy management
- » Electrical vehicle charging stations
- » Co-op funded solar power generation
- » Community involvement and management of the conservation corridor
- » Energy education programs for homeowners to ensure 6-star houses really achieve that level
- » High speed broadband throughout the estate
- » A business innovation and start up hub to facilitate telecommuting

Some of these ideas and technologies are likely to be readily adopted at West Belconnen. Over time new ideas and technologies will also arise. At West Belconnen we will be open to new ideas. This will help the community be resilient.



The West Belconnen Staging Plan shows how the development will grow over time. It is anticipated that 300-400 dwellings will be released each year.

TRANSPORT AND TRAFFIC – ENSURING A SMOOTH RIDE

At West Belconnen we are planning for a future where there is less reliance on driving cars and increasing levels of travel on sustainable transport.

MR Cagney, specialist transportation consultants, have been part of the West Belconnen project team since we commenced the master planning process. They have helped to ensure the West Belconnen project minimises the dependence of residents and businesses on the use of private cars.

Public transport is at the core of our future plans and the layout of the local precincts, roads and path networks are being developed so that efficient and attractive public transport services can be provided.

We are working to ensure quality public transport is available at all stages during the growth of West Belconnen. This will include the expansion of bus services for new residents moving in, and continual improvements to the local bus network as the population increases.

Active transport (walking, cycling and other non-motorised forms of transport) will also play an important role at West Belconnen and across Canberra.

A draft active transport plan has been prepared to provide a basis for future detailed planning. The proposed active transport movement network is a combination of shared off-road and segregated on-road cycling lanes, combined with a permeable pedestrian network.

The active transport network will have multiple benefits in addition to being a way to get around. A well-considered active transport network will encourage social interaction, community cohesion and increase liveability of areas.

Not everyone will be able to use public and active transport on a daily basis to get to the places they need to be. Cars will still be an important part of the transport mix.

Use of electric cars is increasing as their prices come down. The ACT Government's commitment to sourcing electricity from renewable sources means that an electric car in Canberra is a greenhouse friendly transport mode. At West Belconnen we will be providing charging stations and ensuring that household electrical systems are designed to cater for car recharging.

Traffic specialists AECOM have analysed the traffic volumes and patterns that will be generated by the West Belconnen project initially and through to completion of the development in about 40 years time.

The analysis shows that relatively small changes in factors such as parking charges or bike usage can make significant differences to demand for car travel and this in turn affects the need for road infrastructure upgrades or the timing of the upgrades. Despite the complexity, the traffic modelling identifies a number of priorities for road upgrades that are required as West Belconnen grows.

The key roads that will serve the proposed development are Southern Cross Drive, Drake Brockman Drive and Ginninderra Drive. William Hovell Drive and Florey Drive are also important.

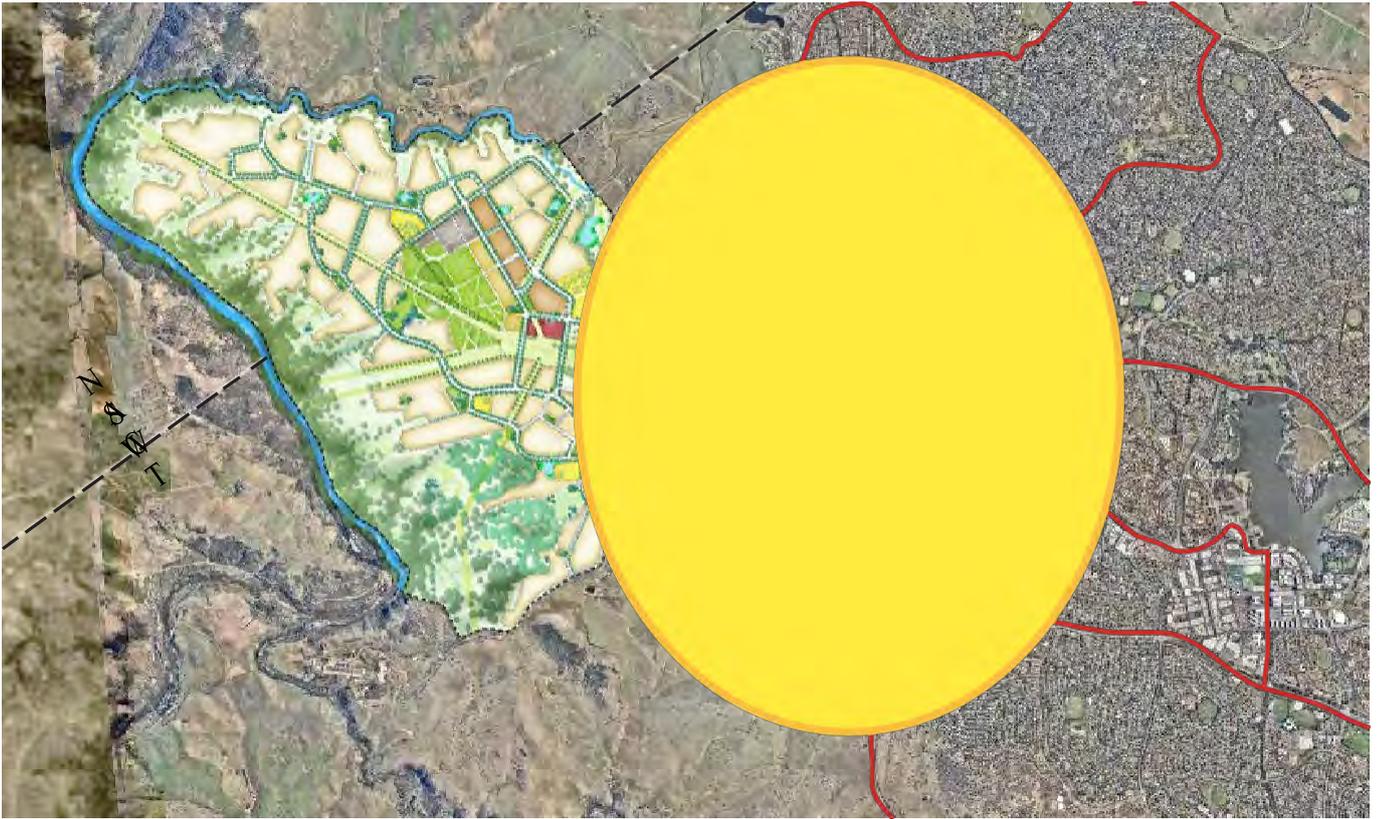
Road upgrades will be staged. Initial works on Drake Brockman Drive are likely to commence as soon as 2016.

To limit the impact of increased traffic volumes on suburban streets, local area traffic network improvements will be introduced to discourage through traffic.

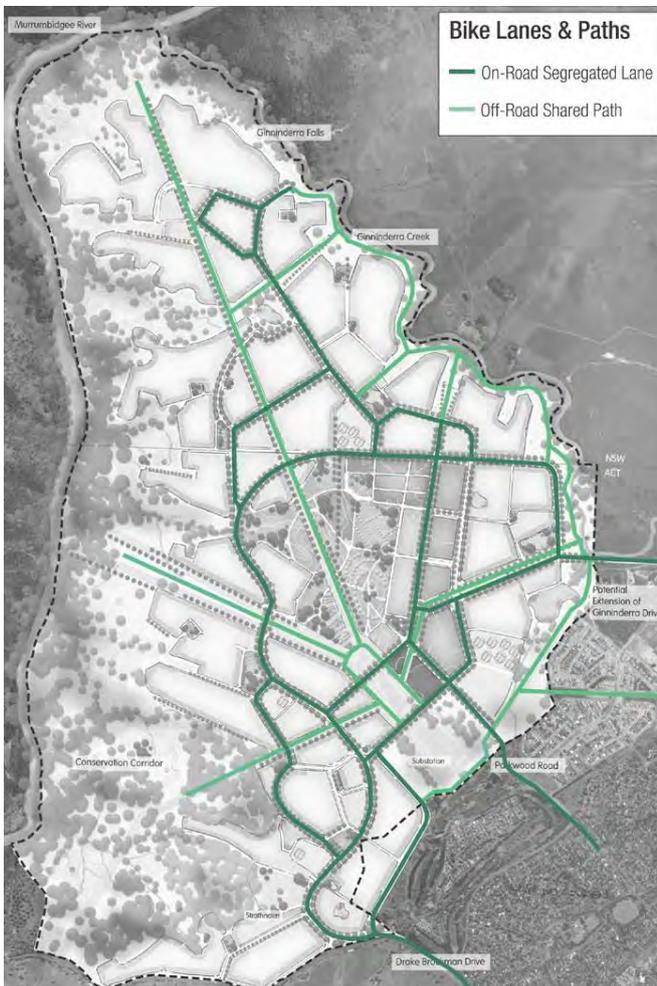
The ACT Government, separately to the West Belconnen project, has been consulting with the local residents of Holt concerning the implementation of Local Area Traffic Measures (LATM) such as traffic lights in the suburb. See the report at <http://www.tams.act.gov.au/roads-transport/traffic/residential-street-improvement-program>.



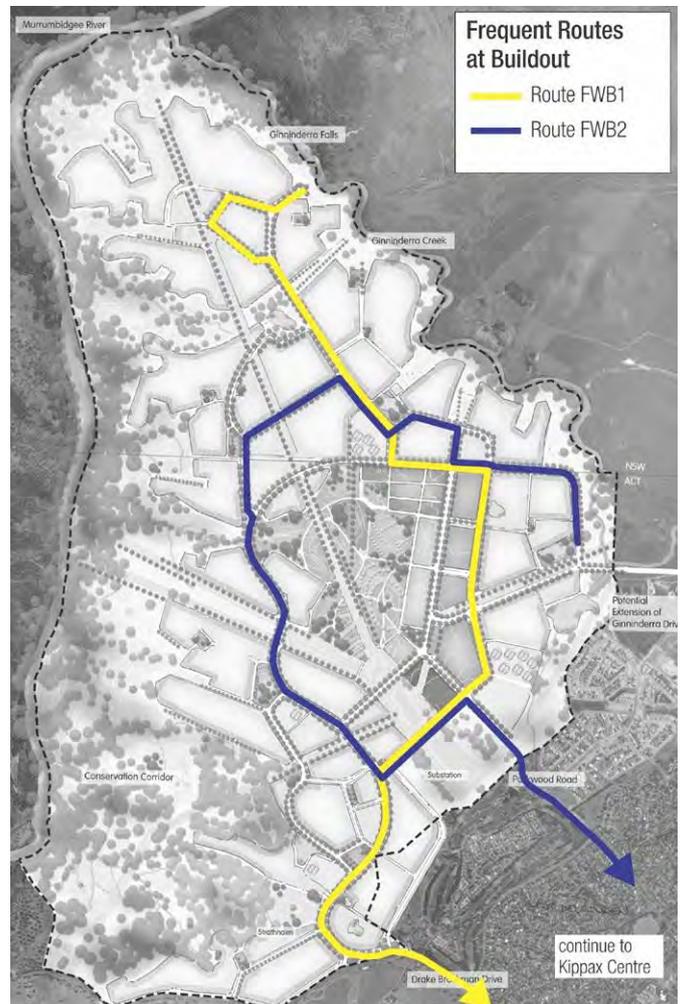
ROAD IMPROVEMENTS IN THIS AREA WILL BE STAGED IN LINE WITH THE DEVELOPMENT STAGING



INDICATIVE BIKE LANES AND PATHS



INDICATIVE BUS ROUTES AT BUILDOUT



GINNINDERRA FALLS – TOWARDS A REGIONAL PARK

A PERSPECTIVE FROM THE GINNINDERRA FALLS ASSOCIATION

Many Canberra residents are unaware of the natural beauty of the landscape and river corridors in the ACT and neighbouring NSW including falls, rapids and gorges around the confluence of Ginninderra Creek with the Murrumbidgee River. All this land is currently in private ownership.

Three kilometres inside NSW, at the end of Parkwood Road, are the Upper Ginninderra Falls, located adjacent to a gravel quarry operated by the landowner. Two other falls are located further down the creek and accessible only by foot. Local residents were privileged to view the Upper Ginninderra Falls during the 1990s, before insurance issues forced the closure of the falls to the public.

The Ginninderra Falls Association Inc. (GFA) was formed in 2012 with a vision to create a national park encompassing this area, both to protect its natural environment and to allow public access once again. During an assessment of the area in 2013, the NSW Parks and Wildlife Service acknowledged that “The Ginninderra Falls area of interest contains significant scenic as well as natural and heritage values.” Current estimates suggest that a national park for the Ginninderra Falls area could attract in excess of 200,000 visitors per annum.

GFA’s vision has been overtaken by the proposal to urbanise the West Belconnen area, both in the ACT and NSW, adjoining the Murrumbidgee River and Ginninderra Creek. Recognising the value of the river corridor, the development proposal includes a conservation zone around the waterways, varying from a maximum width of 1.5 kilometres along the Murrumbidgee to 284 metres and less along the creek, with a minimum of 88 metres near the Upper Falls.

The West Belconnen project team hopes to open the falls area to the public as soon as possible. This will require restoring paths and lookouts, and selecting appropriate sites for parking, an information centre and café. The GFA supports the project team in these aims and calls for the sensitive placement of these tourist facilities to ensure the long-term health of the local environment. Placement of the facilities should be informed by appropriate technical studies, especially biological studies of the Ginninderra Gorge itself, and include a minimum urban setback of 300 metres to protect biodiversity along the creek.

Further information is available at:
www.ginninderra.org.au.



The Project Team’s view on the river corridor is that the appropriate approach is to assess the particular values as they are found at different points along the corridor. This approach leads to some areas where the development distance from the corridor is considerably greater than 300m, up to 1.5 km, and in other places where it is less. The Project Team looks forward to continuing constructive dialogue with the GFA and other key stakeholder groups to achieve the dual objective of creating a great community

destination which is sensitive to the unique ecology of the Ginninderra Falls.

PLANNING A CROSS BORDER COMMUNITY

The West Belconnen project includes land in both the ACT and NSW. For the development to occur the land on both sides of the border needs to be rezoned.

The rezoning process is slightly different in the ACT compared to NSW. In the ACT the process results in a variation to the Territory Plan. In NSW the process results in an amendment to the Local Environment Plan. In this case it will be the Yass Local Environment Plan

Both rezoning's rely on detailed technical studies and community input.

The ACT

In the ACT the outcomes of the technical studies, master planning process and community consultation was submitted to the Planning Authority in the form of a planning report. This has been reviewed and a draft Territory Plan variation has been prepared. This has now been released for community consultation until 3 July 2015.

If the ACT Government agrees to vary the Territory Plan construction and land sales will start in early 2016.

The process being followed in the ACT is outlined in the flowchart.

NSW

In NSW, Yass Valley Council referred a planning proposal to the government for a "gateway determination". This has now been issued, with a requirement to undertake some additional studies prior to undertaking community consultation.

It is likely that community consultation on the NSW rezoning will occur late in 2015. A rezoning decision is anticipated in mid 2016.

It is likely to be at least 10 years before the development crosses the NSW border. An earlier start may be possible particularly to open up access to Ginninderra Falls.

OTHER APPROVALS

As well as the rezoning in NSW and the ACT the West Belconnen project requires an amendment to the National Capital Plan to go ahead. Consultation on the National Capital Plan amendments will occur at the same time as DV351. If approved the National Capital Plan should be amended by the end of 2015.

An approval by the Commonwealth under the Environmental Protection and Biodiversity Conservation Act is also needed. A "strategic assessment" of the impact of the proposal on the pink tailed worm lizard, the golden sun moth and an area of yellow box red gum grassy woodland is being prepared. It is expected that consultation on this will occur in June 2015.

The planning for West Belconnen has been thorough. It will help to ensure that West Belconnen is a sustainable community of international significance.



OPPORTUNITIES FOR JOBS

One of the most important factors that underpins social sustainability and community wellbeing is employment. A major construction and development project such as the West Belconnen project could create a large number of jobs for the local community. In statistics these construction jobs are recorded as temporary jobs but the long timescale of the project will hopefully provide a level of employment continuity for these 'temporary' jobs.

In terms of more permanent employment, a report on the existing and potential future employment patterns in the project area and within a 5km radius has been prepared by Urbis. This zone includes the existing western suburbs of Belconnen, including the Kippax and Charnwood group centres.

From an analysis of the land uses that may be incorporated in the proposed development Urbis has determined that a total of 3,530 jobs will be created within the West Belconnen project area when it is fully developed. Urbis also estimates that as the population of West Belconnen grows expanded retail development at Kippax will also grow eventually add about 500 jobs when the development is completed.

The Urbis analysis suggests that local jobs are likely to be filled by residents of the existing and new suburbs of West Belconnen, with jobs numbers growing modestly at first but then very strongly from 2025 as the West Belconnen area becomes more established.

University of Canberra research also estimates that with the introduction into West Belconnen of one or more digital work hubs (DWH), the 820 home-based jobs estimated by Urbis could grow at twice the rate, delivering an eventual total jobs figure for West Belconnen and the nearby area of around 4,850 jobs.

The DWH provides a local centre where office infrastructure such as printers and meeting rooms, and high level technology based connectivity, is available. This concept allows people to work at home and, when they need, collaborate with a global community of colleagues via a digital hub.

It is anticipated that these DWHs could be located in the market centre as well as in one or more of the three proposed village centres.

Employment Sector	Projected jobs	Location
Retail – new	500	Market centre
Commercial office	460	Market centre and mixed use area
Education	810	School sites
Health	150	Market centre
Community services	40	Market centre
Home based business	820	Distributed through residential areas
Existing employment to continue (recycling, agriculture)	80	Land fill site
Regional employment at West Belconnen including eco tourism/biosphere, business park, upgraded recycling facility, premium food and beverage	670	Land fill site and mixed use areas
Retail growth as a result of the development	500	Kippax group centre
Total employment	4,030	

Year	2016	2020	2025	2030	2035	2040	2045	2050	2054
Total Jobs	80	360	1900	2200	2860	3150	3460	3710	4030

Disclaimer: The plans, examples and information contained herein are for illustrative purposes only and should not, without further inquiry, be relied upon as to their ultimate accuracy. To the extent permitted by law, the Land Development Agency and our partner Riverview Projects (ACT) will not be responsible for any loss or damage that may be incurred as a result any reliance upon the material.

FIND OUT MORE:

Attend a Community Information Session

Thursday 11 Jun 5.00pm –7.00pm

Saturday 13 Jun 10.00am–12.30pm

West Belconnen Project Office

Kippax Fair (near Aldi).



Riverview
Projects
(ACT)



ACT
Government
Economic Development

Land
Development
Agency
CANBERRA FIRST

B CIF Advertisement

Find out what we have planned

An innovative, diverse and sustainable community is planned for the north-west of Canberra and adjacent NSW on the peninsula of land bounded by the Murrumbidgee River and Ginninderra Creek.

The ACT land on the peninsula is part of West Belconnen and the land in NSW is known as Parkwood. Community Information Sessions for the proposed development are being held at the Project Office at Kippax Fair as follows:

Session 1

Date: Thursday 11 June

Time: 5.00pm to 7.30pm

Location:

West Belconnen Project Office
Kippax Fair (near Aldi)
Hardwick Cres Holt

Session 2

Date: Saturday 13 June

Time: 10.00am to 12.30pm

Location:

West Belconnen Project Office
Kippax Fair (near Aldi)
Hardwick Cres Holt

For more information about West Belconnen:

Visit www.talkwestbelconnen.com.au

Email westbelconnen@elton.com.au



Riverview
Projects



ACT
Government

Economic Development



CANBERRA FIRST

(ACT)

C CIF Posters

Welcome to the West Belconnen / Parkwood Community Information Session

The vision

Our vision is to build an innovative, sustainable community of international significance.

Our project will set a new benchmark in liveability which is at the heart of project planning and design. We are committed to developing a community that provides diverse, affordable, and inclusive places to live, work and play.

West Belconnen/Parkwood will inspire sustainable living and provide a variety of housing options. Protecting and respecting the unique environment of the area is a key objective of the project.

About the site

The site at West Belconnen/Parkwood is just beyond the suburbs of Holt and Macgregor. It extends across the ACT/NSW border to include a peninsula of land that is landlocked from the rest of NSW by the border, the Murrumbidgee River and Ginninderra Creek.

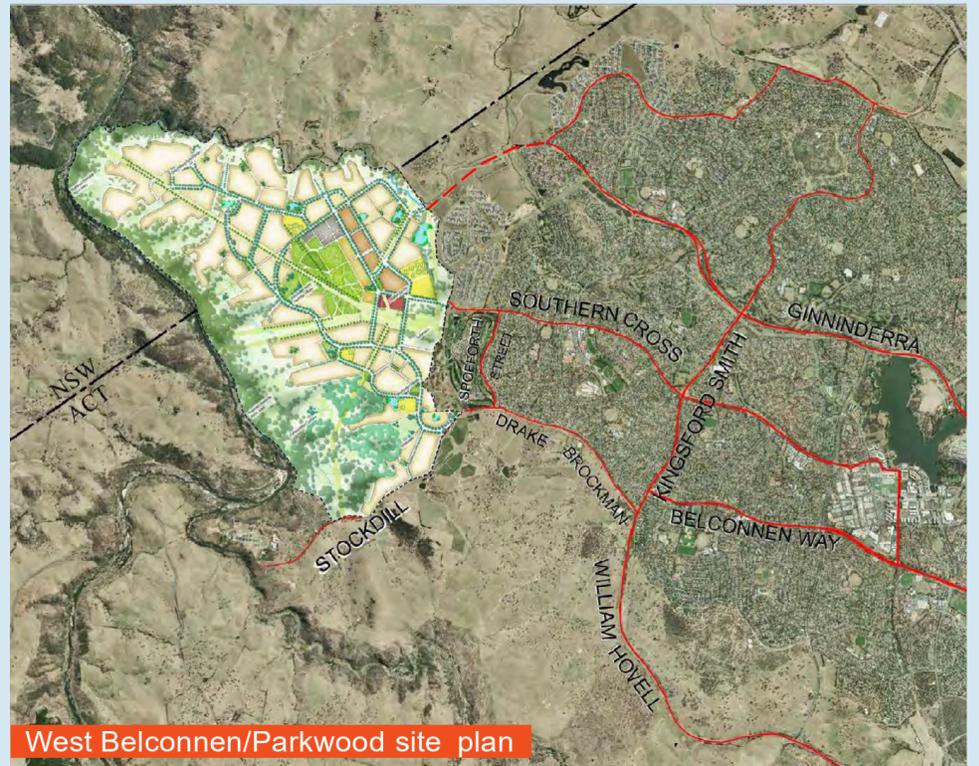
West Belconnen/Parkwood is the same distance from Civic as the suburbs of Casey and Bonner, the future suburbs of Taylor and Jacka in Gungahlin and the southern Canberra suburb of Wanniasa. It is 6 km from Belconnen town centre.

The total area of land across the ACT and NSW is 1623 hectares. 577 hectares of this, including the land adjacent to the Murrumbidgee River and Ginninderra Creek will be set aside in a Conservation Corridor to be maintained and managed as a conservation, bushfire protection and recreation area.

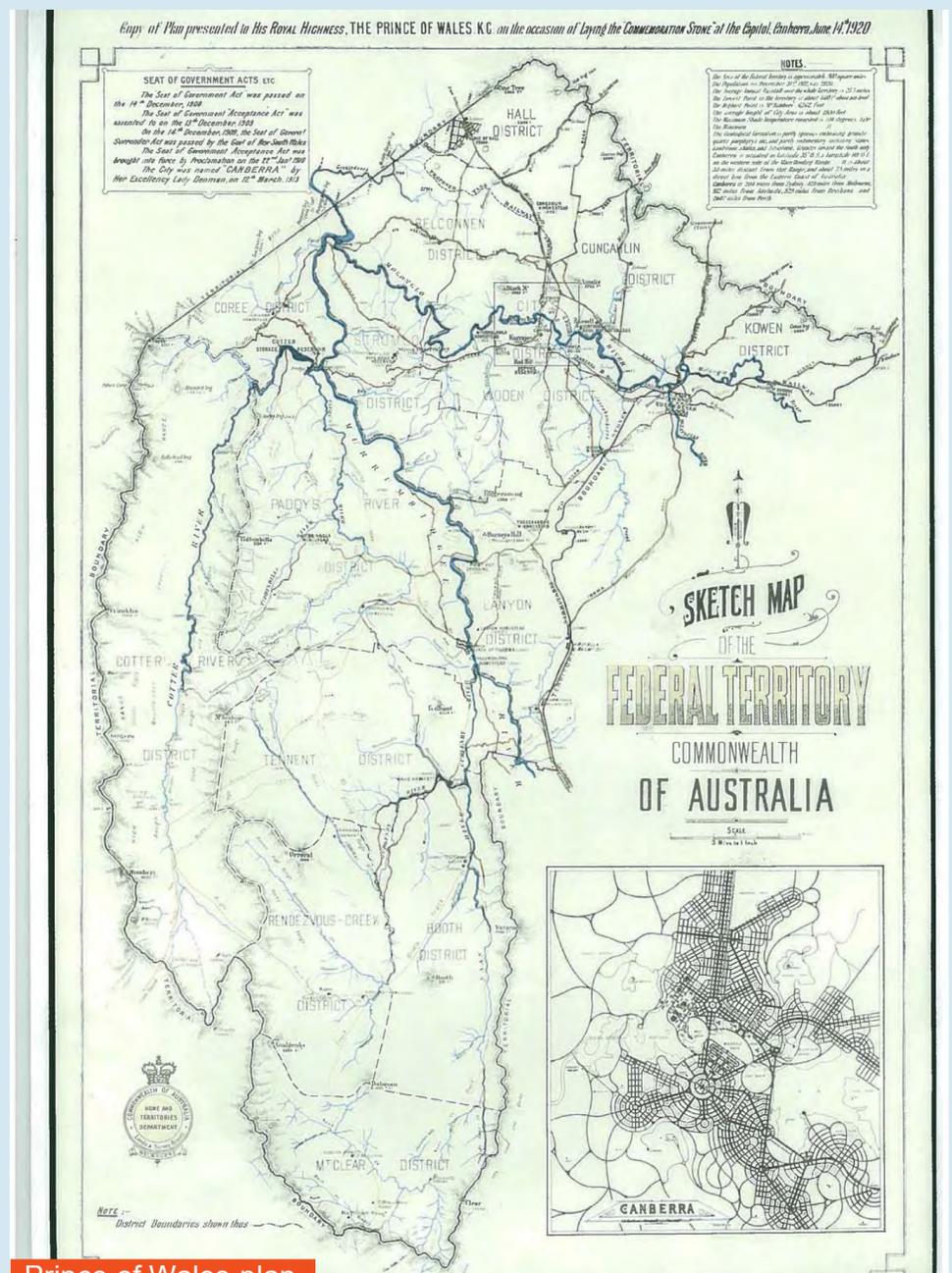
About us

In the ACT, West Belconnen is part of the land release program administered by the Land Development Agency. The ACT Government has appointed Riverview Projects (ACT) Pty Ltd to manage the planning and delivery of the West Belconnen project in the ACT.

Riverview Projects (ACT) also represents the owners of the adjoining land in NSW, and is a subsidiary company of Corkhill Bros, the freehold owners of the majority of the NSW land on the peninsula. Corkhill Bros has a long standing connection to the site - the Corkhill Family settled in the region in 1883.



West Belconnen/Parkwood site plan



Prince of Wales plan

The West Belconnen/Parkwood Master Plan

In 2013 a three day planning and design forum involving urban designers, technical experts, government representative and other key stakeholders resulted in the development of a draft master plan for West Belconnen/Parkwood.

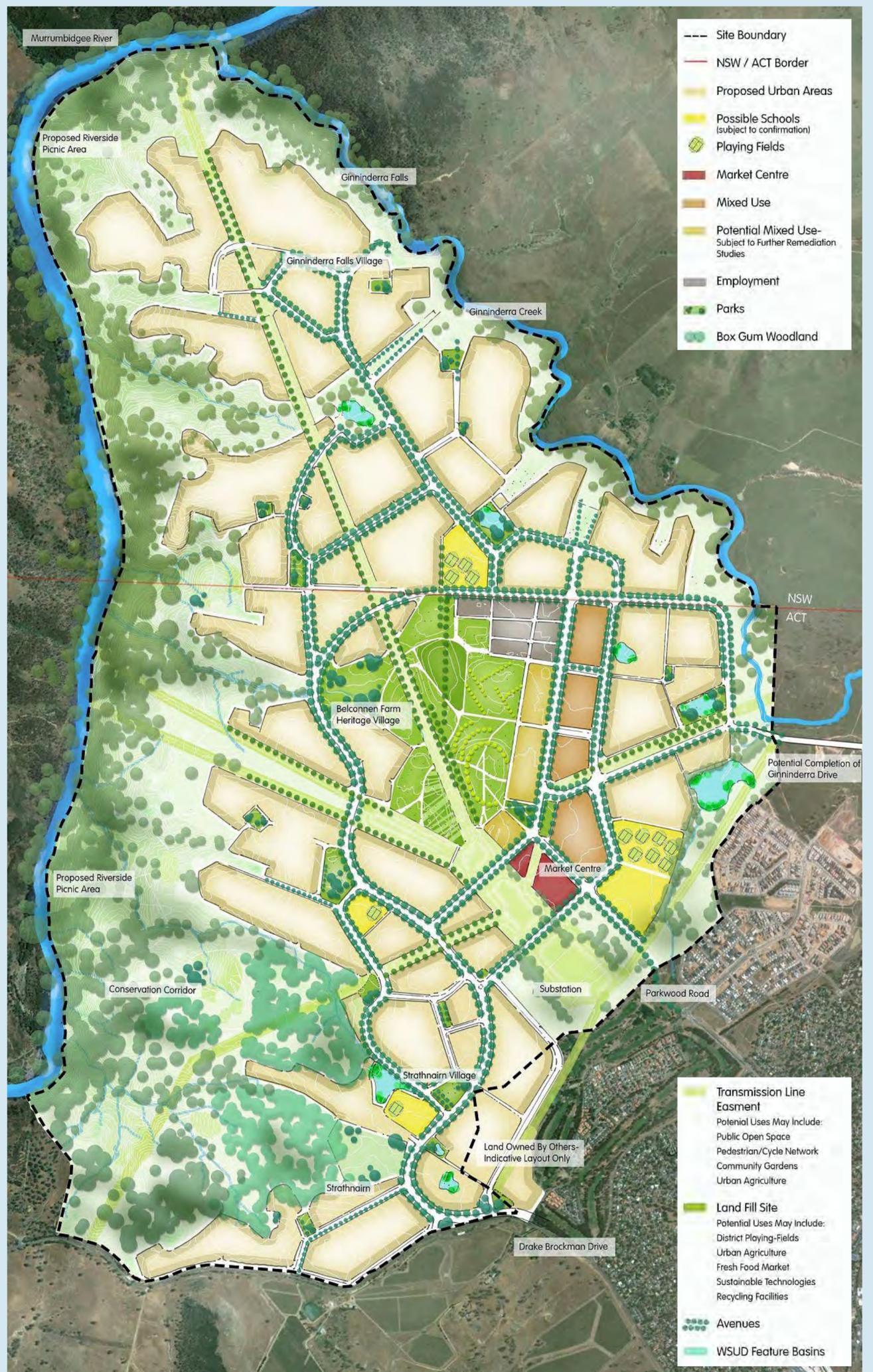
Since then the master plan has been refined based on community consultation and technical studies.

The master plan submitted with the rezoning proposals features an integrated open space network that connects opens spaces in the urban area to the Murrumbidgee River and Ginninderra Creek corridor. The green infrastructure manages stormwater and also provides an opportunity for recreation and leisure activities and enhanced amenity.

The master plan envisages a series of compact villages within a landscape setting. The villages are organised along a boulevard connecting pedestrians, cyclists, public transport and vehicles to local facilities. These include new schools, shops, the heritage Belconnen Farm House precinct and new community infrastructure such as halls and medical centres.

New businesses will be encouraged to set up in West Belconnen/Parkwood including renewable energy and urban agriculture businesses.

The master plan proposes to transform space under electricity lines into green corridors for a range of uses and recreational activities.

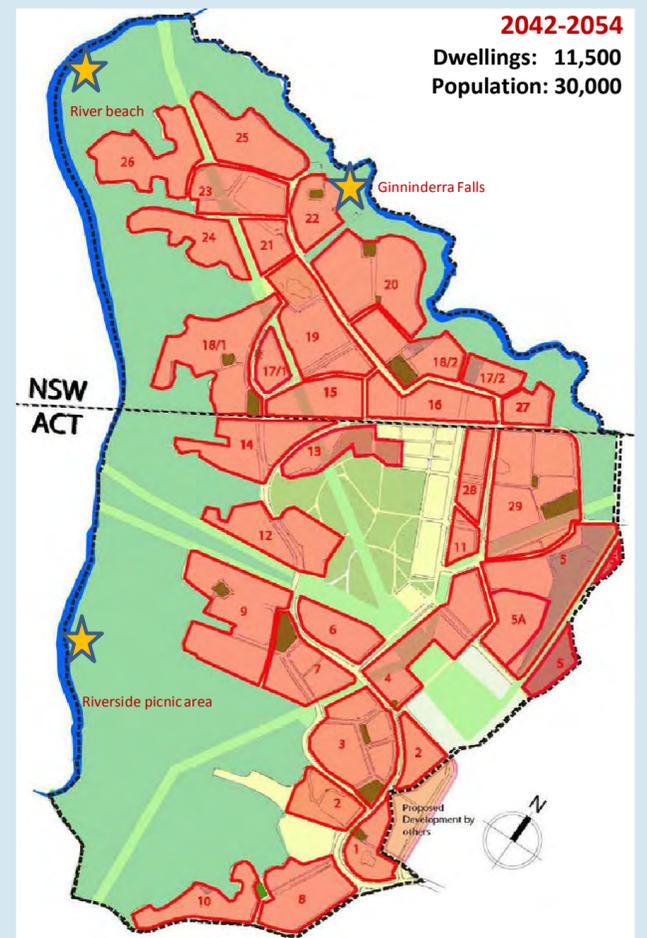
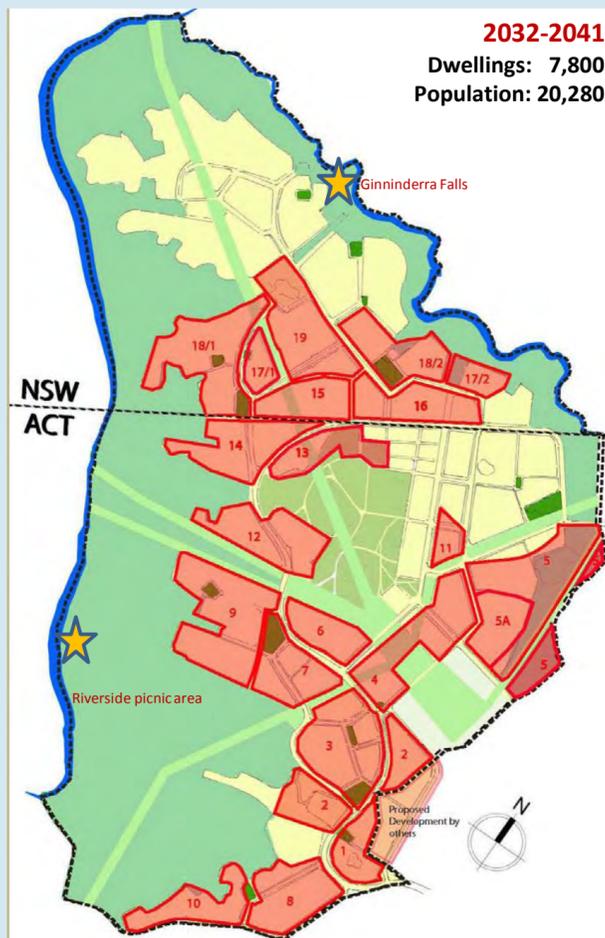
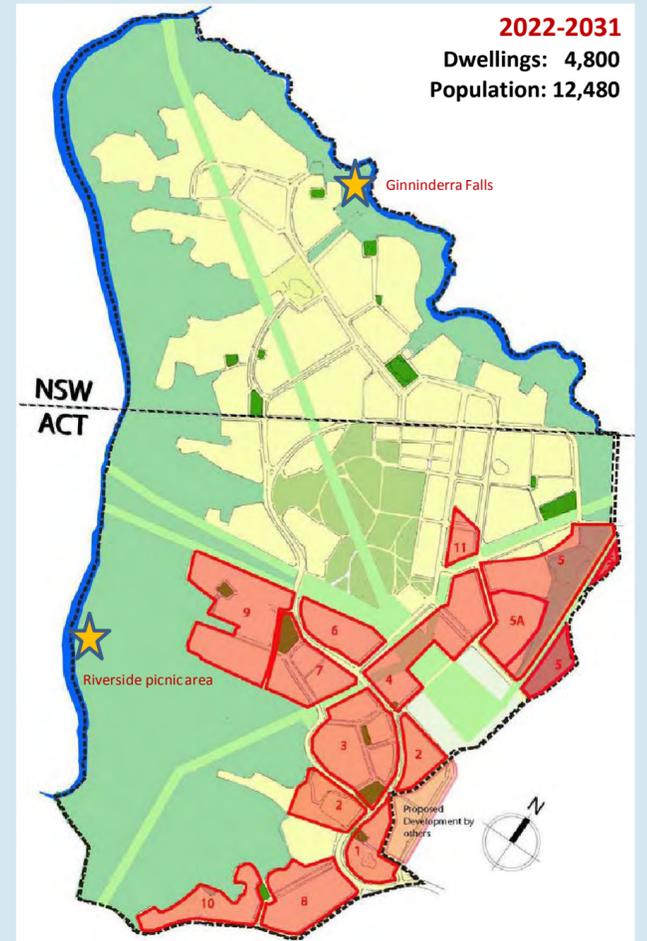
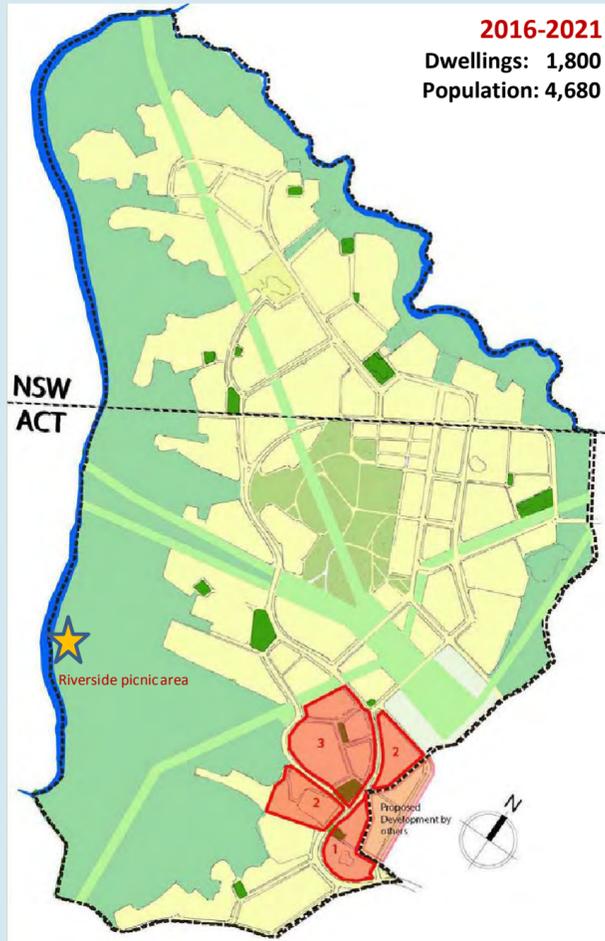


Timing

Development cannot commence until the land is rezoned and all relevant approvals are obtained. If the Territory Plan variation is approved and the National Capital Plan is amended by the end of 2015 then construction and land sales will start in early-mid 2016.

Development is expected to commence at Stockdill Drive (the eastern boundary of the site) and extend westward in stages. Assuming that 300 dwelling sites are released each year it will take almost forty years until the development is complete.

It is likely to be at least 10 years before the development crosses the NSW border. An earlier start may be possible to open up access to Ginninderra Falls.



Neighbourhoods at West Belconnen/Parkwood

When the West Belconnen/Parkwood community is complete there will be three suburbs in the ACT housing approximately 17,000 people and an adjoining community of about 13,000 people in NSW.

Each of the suburbs will include a number of distinct neighbourhoods with different housing types that will allow people to remain close to family and friends as their stage in life changes. The types of neighbourhoods are defined by a character precinct.

There are five distinct character precincts at West Belconnen/Parkwood. Not all precincts will be in each suburb.

The Market Centre

- › A mixed use precinct that is the hub of economic and social activity
- › Will include a town square and multi-functional spaces and places
- › Buildings up to six storeys high

The Urban Village

- › Located near the Market Centre and bus routes
- › Mixed use high density residential and compatible non-residential uses e.g. cafes and restaurants
- › Building types will include apartments, terrace homes, mews, and single dwellings
- › Heights from one to six storeys

The Village Edge

- › Generally adjoins Urban Village precincts and/or bus routes
- › Building types will include cottages on compact lots, townhouses and semis or terraces
- › Single storey to four storey
- › Pocket parks and playgrounds will be included in the urban village and village edge precincts

Garden Suburbs

- › Adjoining Village Edge precincts
- › Building types will include detached one and two storey homes on larger blocks, generally on more undulating land
- › Some small areas of village edge type dwellings on flat land immediately adjacent to open space

Eco-living

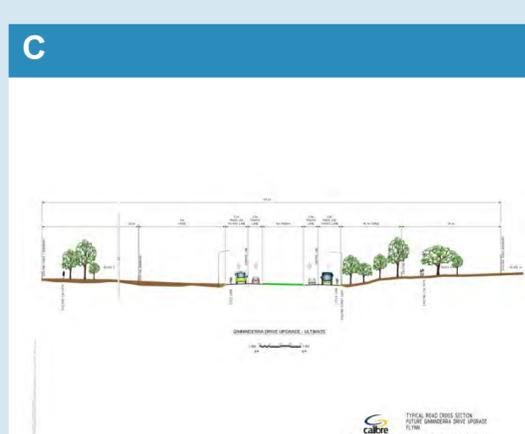
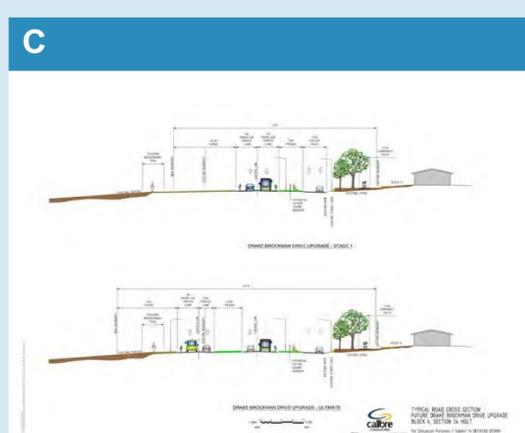
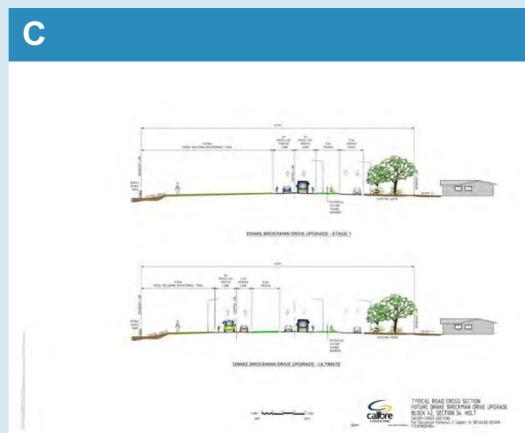
- › An 'overlay' on any precincts if they border the Conservation Corridor
- › Building material and colour pallets will complement the natural elements of the corridor



Roads and traffic

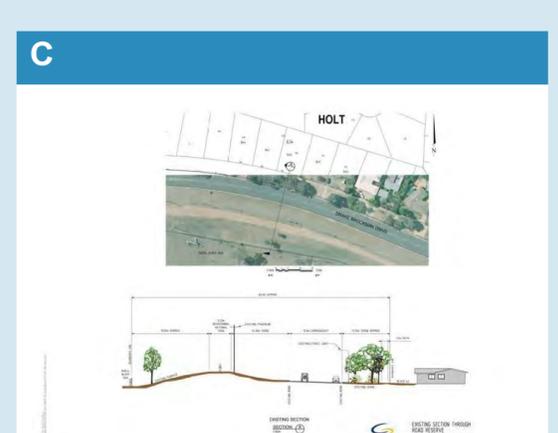
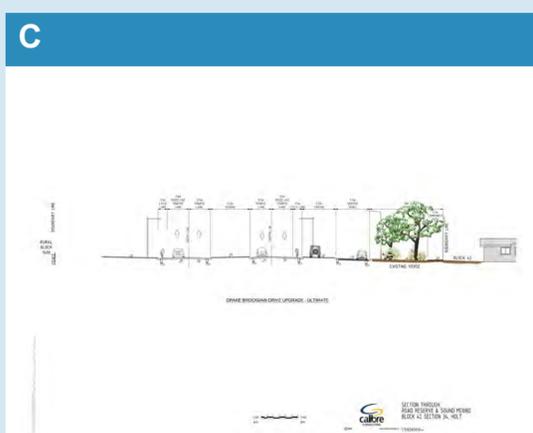
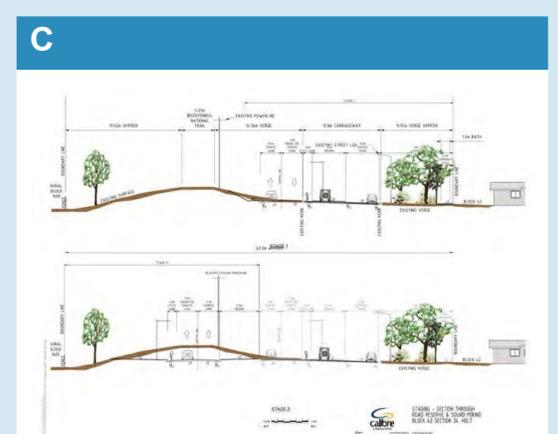
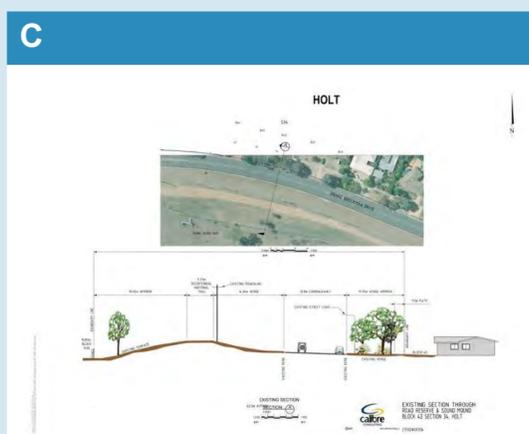
Modelling of current and future traffic volumes and patterns has been undertaken. The modelling identifies a number of priorities for road upgrades that are required as West Belconnen/Parkwood grows.

Road upgrades will be staged. Initial works on Drake Brockman Drive are likely to commence as soon as 2016.



Roads and traffic

At West Belconnen/Parkwood we are planning for a future where there is increasing levels of travel on sustainable transport. Public transport is at the core of our future plans. Active transport (walking, cycling and other non-motorised forms of transport) will also play an important role.



Social infrastructure and services

The West Belconnen/Parkwood site is located close to a range of social services and facilities and commercial centres in the nearby suburbs of Macgregor, Holt, Charnwood and Belconnen.

New residents would use the existing services such as schools and help to revitalise existing shopping centres, creating an inclusive community that is integrated with its neighbours.

As the community grows and the development progresses, additional services and facilities will be provided in West Belconnen/Parkwood for all to share. These will include:

- › Spaces for informal meetings and gatherings, such as cafes
- › Indoor spaces for community activities, programs and services such as community halls
- › Medical services such as GPs
- › Childcare and some family support services
- › Pre-schools and a number of primary schools and a high school
- › Local leisure and entertainment facilities, such as restaurants
- › Places of worship
- › Sporting and recreation facilities
- › Extensive open space areas for active and passive recreation including walking and cycling paths and equestrian trails

As the community grows a new market centre will be developed located on Parkwood Road. The market centre would ultimately include:

- › supermarkets (1 large 'full line' and 1 smaller)
- › speciality shops e.g. café / takeaway, deli, butcher, bakery, pharmacy, florist

The market centre could also include a range of non retail specialty uses such as banks, optometrists and real estate offices, post office, TAB, bar/hotel, and small office suites.



Conservation

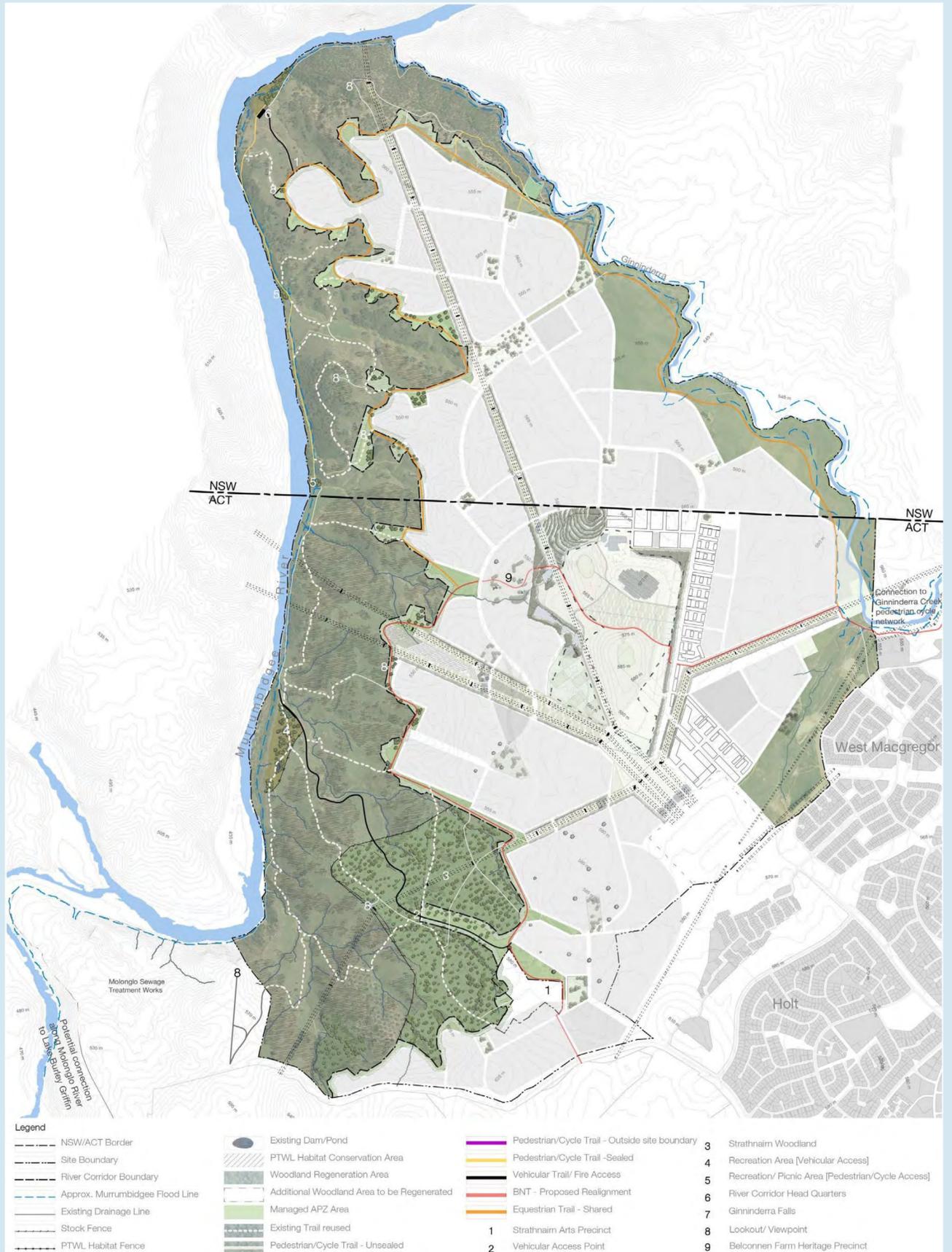
The West Belconnen/ Parkwood site is about 1,600 hectares in size. Of this, 577 hectares is being set aside to be maintained and managed for conservation, bushfire protection and recreation space.

The Conservation Corridor includes areas of habitat for the endangered Pink Tail Worm Lizard and Yellow Box Red Gum woodland. The corridor will include about 6km of Murrumbidgee River frontage and the length of the Ginninderra Creek from the suburb of West Macgregor to its confluence with the Murrumbidgee—including the Ginninderra Falls and Gorge.

The creation of this reserve will mean that the Ginninderra Creek corridor, which commences at Mulligans Flat in Gungahlin and extends through Gungahlin and Belconnen, will be linked to the Murrumbidgee River which in turn connects to the Molonglo and upstream Murrumbidgee corridors.

The boundary of the Conservation Corridor was determined prior to the master planning process for the site being undertaken. It was initially marked out using aerial photos and field inspections. It was then 'ground truthed' by expert conservationists and officers from the ACT Government (Territory and Municipal Services and Environment and Planning Directorates) and the NSW Office of Environment and Heritage – National Parks and Wildlife Service.

It is proposed that the Conservation Corridor be managed as a single unit by an independently funded community trust.



Open space and recreation

Just over half of the West Belconnen/Parkwood site will be open space. There are four main parts of the open space system:

The conservation corridor

The public will have access to the conservation corridor for recreation purposes. Conservation areas will be established to protect important ecological and cultural features.

There will be three main recreation areas by the river providing opportunities for swimming, picnics and play.

Ginninderra Falls will be re-opened to the public. This could become a destination for the local community and visitors alike, offering a number of recreational activities possibly including rock climbing and abseiling. A café and restaurant and maybe a wedding reception/conference venue is also being considered.

Urban open space

Most houses will be within 300m of a local neighbourhood park or 500m from a central neighbourhood park. These will cater for the majority of everyday recreational needs of the community, especially children.

Playing fields will be collocated with schools and available for public use. Playing fields will be multi-purpose and cater for a wide range of sports.

The transmission easements

The transmission easements that cross the site provide opportunities to introduce land uses normally excluded from urban developments including urban farming and production of a range of crops including herbs, vegetables, and fruit. There are also opportunities for community gardens and possibly a fish farm.

The easement corridors also provide safe and efficient off road cycling and walking routes. All of the easements meet at the substation adjacent to the proposed retail and commercial centre and the rehabilitated landfill which will become the heart of the development.

The rehabilitated old Belconnen landfill

When decommissioned and rehabilitated the landfill will become a sustainability precinct and parkland. In the first instance it could provide recycling and re-use programs for the community as part of a proposed Ecological Business Park. Other future uses could include an urban farm, renewable energy, an ecology park and community rooms for start-up (and 'pop-up') businesses, and other spaces for community events.

Visitors to the site will also be able to enjoy access trails, lookouts and picnic areas, connected via the Belconnen Farm Heritage Precinct to the Conservation Corridor.



The planning process

The West Belconnen/Parkwood project includes land in both NSW and the ACT. For the development to occur land on both sides of the border needs to be rezoned. Both rezonings rely on detailed technical studies and community input.

The rezoning processes in the two jurisdictions are separate from each other and different in various ways.

In the ACT a Territory Plan Variation and National Capital Plan Amendment are required. The public notification period for these is 22 May to 6 July 2015. If approved construction and land sales will start in early 2016.

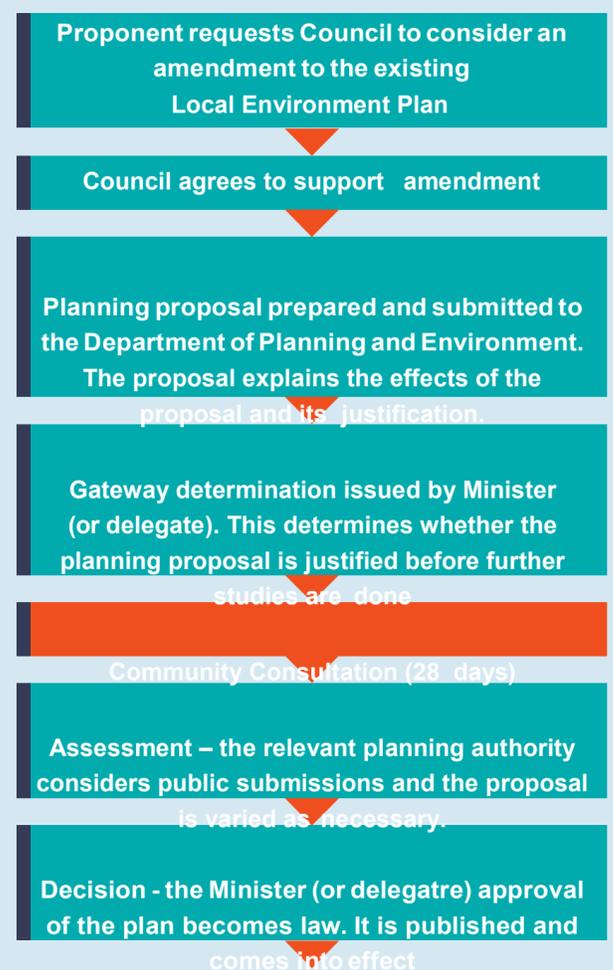
In NSW an amendment to the Yass Valley Local Environment Plan is required. It is anticipated that community consultation on the proposed rezoning will occur in late 2015. A rezoning decision is anticipated in mid 2016.

It is likely to be at least 10 years before the development crosses the NSW border. An earlier start may be possible to open up access to Ginninderra Falls.

ACT Process



NSW Process



Commitment to **engagement**

We believe that effective stakeholder and community engagement is central to creating a sustainable future for West Belconnen/Parkwood.

We are committed to engagement that is meaningful and inclusive. In order to do this, community participation is a necessity on every step of the planning and development journey.

There is a range of ways you can get involved and tell us what you think and find out more information about the proposed development.



Find out more information about West Belconnen/Parkwood

Community project office



Drop in to share your thoughts and find out more information about the proposed development.

Time: Monday to Friday, 9am - 5pm
Tuesdays, 9am - 7pm

Location: Kippax Fair,
Hardwick Crescent, Holt

There are many other opportunities for you to get involved and shape the vision of West Belconnen:



Visit www.talkwestbelconnen.com.au



Email westbelconnen@elton.com.au



Join the conversation at www.facebook.com/WestBelconnen



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www.elton.com.au



CONSERVATION COUNCIL

ACT REGION

1 September 2015

Mr Mick Gentleman MLA
Minister for Planning
Legislative Assembly of the ACT
GPO Box 1020
Canberra ACT 2600

CC:

Minister Rattenbury
Alistair Coe MLA, Shadow Minister for Planning
Meegan Fitzharris MLA, Chair Standing Committee on Planning, Environment and TaMS

Dear Minister

Re Territory Plan TP Draft Variation 351 West Belconnen Urban Development

The Conservation Council has particular interest in the proposed development at West Belconnen ("Riverview") mainly relating to our focus on planning and biodiversity conservation.

In some instances the Conservation Council supports the referral of Variations to the Territory Plan to the ACT Legislative Assembly Planning and Environment Committee. However in this instance we do not. We propose that to date there has been adequate consultation and areas of concern have been considered. We cannot see what additional information or sharing of views would be enhanced through a Committee process, rather it would be a repetition of consultative processes undertaken over the last few years. We note that in 2014 we likewise did not push for DV 319 to be referred to a Committee despite our keen interest in the proposals as again in that instance we felt the key issues had been satisfactorily considered and discussed with stakeholders via the Gungahlin Strategic Assessment processes.

I would like to draw your attention to some matters we raised in our submission on the Draft Variation which is available [here](#). The Conservation Council regards the process undertaken, so far, by the Riverview proponents as being 'better practice' in terms of other ACT developments.

The Conservation Council's overarching principle on developing at the urban edge is that: "Retention and enhancement of ecological values should be incorporated into the design and ongoing management of existing and new urban developments." Over the last three years we have been appreciative of the consultative and open approach of Riverview Group. Our staff, Biodiversity Working Group, Board and member groups have been involved in various ways in gaining an understanding of what is a very complex urban development proposal.

We regard the Legislative Assembly Committee process as a useful tool when there has been inadequate consultation; information has not been made available to the community, or; there are significant concerns with a proposal. Although we have some concerns with the Riverview development we believe that these have been considered or will be better addressed through further ongoing negotiation and discussion with the proponents rather than through a Legislative Assembly Committee.

The Conservation Council welcomes the proposed creation of a large new nature reserve (360 hectares) and the proposed management structure of the reserve is innovative. While we have concerns with some aspects such as the proximity of residences to the reserve, we have also had fruitful discussions with the proponents on early engagement of the community in the responsibilities and privileges of living next to nature.

We look forward to community awareness being built into the proposed Environmental Trust's responsibilities so that all residents – not just first time buyers and builders – are cognisant of needs for living next to nature; and this becomes part of the long-term ethos of the area. The Conservation Council welcomes the range of measures put in place to minimise 'urban edge' impacts including but not limited to cat containment, incorporation of dog parks into early plans, litter and rubbish control, water sensitive urban design, vehicle access, bushfire asset zone to be located within the urban footprint and proactive management of known or potentially invasive plants so that they are not planted.

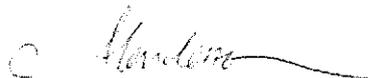
The Conservation Council believes that the expected benefits from the Environmental Trust can only commence after the variation to the Territory Plan is approved and unless the proposal is to be completely stopped then it is better that conservation work commence as soon as possible. The proposal provides for a 360 hectare conservation area along the Murrumbidgee River in the ACT and if NSW planning approvals are granted an additional 220 hectares (at least) will be added to the conservation area.

The Conservation Council commends the approach to biodiversity conservation taken by the Riverview proponents and suggests that it is the approach that should be reflected in all planning across the ACT. As Riverview said in a presentation to the Conservation Council: "Our approach has been to work out which parts of the site may be suitable for urban development, before we start planning the urban development. A series of scientific investigations have been conducted to establish what environmental values are present on the site."

We are in ongoing discussions on biodiversity conservation, particularly in the NSW section, with the Riverview proponents and a range of stakeholders. Although this extends our resources the discussions are more fruitful than we would expect from the equivalent resources being spent, with all due respect, preparing and appearing before a Legislative Committee process.

As always, I am happy to meet with you to discuss these matters and thank you for your consideration.

Yours sincerely



Clare Henderson
Executive Director