

Environment, Planning and Sustainable Development Directorate

# O'Malley Block 25, Section 31

Presentation to the Woden Valley Community Council



**ACT**  
Government



# Land Release – The connection between planning and delivery

## Strategic Planning (Directorate)

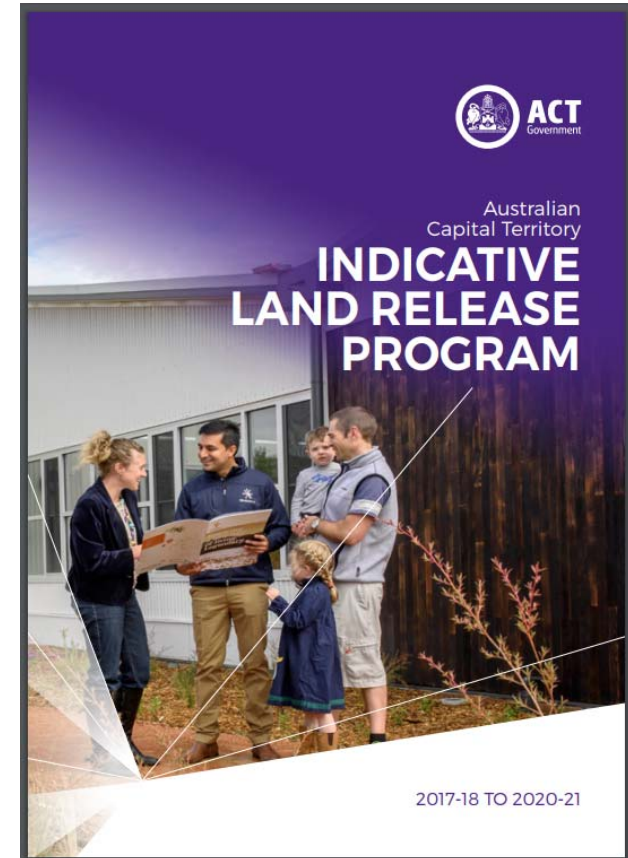


## Land release



## Delivery (Suburban Land Agency)

- ACT Planning Strategy
- Territory Plan
- Master Plans
  
- Indicative Land Release Program
- When, how much, approach
  
- Taking land release sites to the market



## O'Malley – Rationale for Release

- **Population Growth**
  - Between 2011 and 2016, 1,600 additional people have settled in O'Malley and the surrounding suburbs.
- **Demand for community facilities**
  - Growing resident populations require well located and convenient community facilities
  - Community facilities already exist in Swinger Hill and Isaacs.
- **Employment Growth**
  - Further pressures are likely with the Canberra Hospital's significant plans for expansion (2017-18 Budget allocation of \$236 million).
  - Additional employment growth also requires associated community facilities



# Site Specific Considerations

## Permitted Uses

- Business agency (only available to not-for-profit organisations)
- Child care centre
- Community activity centre
- Community theatre
- Cultural facility
- Educational establishment (early learning/development centre)
- Emergency services facility (would require a noise management plan endorsed by the EPA)
- Health facility (general practice/specialist medical centre)
- Hospital
- Indoor recreation facility (would require a noise management plan endorsed by the EPA)
- Office (only available to not-for-profit organisations)
- Place of worship
- Public agency (only available to not-for-profit organisations)
- Religious associated use
- Residential care accommodation (eg palliative care facility)

## Prohibited Uses

- Supportive housing (which includes public housing)
- Retirement village



# Site Specific Considerations

## Block Amalgamation

- The amalgamation of blocks 23, 24 and the associated carpark will allow for a wider number of possible community uses and a higher level of community service delivery.

## Trees and Open Space

- The retention of trees will be in accordance with the existing Tree Protection Act
- The site is not zoned public open space. Dedicated open space and the Nature reserve are within 200 metres of the site.

## Car Parking Impacts

- The planning intent of the associated carpark is to service the parking needs of the adjoining community facility sites.
- The parking and traffic study has not highlighted traffic or parking issues based on the most intensive possible use (120 place childcare facility). We will make this available at [www.planning.act.gov.au](http://www.planning.act.gov.au)
- Resident feedback on parking utilisation however is noted and your continued feedback is an important input to decision making.
- There are parking mitigation and enforcement options that have changed parking behaviours in other suburbs

## The next steps

- Public consultation on the amalgamation and carpark closure has been extended to 14 February 2018.
- You can provide your feedback on this matter at [www.planning.act.gov.au](http://www.planning.act.gov.au)
- This feedback will be considered as part of the decision making around amalgamation and release.



**Simon Tennent**  
**A/g Director, Land Development Projects**

[simon.tennent@act.gov.au](mailto:simon.tennent@act.gov.au)



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