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NEWSLETTER

WELCOME TO THE MOLONGLO VALLEY COMMUNITY NEWSLETTER

WRIGHT DEVELOPMENT APPLICATION

Following Community Information Sessions held in December 2009 and March 2010, the Land Development Agency (LDA) finalised the Estate Development Plan for Wright and lodged it as a Development Application with the ACT Planning and Land Authority (ACTPLA) earlier this year. The Development Application has now been approved by ACTPLA. This means construction of roads and services in the estate can commence shortly.

LAND SALES IN WRIGHT

The first land release in Wright was a success with nearly all of the blocks now sold. The LDA is looking forward to starting construction work on the Estate and buyers will soon be able to start designing their new homes. For more information about land sales in Wright please contact Colliers International on 1800 123 230 or visit the website at:
www.molonglovalley.com.au to register your interest in future sales.

HOME SUSTAINABILITY ADVISOR

The LDA is encouraging land purchasers in Wright to build sustainable houses with the inclusion of a buyer's incentive rebate package and a free home sustainability advisory service. As part of this initiative, the LDA has appointed a Home Sustainability Advisor for Stage 1 of the Wright Residential Development. The role of the Advisor is to provide advice to land purchasers, builders and design professionals. This will enable people to make informed decisions about building sustainably and the associated benefits for home owners and the environment.

The LDA will be sending invitations soon to buyers in Wright and the building industry to attend information sessions to be held later this year.

MULTI-UNIT SITES

Two multi-unit sites in Wright sold by tender in September 2010. MKP Investments paid \$5.8 million for the 11,304m² block which will see the development of up to 113 apartments. Mascot Homes bought the 5,575m² block for \$2.9 million. This site will feature up to 18 townhouses.



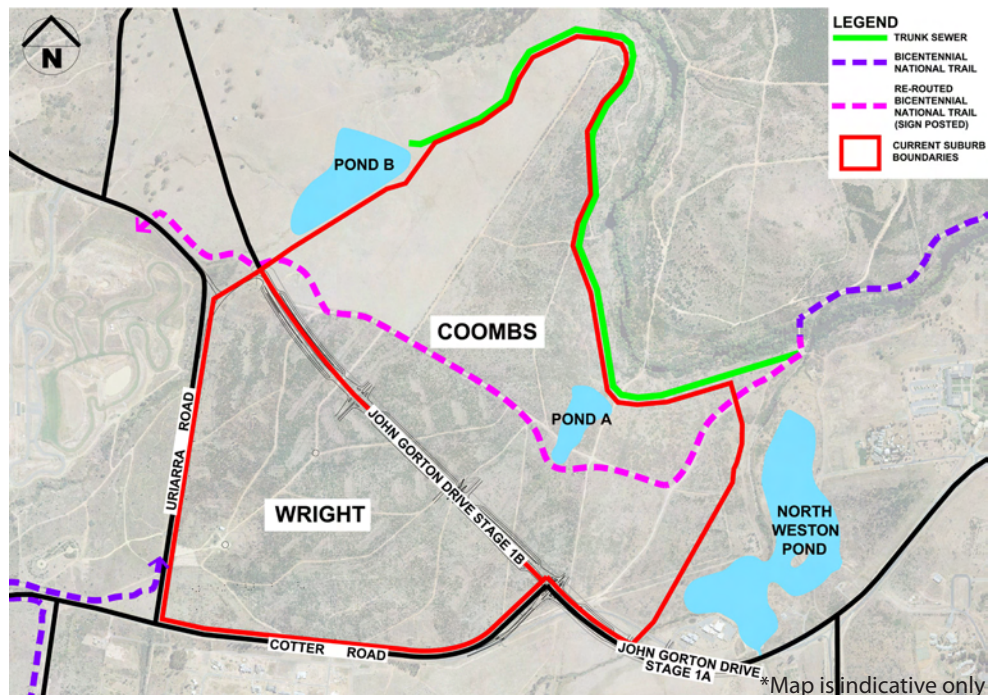
CONSTRUCTION UPDATE

The establishment of a new suburb requires a significant amount of capital works. To ensure Molonglo Valley has appropriate infrastructure there are several projects underway. These include the construction of John Gorton Drive (the north-south arterial road) and realignment of the Cotter Road; the North-Weston and Coombs ponds; a trunk sewer and Wright subdivision works. ACT Procurement Solutions and the Department of Land and Property Services (LAPS) are responsible for managing the work associated with the road and ponds. ActewAGL is looking after the trunk sewer and the LDA will manage the subdivision construction for Wright.

Please refer to the following timeline for details of upcoming capital works around Wright and Coombs.

- **Underway:** North Weston Pond and realignment of the Cotter Road
- **September 2010:** Start construction of John Gorton Drive between Wright and Coombs
- **September 2010:** Start trunk sewer construction in Coombs
- **October 2010:** Start Cotter Road and Kirkpatrick Street intersections
- **November 2010:** Start Coombs Pond construction
- **October 2010:** Start Wright subdivision construction.

If you would like more detailed information about construction in Molonglo Valley please contact John Husband from LAPS on (02) 6205 2920.



This image shows some of the construction due to commence in 2010.



Aerial image of Molonglo Valley September 2010.

TRAFFIC UPDATE

In the next few months there will be some interruptions to traffic along Cotter Road. This is due to the realignment of Cotter Road and the Cotter Dam expansion which will also be using Cotter Road. For further information regarding traffic please see the ACT Roads website at www.tams.act.gov.au/move/roads/construction_projects/north_south_arterial

RIPARIAN MANAGEMENT STRATEGY

The Public Information Sessions in March 2010 provided the community with the opportunity to engage in discussion on the Riparian Management Strategy. The Strategy is currently being finalised, with the key aim being to conserve and rehabilitate aquatic and riparian ecosystems (adjacent to the suburbs of Coombs and North Weston). This will also include enhancing recreational opportunities and improving amenity of the river corridor for residents and visitors to the area.

ACCESS FOR RECREATIONAL USERS

Access to the Bicentennial National Trail (BNT) will be maintained for recreational users during the construction of capital works projects. The route will be modified as required to accommodate construction activity, and any changes will be signposted. BNT signage will be used to identify the route. The temporary route has been developed in consultation with BNT and the ACT Equestrian Association.

MOLONGLO VALLEY SALES SUITE

The Molonglo Valley Sales Suite is now open Monday to Friday 12pm-5pm and Saturday 1pm-4pm at the following address:

Ground Floor – NewActon Building
21 – 23 Marcus Clarke Street
Canberra City ACT 2601

If you would like to be removed from the Molonglo Valley mailing list, please send an email to sales@molonglovalley.com.au

CONTACT US

If you'd like to know more about the Molonglo Valley project or any of the topics in this edition, please visit www.molonglovalley.com.au, email lda@act.gov.au or call the LDA on 1800 777 952. For sales enquiries contact 1800 123 230.

Disclaimer: The Land Development Agency (LDA) makes no warranty regarding the accuracy or completeness of the information in this publication and recommends obtaining independent legal, financial and accounting advice before considering purchasing land or making an offer to purchase land.