



Molonglo and North Weston

Planning for the future development of Molonglo and North Weston

Study area

Molonglo and North Weston are located to the west of Canberra Central, with Belconnen to the north and Weston Creek to the south.

[Molonglo and North Weston area map](#)

The vision

Molonglo will support a projected future population of some 60,000 people in an urban growth containment line within 15km of the Canberra City centre, as outlined in The Canberra Spatial Plan (2004).

ACTPLA is committed to achieving excellence and best practice in sustainable design and development outcomes in the new urban district of Molonglo. Molonglo is being planned from the outset to establish a transit-oriented structure for future urban development. Urban development in Molonglo Valley will set new standards for sustainability in the context of safe and walkable neighbourhoods, environmental protection, water management, energy and waste, with good access to services and facilities, including fast and frequent public transport, community facilities and recreational opportunities.

Structure plan and concept plans

Territory Plan Variation Number 281 (DV281) commenced on 12 December 2008 to introduce a structure plan for Molonglo and North Weston. The structure plan sets out the principles and policies that apply to the Molonglo and North Weston future urban areas.

Concept plans may be prepared for all or part of the area subject to this structure plan to guide future development. DV281 also introduced concept plans for the suburbs of North Weston, Coombs and Wright.

The Coombs, Wright and North Weston Concept Plans are currently being revised in the new rules and criteria format and require technical amendments to the Territory Plan. Concept plans prepared for further suburbs will be added through variations to the Territory Plan.

The [Coombs and Wright Concept Plan](#) is available for comment from 30 October until 23 November 2009.

Environmental assessments

Environmental impact assessment

The Minister for Planning has exercised his powers under the Planning and Development Act 2007 to waive the need for environmental impact statements (EIS) for development of parts of the Molonglo Valley based on the comprehensive environmental investigations already undertaken in association with the Molonglo preliminary assessment.

- [Report on environmental impact statement exemption for parts of Molonglo](#) (PDF 358.7KB).

Strategic assessment

In 2008, the Commonwealth Minister for the Environment, Heritage and the Arts and the ACT Minister for Planning agreed to undertake a [strategic assessment](#) of the proposed Molonglo and North Weston Structure Plan.

A strategic assessment report is being prepared under S146 of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) which will essentially evaluate matters of national environmental

significance (MNES) across the Molonglo Valley and recommend a range of management and mitigation measures.

The strategic assessment for the Molonglo Valley is one of the first to be undertaken in Australia relating to urban development.

Public consultation on the report is expected to occur in early 2010.

In the interim, referrals under s75 and s77 of the EPBC Act were lodged with the Commonwealth Department of the Environment, Water, Heritage and the Arts (DEWHA) for the first releases in Molonglo of the suburbs of Wright, Coombs and North Weston.

DEWHA has determined that the referrals for urban development of North Weston, Wright and the first stage of the north-south arterial road between Streeton Drive and Holden Creek are not a controlled action for the purposes of the EPBC Act. DEWHA has also determined that the referral for urban development at Coombs is not a controlled action, provided it is undertaken in the manner set out in the decision.

Infrastructure works supporting urban development

Major infrastructure works in the Molonglo Valley and North Weston include arterial roads and major intersections, water quality control ponds, and trunk sewer and water mains. For further information, refer to the [Territory And Municipal Services](#) and [ActewAGL](#) websites.

Timing of land release

The development of Molonglo Valley and North Weston will allow the ACT Government's land release program and affordable housing action plan to be delivered in a timely and sustainable manner over the next 30 years.

The first residential land in North Weston was released in June 2009, with the sale of a parcel of land at the corner of Streeton Drive and Cotter Road expected to yield around 100 dwelling sites.

For information about the timing of land release in Molonglo and North Weston, contact the [Land Development Agency](#) or refer to the ACT Government's indicative residential land release program, available from the [Chief Minister's Department](#).

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