



# The West Belconnen Project Stakeholder and Community Consultation Summary Report

– Stage One: June 2013 to December 2013

**Client:**  
Riverview Projects (ACT) and The Land Development Agency

5 May 2014

**Contact:**

Roz Chivers  
roz@elton.com.au  
0478 683 843

**Canberra  
02 6274 3300**

Unit 10, George Turner House  
11 McKay Gardens  
Turner ACT 2612

**www.elton.com.au**  
consulting@elton.com.au  
Sydney | Canberra | Darwin  
ABN 56 003 853 101

---

Prepared by	Matthew McDevitt
Reviewed by	Roz Chivers
Date	26 February 2014
Document name	Consultation Report
Version	2

---

# Contents

<b>1</b>	<b>INTRODUCTION</b>	<b>4</b>
1.1	Purpose of this report	5
<b>2</b>	<b>ENGAGEMENT APPROACH AND ACTIVITIES</b>	<b>6</b>
2.1	Guiding Principles	6
2.2	Engagement objectives	6
2.3	Methods	7
2.3.1	Community Liaison	7
2.3.2	Government agency engagement	7
2.3.3	Community Newsletters	7
2.3.4	People and Place Group	8
2.3.5	Community Vision and Values Workshop	8
2.3.6	Planning and Design Forum	8
2.3.7	West Belconnen project website	9
2.3.8	Social Media	9
2.3.9	Consultation Manager	9
2.4	Communications	9
<b>3</b>	<b>SUMMARY AND OUTCOMES</b>	<b>11</b>
3.1	Engagement timeframe	11
3.2	Community Liaison Outcomes	12
3.3	Community Vision and Values Workshop Outcomes	13
<b>4</b>	<b>NEXT STEPS</b>	<b>18</b>
4.1	Stage 2 Timeframe	18
<b>APPENDICES</b>		
A	Newsletter 1 November 2013	20
B	Newsletter 2 December 2013	21
C	People and Place Group Terms of Reference	22
D	Minute of People and Place Group December 2013 Meeting	25
E	Newspaper advertisements	29
F	Flyers distributed by Kippax Uniting Church	30
G	Posters advertising the Community Vision Workshop and PDF	31

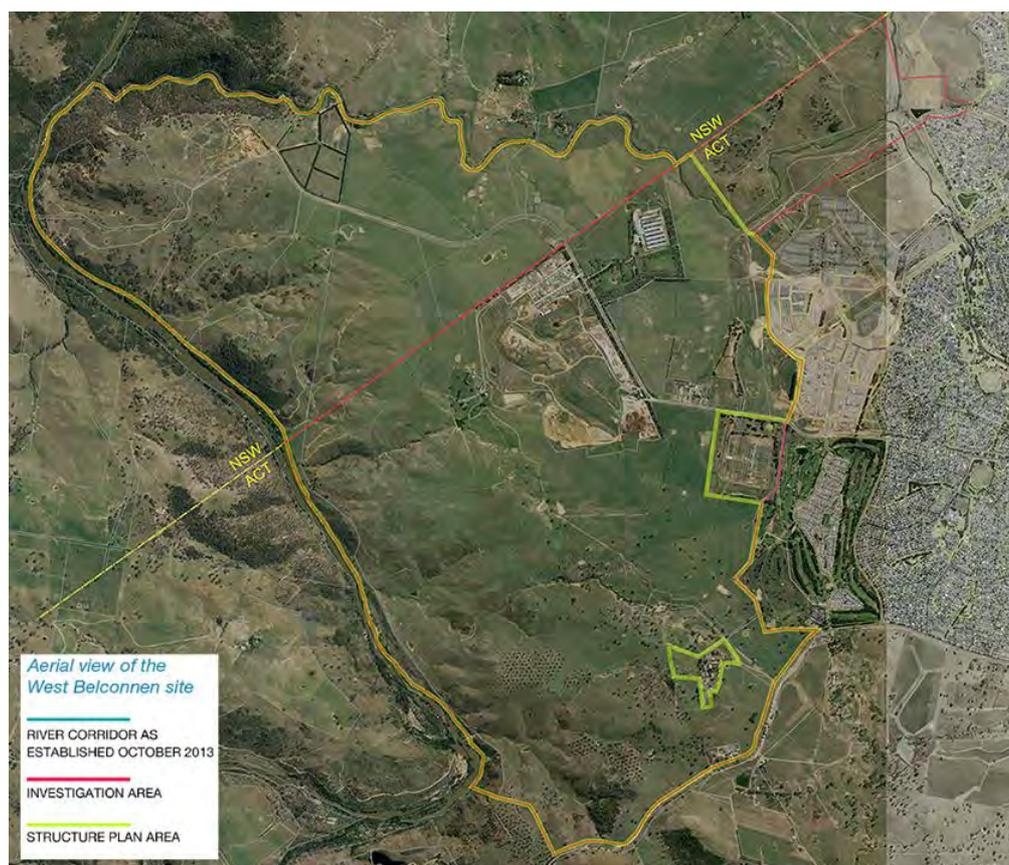
# 1 Introduction

In June 2013, the ACT Government announced an agreement with The Riverview Group<sup>1</sup>, 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 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 is therefore underway for the "investigation lands" (figure 1) which includes all urban potential land on the ACT side of the border and land owned by Riverview and others on the NSW side. The number of potential homes on the NSW side will be known once some of these investigations are completed.

Riverview Projects (ACT) Pty Ltd (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.



**Figure 1 The West Belconnen 'investigation area'**

<sup>1</sup> At the time of the announcement the company was known as The Riverview Group. This has subsequently changed to Riverview Projects (ACT) Pty Ltd (Riverview).

## 1.1 Purpose of this report

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 (LDA), 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.

This report provides an overview of the outcomes of the first stage of community and stakeholder engagement, from June to December 2013. The report has been prepared by Elton Consulting on behalf of Riverview and the Land Development Agency.



# 2 Engagement Approach and Activities

## 2.1 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 Stage 1 of this 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 requires 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.

## 2.2 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.

## 2.3 Methods

The following methods have been utilised throughout this first stage of stakeholder and community consultation:

### 2.3.1 Community Liaison

A community liaison officer (CLO) was appointed as the main point of contact between stakeholders and the community and the LDA and Riverview. Another aspect of the CLO's role was to provide a conduit for communication with key stakeholders particularly at the local Belconnen level, which could prove to be significant during the course of the project.

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

### 2.3.2 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. This 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 was to ensure that issues were understood, relevant processes followed and that there was a broad understanding of the project and its vision and objectives.

An important step in the engagement process was agency participation in the Planning and Design Forum. This involved representatives from across the ACT Government Directorates, a range of NSW Government representatives and Yass Valley Council.

### 2.3.3 Community Newsletters

Newsletters have proved an effective mechanism to reach community members, particularly those who do not usually participate in engagement. In this first stage of engagement, two newsletters have been prepared and distributed.

The first newsletter distributed in November 2013 introduced the community to the project, project team members and outlined opportunities for engagement including the Planning and Design Forum (PDF) and Community Vision Workshop (appendix A). This was distributed to all houses in Holt, Higgins and Macgregor. Additional copies were left at key community access points including Kippax Fair, Kippax and Belconnen library, Strathnairn, ACT Government shopfronts in Belconnen and the LDA shopfront in Dickson.

Newsletter 2 (appendix B), distributed in December 2013, informed stakeholders of the outcomes of the PDF and community Vision Workshop and presented the preliminary draft master plan for West Belconnen. This newsletter was distributed to homes in Dunlop, Higgins, Holt and McGregor and to the key community access points detailed above. Copies of the newsletter were also posted

to absentee landlords from the area immediately adjacent to the site in MacGregor (Refshauge Crescent, Hollows Circuit and Eccles Circuit). Over 300 electronic versions of the newsletter were emailed to people on the project stakeholder list. This included members of the public, government representatives and others.

### 2.3.4 People and Place Group

The establishment of a People and Place Group (PPG) is an effective way to test and refine ideas and incorporate feedback on proposals for the duration of the planning phase. The PPG is guided by a terms of reference (appendix C ) and comprised of members who are broadly representative of stakeholder interests.

The PPG met once during stage 1. This meeting was following the Planning and Design Forum due to timing constraints. Minutes of the meeting are at appendix D.

### 2.3.5 Community Vision and Values Workshop

Immediately prior to the Planning and Design Forum a community and stakeholder vision and values workshop was held. This workshop “creating and vision for West Belconnen”, was held on 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 we need to keep in mind as we 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.
- Posters and flyers displayed at local shopping centres, libraries, and other community centres.

### 2.3.6 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 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 vision.

Bringing together all the main 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 enable the project team to present the concepts and receive feedback to inform the preliminary draft Master Plan.

A stand-alone report has been prepared for the PDF (*Towards a Shared Vision for West Belconnen – Outcomes report on the community and stakeholder visions workshop and the Planning and Design Forum*. Elton Consulting 2013).

### 2.3.7 West Belconnen project website

The project website [www.talkwestbelconnen.com.au](http://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, story boards 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 TRG 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.

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

Facebook [www.facebook.com/WestBelconnen](http://www.facebook.com/WestBelconnen)

Twitter @westbelconnen

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

Project videos were also loaded onto Youtube and the project website. The first video featured David Maxwell from TRG discussing his vision for the project.

### 2.3.9 Consultation Manager

A record of all stakeholders and interactions with stakeholders is being managed on line using database software *Consultation Manager*. Consultation Manager provides an easy to access repository of all feedback and agreed actions with stakeholders.

The database, originally established in 2010, is evolving rapidly as new stakeholders and records of interaction are constantly updated. At the end of December 2013 there were over 300 stakeholders in the database.

## 2.4 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.
- » Two community newsletters distributed to all houses in Dunlop, Holt, Higgins and Macgregor, in November and December 2013.
- » Newspaper advertisements in the Canberra Times, the Chronicle, and the Yass Tribune (appendix E).

- » 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 F).
- » Posters and flyers displayed at local shopping centres, libraries, and other community centres (appendix G).



## 3 Summary and Outcomes

Input from stakeholders and community captured throughout this first stage of the project have been used in the development of the preliminary draft Master Plan.

Throughout this first stage of engagement, community and stakeholder input was received through community liaison interviews with both the Community Liaison Officer and key members of the project team, a meeting of the People and Place Group, website and social media questions and comments, and email submissions. The most significant amount of input came from the Community Vision and Values Workshop and associated public sessions at the Planning and Design Forum.

This chapter outlines the community liaison activities and the outcomes of the Community Vision and Values Workshop. The outcomes of the Planning and Design Forum are in a separate detailed report (*Towards a Shared Vision for West Belconnen – Outcomes report on the community and stakeholder visions workshop and the Planning and Design Forum*. Elton Consulting 2013). Minutes of the inaugural People and Place Group meeting are at appendix D. The chapter also provides an overview of the timing of engagement activities.

### 3.1 Engagement timeframe

Stage 1: Structure Planning	
Activity	Timing
Community liaison interviews	June to December 2013
Website launch	November 2013
Social media launch	November 2013
Newsletter 1	November 2013
Community Vision and Values Workshop	11 November 2013
Planning and Design Forum	12-14 November 2013
Day 1 PDF community feedback session	12 November 2013
Day 2 PDF Informal Pin Up Session	13 November 2013
Day 3 PDF Community Open House	14 November 2013
People and Place Group Meeting 1	5 December 2013
Newsletter 2	December 2013

## 3.2 Community Liaison

The focus of community liaison activities over the period October to December 2013 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

### 3.3 Community Vision and Values Workshop Outcomes

A significant source of input and feedback was the Community Vision Workshop session held on 11 November 2013 at the Holt Community Hub, Beaurepaire Crescent Holt. This session was an interactive workshop that enabled participants to express their concerns, ideas and visions.

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 issues and ideas that were identified at the Community and Stakeholder Vision Workshop became an important input to the Planning and Design Forum that was held over the following three days.

#### Issues

Throughout this first stage of community engagement, key stakeholders and community members have raised a number of key issues for the project team to take into consideration throughout the design of the draft Master Plan. These issues are outlined in the table below, along with a response from the project team.

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 Murrumbidgee River corridor will be protected and enhanced, with key ecological features conserved. Management is proposed to be 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. Riverview are active participants in this discussion.  There will be public access to the river corridor. However some areas may be less 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

Issue	Response
	<p>path networks are being developed so that 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>An 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</p>	<p>Riverview and LDA are very conscious of the importance of bushfire protection, and have</p>

Issue	Response
considered, and the need for fire protection was raised as a key issue.	enlisted the assistance of 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.

**Table 1 Issues raised by community at the Community Vision Workshop**

The ideas have been displayed graphically on the following pages.

## Ideas

As well as highlighting issues of concern, the consultation process has provided a number of opportunities for community members and stakeholder groups to express their ideas and vision for this new community. These ideas are outlined below.

### 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 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 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 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.

This page was left blank intentionally

## 4 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 the request to rezone the West Belconnen site in mid-2014. Community members and stakeholder groups will be encouraged to remain involved throughout the development of the project.

### 4.1 Stage 2 Timeframe

Stage 2: Rezoning	
Activity	Timing
<p><b>Newsletter 3</b></p> <p>Two – four page newsletter, content to include:</p> <ul style="list-style-type: none"> <li>• Clear description and images of preferred Master Plan</li> <li>• Promotion of upcoming community information sessions and online forums</li> </ul>	February 2014
<p><b>Community Information and Feedback Sessions</b></p> <ul style="list-style-type: none"> <li>• 'Drop-in' community sessions to provide opportunity to ask questions and give feedback to the project team</li> <li>• Display material also to be made available online</li> </ul>	20 and 22 February 2014
<p><b>People and Place Group meeting 3</b></p> <ul style="list-style-type: none"> <li>• Present and discuss stakeholder feedback</li> <li>• Discuss draft Master Plan</li> </ul>	17 February 2014
<p><b>Newsletter 4</b></p> <p>Content to include:</p> <ul style="list-style-type: none"> <li>• Information on the outcomes of the statutory planning process</li> <li>• Information on the implementation of the approved Master Plan</li> </ul>	TBC 2014

# Appendices

- A        Newsletter 1 November 2013
- B        Newsletter 2 December 2013
- C        People and Place Group Terms of Reference
- D        Minute of People and Place Group December 2013 Meeting
- E        Newspaper advertisements
- F        Flyers distributed by Kippax Uniting Church
- G        Posters advertising the Community Vision Workshop and PDF

# A Newsletter 1 November 2013

# West Belconnen Community news

November 2013

## Dear Resident

Welcome to our first community newsletter for the West Belconnen project – designed to keep you up-to-date on our proposal to create an innovative, diverse and sustainable community.

The vision for the West Belconnen project is to build on Canberra's garden city heritage by delivering a '21st century garden suburb,' a sustainable community of international significance.

Riverview Group is the project manager for West Belconnen on behalf of the ACT Government for the ACT Land and the owner/developer for the NSW Land.

If approved, the West Belconnen project will help to address housing demand over the next 15 years, offering a mix of housing options for individuals and families at affordable prices. It has the potential to deliver around 4,500 new homes in the ACT.

The development would revitalise West Belconnen and bring growth in the area for years to come. It would boost the building and construction industries, creating thousands of jobs during the initial stages of the project.

Our focus is on providing a genuine sustainable urban development. The project will follow best practice guidelines and is part of the Green Star Communities' Pilot Program. The program outlines criteria for design and construction, and also community engagement, which we see is an integral part of the project.

I understand that this project will create significant change for North West Canberra and neighbouring NSW. It is very important that the project team continues to work with the local community and stakeholders as we plan for the future of the area.

We are committed to being a good neighbour by listening to local residents and stakeholder groups and responding to any queries you may have. We will keep you informed throughout the project via newsletters and a project website.

Thank you for your interest in the project.

Yours sincerely,

**David Maxwell**

Director Riverview Group

## The West Belconnen project is all about:



# Delivering for West Belconnen

The proposed West Belconnen project would provide a sustainable way to manage Canberra's growing population. The development will build on and enhance existing infrastructure in the area, lead improvements of roads and the revitalisation of shopping centres and schools and be a catalyst for growth and employment.

Over the past six years, the Riverview Group has been working on a proposal to develop a sustainable community of international significance in the nation's capital. On 5 June 2013, the ACT Government announced it had entered into a partnership arrangement with the Riverview Group to deliver the project.

Planning for the project has been given the green light to proceed. The Land Development Agency and the Riverview Group will begin the planning phase, which includes two main stages:

- » Stage 1 – the structure planning process
- » Stage 2 – the statutory rezoning process

## Timetable information

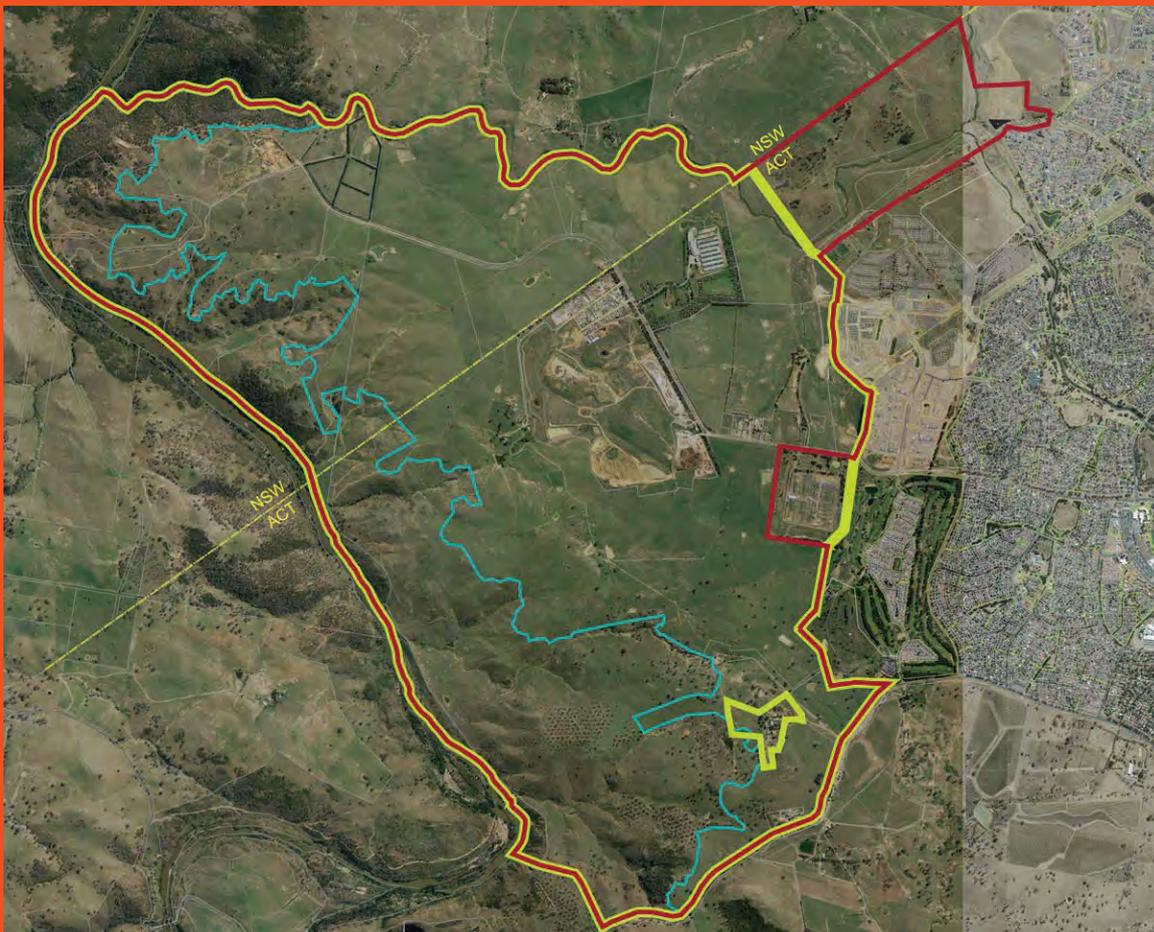
The West Belconnen project will involve changes to the planning controls that currently apply over the site. The planning assessment process will include a comprehensive environmental impact assessment.

Over the next few months the project team will be meeting with the ACT Planning Authority, the National Capital Authority, the NSW Department of Planning and Infrastructure, Yass Valley Council and the Commonwealth Department of the Environment to discuss procedures for undertaking the environmental assessment, and, assuming that the outcome of this is positive, amending the National Capital Plan, the Territory Plan, and the Yass Valley Planning Scheme, to enable the project to proceed.

Each of these is a formal process with requirements for community input. In the next newsletter we will be able to provide more detail on the staging and timing of these processes.

## About the site

The majority of the proposed site is located in the north west of the ACT with the northern section of land located in Yass, NSW. This northern peninsula is bounded by the Murrumbidgee River, and Ginninderra Creeks and can only be accessed via the ACT. The site is an ideal place for new homes, being only 12 minutes from Belconnen town centre and 20 minutes from Canberra city.



**Aerial view of the West Belconnen site**

RIVER CORRIDOR AS PROPOSED – OCTOBER 2013

INVESTIGATION AREA

STRUCTURE PLAN AREA

# Planning and Design Forum

The Riverview Group and the ACT Government are hosting a Planning and Design Forum to bring together a range of government agencies, adjoining landowners, and community and business representatives. These stakeholders will work with the project team to explore development opportunities for this unique site. The Planning and Design Forum is a key step towards creating Canberra's 21st Century garden suburb.

The project team will share information on global trends and innovations that can be used at West Belconnen. New Australian and ACT sustainable development benchmarks will be identified to deliver a community of international significance.

Throughout the forum the project team will work collaboratively with the various stakeholder groups to prepare an initial master plan for the project. The master plan will be accompanied by rigorous development standards to ensure that the project achieves world's best practice. The initial draft master plan will then be considered by the project team and refined over the following months, through ongoing stakeholder engagement.

There are several sessions throughout the course of this event that are open to the public including:

Session	Purpose	Meeting details
<b>Community and Stakeholder Information Session</b>	To launch the Planning and Design Forum and ensure that community interests and values are clearly articulated and understood from the beginning.	<b>Date:</b> 11 November 2013 <b>Time:</b> 6.30pm – 8.30pm <b>Location:</b> Holt Community Hub, Beaufort St Holt
<b>Feedback Session</b>	An opportunity to hear about the ideas generated on day one.	<b>Date:</b> 12 November 2013 <b>Time:</b> 5.00pm – 5.30pm <b>Location:</b> Main Foyer, Ground Floor H Block Vowels Cres, off Purdy St Canberra Institute of Technology, Bruce
<b>Informal Pin Up Session</b>	To share the draft structure plan as a work in progress.	<b>Date:</b> 13 November 2013 <b>Time:</b> 6.00pm – 7.00pm <b>Location:</b> Main Foyer, Ground Floor H Block Vowels Cres, off Purdy St Canberra Institute of Technology, Bruce
<b>Community Open House</b>	To present the concepts and received feedback which will inform the draft master plan.	<b>Date:</b> 14 November 2013 <b>Time:</b> 5.30pm – 6.30pm <b>Location:</b> Main Foyer, Ground Floor H Block Vowels Cres, off Purdy St Canberra Institute of Technology, Bruce

Please RSVP to [westbelconnen@elton.com.au](mailto:westbelconnen@elton.com.au) or phone (02) 6274 3300 by **10am, 7 November 2013**.

Please indicate if you have any specific access requirements.

## Connecting with the community – have your say

The Riverview Group has been talking to local stakeholders for the past six years to find out what they love about the existing community and how the area should be shaped into the future. We are committed to effective stakeholder and community engagement that is meaningful and inclusive. In order to do this, community participation is a necessity early on in the planning process so that you can be part of the journey.

There are many more opportunities to have your say and gather more information about the project:

- » A dedicated project website [www.talkwestbelconnen.com.au](http://www.talkwestbelconnen.com.au) will be launched in early November with the latest news about the project. You will be able to have your say via the online forum, join a facebook discussion [www.facebook.com/westbelconnen](http://www.facebook.com/westbelconnen) or follow us on Twitter @westbelconnen
- » Regular project newsletters will keep the local community informed throughout all phases of the project.
- » A People and Places Group, comprising community stakeholders will be established to represent diverse views on topics such as nature conservation, employment generation, housing requirements, community service facilities and needs of young people. One of their first roles will be to provide input into the vision for the West Belconnen development on both sides of the border.
- » A Planning and Design Forum will be held on 11-14 November 2013.

## Meet the project team



The West Belconnen project is being driven by a team of leading experts. David Maxwell, Director of the Riverview Group is project director and team coordinator.

David has more than 30 years' experience in real estate and major property development. He grew up in Queanbeyan, Canberra and has a strong connection to the local community. David started developing his vision for the site in 2004. He sees the planning phase as the next stage of a 20 to 30 year journey. David appreciates the beautiful environmental aspects of the site, but acknowledges there are many complexities for development.

"This project is an opportunity to transform the West Belconnen site into a place that can be appreciated and enjoyed by future generations. I want to look back in 20 years' time and see an innovative 21st century garden suburb that is integrated with the existing community and provides a great place for people to live," said David.

David will be supported by a multi-disciplinary team of experts to work closely with the ACT and NSW Governments and Yass Valley Council to undertake detailed planning investigations and technical studies for the proposed new community.

# How can I find out more?

For more information about West Belconnen including the latest news, visit us at [www.facebook.com/westbelconnen](http://www.facebook.com/westbelconnen) or follow us on Twitter @westbelconnen.

Our new website, [www.talkwestbelconnen.com.au](http://www.talkwestbelconnen.com.au) will be launched in early November.

You can also email the project team via [westbelconnen@elton.com.au](mailto:westbelconnen@elton.com.au)

## B Newsletter 2 December 2013

# West Belconnen Community news

December 2013

## Dear Resident

Welcome to the second community newsletter for this project – designed to keep you up-to-date on our proposal to create an innovative, diverse and sustainable community at West Belconnen.

The West Belconnen project aims to provide a diverse range of housing and block sizes to suit a wide range of budgets, buyers, renters and lifestyles. This project is being designed to provide a sustainable way to manage the growing population in the region.

The development would revitalise West Belconnen and bring growth in the area for years to come. It would boost the building and construction industries, creating hundreds of jobs during the initial stages of the project and continuing into the longer term.

The Riverview Group has made significant progress in the past month, including hosting a Community and Stakeholder Vision Workshop and a three day Planning and Design Forum. See inside for a snapshot of the outcomes from these sessions and read more about the development of a draft Master Plan for the site.

We will continue to provide you with regular project updates to ensure you are kept informed throughout all stages of the project. For more information please visit [www.talkwestbelconnen.com.au](http://www.talkwestbelconnen.com.au).

Thank you for your interest in the project.

Yours sincerely,

**David Maxwell**

Director Riverview Group

## Upcoming Events

Event	Purpose	Timing and location
<b>Community shop front opening</b>	Please drop in to share your thoughts or have a chat about the proposed development	February 2014  Kippax Centre in the old Commonwealth Bank premises
<b>Strategic Planning Review of Kippax Centre</b>	Strategic Planning Review of the Kippax Centre will be undertaken to look at infrastructure, retail and market potential, traffic, parking, public transport and recreation	There will be opportunities to participate in public consultation processes early in 2014
<b>Community Information and Feedback Sessions</b>	These sessions provide an opportunity for the community to view the master plan and to provide feedback	Kippax Centre and in Yass during late February 2014

# Creating a vision for West Belconnen

Almost 100 stakeholders and community members attended the Vision Workshop on 11 November. This workshop provided the community with the opportunity to find out more about the plans for West Belconnen and to provide feedback about how they would like to see the community grow.

## Community suggestions in relation to the development:

- » Re-open Ginninderra Falls and allow public access to the Murrumbidgee River
- » Create a national park centred on Ginninderra Gorge
- » Light rail or other public transport connections between West Belconnen, Belconnen Town Centre, and Civic
- » Sustainable transport
- » A mix of affordable housing, catering for a diverse range of people and families
- » Sporting, community and social infrastructure
- » Community gardens and urban farms
- » Local employment opportunities

## Key matters to be considered in planning for the project:

- » Traffic impacts – particularly along Southern Cross Drive and Drake Brockman Drive
- » Parking – Kippax centre will need to expand to cater for new residents
- » Pressure on capacity of local schools
- » Integration of existing suburbs into the new development

Please visit [www.talkwestbelconnen.com.au](http://www.talkwestbelconnen.com.au) to read more about feedback received at the workshop.

## About the West Belconnen draft Master Plan

The study area includes the land north of Parkwood Road between West Macgregor and the ACT border and the land south of Parkwood Road. It extends south around the Magpies golf club to Stockdill Drive and around the south side of the landfill site/Canberra sub station down to the Murrumbidgee River. It also includes land beyond the land fill site in NSW, on both sides of Parkwood Road, bordered on the north by Ginninderra Creek and on the south by the Murrumbidgee River.



# Planning for the future of West Belconnen

A wide range of stakeholders attended the Planning Design Forum, which was held from 12 to 14 November.

Community members, landowners and representatives from the Commonwealth, ACT and NSW Governments and Yass Council explored planning and design opportunities for West Belconnen.

Participants at the forum recognised the importance of:

- » Well located community facilities that can enhance community wellbeing
- » Diverse mix of housing
- » Dedicated pedestrian paths and cycleways to provide a safe environment for users
- » Community gardens and local food production



Chris Reynolds at the Planning and Design Forum



Planning and Design Forum participants at the West Belconnen site

## West Belconnen Draft Master Plan

The initial West Belconnen draft Master Plan illustrates the results of the planning process that has included technical studies, initial community consultation and briefings. It is a high level strategic plan that guides future land use, employment, residential location and density, co-ordination and provision of major infrastructure. This includes the location of schools, roads, cycleways, footpaths movement networks, environmental corridor boundaries, open space, retail and commercial centres.

Feedback received at the vision workshop and the forum about what should be included in the draft Master Plan included:

- » A range of community facilities
- » A commercial centre, which will provide a range of local shops and cafes
- » Two government primary schools and a combined primary and high school. Non-government primary and high schools are also being considered
- » Conservation of the River Corridor, which protects the land around the Murrumbidgee River and Ginninderra Creek, the lizard habitat and endangered box-gum woodland, while allowing for access to the river and preservation of views
- » Open spaces, ranging from pocket parks through to sporting ovals
- » Protection of the heritage Belconnen Farm buildings and Ginninderra Falls
- » Land affected by power lines, the landfill site and Parkwood Eggs could be used for a range of uses
- » A wide range of block sizes and building types to cater for a diverse community.

This initial draft Master Plan will be continually refined over the coming months to reflect ongoing community and stakeholder feedback. Community information sessions will be held in early 2014 to seek further feedback prior to the commencement of the rezoning process.

## Meet the project team

A team of experts have been engaged for the project to ensure robust planning, design and community engagement. Peer reviewers form part of this team, to ensure the best outcomes are achieved for West Belconnen and its new residents.

### Colin Henson

Colin Henson is a Transport Peer Reviewer whose role is to review the transport planning work undertaken by the lead consultants AECOM and MR Cagney for West Belconnen. Colin bases his approach on world's best practice transport methods. Colin's vision for the project is to ensure that transport is sustainable and flexible, offering the community choices including public transport, cycling and walking.



Colin says that, "Transport needs to complement liveable streets. One of the traps that planners can fall into is designing only for drivers."

Colin ensures that transport options are family friendly, "If it is safe and practical for kids, that's a big win for parents."

Colin is an experienced project director for a broad range of private sector and government clients. He is a Governor of the Warren Centre for Advanced Engineering at the University of Sydney, where he is regularly involved considering the effect of emerging trends and technologies on societies.

Colin is currently working on a range of projects, including Sydney's North West Rail Link Integrated Transport and Land Use, IP Major Interchanges Program for Transport for NSW, Sunshine Coast Roads Strategies, and design of award-winning urban developments in Victoria Park, Zetland.

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 The Riverview Group will not be responsible for any loss or damage that may be incurred as a result of your reliance upon this material.



Artist's impression of the West Belconnen concept

## How can I find out more?

For more information about West Belconnen:

**Visit**

[www.talkwestbelconnen.com.au](http://www.talkwestbelconnen.com.au)

**Join the conversation at**

[www.facebook.com/westbelconnen](https://www.facebook.com/westbelconnen)

**Follow us on Twitter**

@westbelconnen

**Email**

[westbelconnen@elton.com.au](mailto:westbelconnen@elton.com.au)



# C People and Place Group Terms of Reference

## West Belconnen People and Place Group Terms of Reference

### Purpose

The population in the ACT and wider region continues to grow. The need for affordable housing and a range of housing options is a challenge faced by the ACT Government and surrounding NSW councils.

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 is therefore underway for the "investigation lands" which includes all urban potential land on the ACT side of the border and the Riverview Group and others on the NSW side. The number of potential homes on the NSW side will be known once some of these investigations are completed.

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.

Riverview Group in close liaison with the ACT Government's Land Development Agency and the Yass Valley Shire Council is convening a People and Place Group (PPG) to share information and to ensure community views are heard in planning for West Belconnen.

The PPG will provide a forum to bring together a representative group of the community to inform the proposed West Belconnen development. The group will:

- a) receive information about the West Belconnen project
- b) generate ideas for achieving positive outcomes for the project and the broader 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.

### Meetings

The People and Place Group will meet on at least three occasions during the structure planning period (November 2013 -April 2014), with any further meetings to be determined. Members will be notified in writing of meeting dates by Elton Consulting (on behalf of the Riverview Group) as soon as they are determined, at least one week before the meeting. Meetings will take no more than two hours and will be located at a suitable venue in the West Belconnen area.

## Membership

Membership of the PPG has been finalised by the Riverview Group in close liaison with the Land Development Agency and the Yass Valley Shire Council (YVC). It includes representatives from the community and business in the Belconnen/Yass region.

Specifically, the PPG membership is proposed to be comprised of representatives from the following groups, businesses and individuals:

- 1 representative nominated by Belconnen Community Council
- 1 representative from the Hall and District Progress Association
- 2 representatives of the West Belconnen/Yass business community - preferably 1 nominated by the Canberra Business Council and 1 nominated by Yass Chamber of Commerce (preferably rural YVC).
- 1 representative of Kingsford Smith School (either Community Association (P&C) or Board member)
- 1 Indigenous representative
- 1 representative of ACT Council of Social Services or Belconnen Community Services Interagency
- 1 representative of the Yass Valley Sustainable Communities Committee
- 1 representative of the Youth Coalition of the ACT
- 1 representative or Conservation Council ACT Region
- 1 representative of the Heart Foundation (ACT Division)

The following have been invited to attend the PPG meetings as observers:

- Representatives of the Land Development Agency
- Representatives of the Yass Valley Shire Council
- Representatives of the Riverview Group

Employees of the ACT and NSW Governments and consultants from the West Belconnen team may also be present at PPG meetings to provide information and hear the views of the Group. These employees are not members of the PPG but are ex-officio participants in the process.

### Process and reporting

Michael Pilbrow has been engaged to independently chair each of the three meetings to ensure a consistent, transparent and effective PPG process. Meetings will be informally, but professionally, chaired to ensure discussions are focused. All members of the PPG will have an equal opportunity to contribute and provide feedback.

Elton Consulting will provide a scribe for the meetings and will arrange for meeting notes (rather than formal minutes) to be distributed to all PPG participants within 3 working days of each meeting.

Meeting notes will provide a record of key discussion items and actions.

If members of the PPG have questions between meetings, they should contact Roz Chivers from Elton Consulting on 6274 3300.

### Terms of participation

1. Meetings will start and finish on time.
2. Alternate delegates are permitted, but attendance should be notified in advance.
3. Members will respect the right of other members to be heard within the PPG and show courtesy to all involved.
4. Members will respect the role of the facilitator as chair of PPG meetings. All questions should be directed through the chair.

5. The agenda for each meeting will be determined in advance by Riverview Group in close liaison with the Land Development Agency and Yass Valley Shire Council, taking into account issues raised at the previous meeting.
6. PPG members will be provided with access to relevant documentation.
7. Where a response cannot be given at the meeting, questions will be taken on notice and a reply given either at the next meeting or addressed via email or phone as soon as possible.
8. No member will make public statements purporting to represent the views of the PPG.
9. Membership of the PPG is voluntary; as such members will not be remunerated for attendance at meetings.

# D Minute of People and Place Group December 2013 Meeting

## Inaugural Meeting

7.30-9.00 pm Thursday 5 December 2013

Strathnairn

### Attendees

Name	Representing	Name	Representing
Andrew Ellis	Youth	Robyn Coghlan	Belconnen Community Council
Rosemary Blemings	Strathnairn/the arts community	Dira Horne	Belconnen Community Services
Leigh Watson	ACT Shelter	Judy Roberts	Hall & District Progress Association (Wallaroo Rd resident)
Hannah Duggan	Kippax Uniting Church (children, youth and families)	Tom Gordon	Land Development Agency
David Maxwell	The Riverview Group	Michael Pilbrow (Chair)	Strategic Development Associates (local community liaison)
Roz Chivers	Elton Consulting (community engagement)		

### Apologies

Name	Representing	Name	Representing
Zac Hatfield Dodds	Youth	Clare Henderson	Conservation Council
Meg Richens	Kippax Uniting Church	Susan Helyer	ACTCOSS

Andrew Kelly	Business (Kippax) Soul Patterson Chemist	Karissa Preuss	Ginninderra Catchment Group
TBC	Yass Business Chamber	TBC	Kingsford Smith School

### **Item 1 – Welcome and Introduction**

All attendees introduced themselves. Apologies were noted.

### **Item 2 – Role of the People and Place Group/Draft Terms of Reference**

The proposed role of the PPG was discussed as per the draft terms of reference. Two changes were suggested and agreed to these being:

- To remove the reference to YVC from the Hall and District Progress Association as they are not participating on behalf of council.
- To amend objective B by the inclusion of the following clause “and the broader community”

There was discussion about the lack of indigenous representation. The group were advised that there had been ongoing discussion with Lyn O’Brien from Biosis who is undertaking the indigenous heritage work on the project. Lyn is liaising with the Aboriginal community to identify a rep(s). Unfortunately no one was able to attend this meeting.

The group were requested to advise of any suggestions or addition changes required to the ToR out of session.

### **Item 3 Outline of the West Belconnen/Parkwood Road Project**

#### **3.1 Presentation by David Maxwell, Project Manager**

David thanked everyone for their involvement in the PPG. David indicated that he sought frank and open feedback on the proposal from the community and he was aspiring to resolve issues prior to lodging the rezoning applications. David then took everyone through a presentation that:

- outlined the history of the project,
- detailed the site and the river corridor conservation zone
- outlined key aspects of the proposal including sustainability, affordable and diverse housing mix, transport, community facilities, cross border development, commitment to engagement, integrated with the existing West Belconnen Community.

Following the presentation there was a short discussion about the process of getting a different name for the area. David informed the group that he was meeting with the ACT Place and Names Committee next week to seek advice on this issue.

#### **3.1 Presentation by Stephen Moore from Roberts Day – the Projects Urban Design Team**

Stephen presented the draft master plan that had evolved from the three day Planning and Design Forum in November and the associated Community and Stakeholder Vision workshop. 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.

The group was informed about the process to refine the draft master plan and opportunities for feedback.

#### **Item 4 Questions and Discussion**

Key issues that were discussed included:

- desirability of whole of life development, flexible housing, accessible housing, ageing in place
- desirability of intergenerational spaces and colocation of facilities for different age groups
- impact of the long development period and the time lag between residents moving in the provision of social and transport infrastructure
- need for flexible buildings as the community changes e.g. schools to age care and back
- use of infrastructure in surrounding suburbs and 'meanwhile spaces'
- sustainability – Green Star community pilot

Questions that were discussed included:

- how you manage the quality and characteristics of a long term development (is the concept what is built)? – Lightview was provided as an example of how this can be achieved. TRGs long term involvement is guaranteed by timing constraints on NSW land development. The precinct code will be tailored to address the goals.
- Service delivery across the border, implications for Yass Valley Council and NSW Community members. A number of studies have been undertaken in relation to this and a range of options including moving the border exist.
- Timing of infrastructure delivery and whether that allows for flexibility in the development eg if Parkwood Eggs exit early. Major infrastructure is planned (and frequently) delivered early which can have implications for flexibility.
- Impact on Strathnairn's ambience. – TRG and LDA support the planting of a screen/ living buffer zone for protection and shielding. It was suggested that a landscape architect should advise on the planting approach. There was also some discussion of a boundary adjustment and that over time the project office would move from Kippax to near Strathnairn and will be a focus for the community.

#### **Item 5 Identification of issue for future discussion**

- The approach to consultation – particularly engaging a more diverse section of the community
- The science behind the high tension power lines and the old tip – basis of the assumption that it is safe to build near these

- Projected demographics of West Belconnen – what the population will look like
- Public/community transport and preventing transport disadvantage
- Housing affordability –public housing, community housing , genuine definition of affordability, options for shared equity, coop living
- Relationship with the Yass Valley Shire Council and Community and the impact on the NSW landowners, police and fire etc

**Item 6 Future meeting schedule**

Future meeting schedule was discussed along with best time for a meeting ie business or after hours.

Proposed schedule is as follows:

- Monday 17 February 2014 prior to the Community Information and Feedback Session (post CIFS) for a 'heads up'

(22 February Community Information and Feedback Session)

- Monday 10 March 2014 post CIFS feedback and to discuss Kippax planning study.

These dates are to be confirmed with PPG members.

**Action log**

Action no.	Action	Status
1.2.1	Amend draft terms of reference as agreed by group	complete

# E Newspaper advertisements

# 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 Cres, 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](mailto:westbelconnen@elton.com.au) or  
(02) 6274 3300 by 12pm, 10 November 2013.



**ACT**  
Government  
Economic Development



# F Flyers distributed by Kippax Uniting Church

# 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 region's 21st century garden suburb.

<b>Planning and Design Forum Launch – Community Session</b> <i>A workshop about community interests and values</i>	<b>Date:</b> 11 November 2013 <b>Time:</b> 6.30pm – 8.30pm <b>Location:</b> Holt Community Hub, Beaurepaire Cres, Holt
<b>Pin-up Session</b> <i>Check out what our designers are doing as the work progresses</i>	<b>Date:</b> 13 November 2013 <b>Time:</b> 6.00 – 7.00pm <b>Location:</b> Ground Floor H Block, Vowels Cres, CIT, Bruce
<b>Community Open House</b> <i>View the draft concepts and provide your feedback</i>	<b>Date:</b> 14 November 2013 <b>Time:</b> 5.30 – 6.30pm <b>Location:</b> Ground Floor H Block Vowels Cres, CIT, Bruce
<b><i>If you have ideas about what you would like to see in this new suburb, we're all ears. RSVP <a href="mailto:westbelconnen@elton.com.au">westbelconnen@elton.com.au</a> or (02) 6274 3300 by 12pm, 10 November 2013</i></b>	

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](http://www.talkwestbelconnen.com.au)
- Look out for our newsletter
- Email [westbelconnen@elton.com.au](mailto:westbelconnen@elton.com.au)
- Like our Facebook Page [www.facebook.com/WestBelconnen](http://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

## G Posters advertising the Community Vision Workshop and PDF

# 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](mailto:westbelconnen@elton.com.au) or  
(02) 6274 3300 by 10am, 7 November 2013.



[www.talkwestbelconnen.com.au](http://www.talkwestbelconnen.com.au)  
will be launched in early November



[www.elton.com.au](http://www.elton.com.au)