

Appendix D – Community survey free-form feedback

'Other' responses to Question 8: In considering these blocks collectively, as a broader space of 'precinct' within Molonglo Valley, what is important to you to make this space work?
A place where teenagers and young people can get together, be noisy without disturbing nearby residences.
basketball court or skatepark
Cafe indoor / outdoor dining at base of residential building with children's park/ play space. We need a cafe space in Coombs
Childcare service
Childcare.
Community garden
Community garden, park and ride facilities
Coombs supermarket, promised in writing. Parcel post collection point.
Early Education and Care services (ECEC), also known as day-care, preferably a not-for-profit provider. One provider in the region is not enough to service families
Last opportunity to fix the retail/shops bungle and suffering Wight & Coombs have been living for over 9 years
Library, post office, ATM or bank, police and ambulance stations.
No overcrowding by building multistorey concrete jungle.
Sport facilities for residents and local schools
The presence of John Gorton Drive in the middle of these sites is a major concern. Facilities need to be planned to minimise the amount of crossing of JGD needed.
The three blocks being tendered as a whole to a single developer (see the C5 development in Campbell as one example of a successful collective development)
Woollies, Coles or Aldi.

'Other' responses to Question 9: Thinking about sites A, B and C as a collective urban space, what are the challenges you see in developing these sites?
(a) Government inability to rectify its own planning errors. (b) Inability to fund adequate maintenance of landscaping.
area needs active community facilities e.g. indoor sports areas, tennis courts but use after hours is close to residential areas
Avoiding the failure that were the Coombs shops and providing adequate incentive for businesses to service the growing region
Construction next to an increasingly busy route noting the development of John Gorton Drive Stage 3C and the bridge upgrade
Developers purchasing land, building ugly buildings, and then building remains vacant
Don't repeat the Coombs shops debacle. We need shops in this area for goodness sake.
I would like to see these places become a hub of community/recreational activities (a bit like the spaces at Watson/O'Connor/Turner shops. I see one of the difficulties being attracting people to these areas. This might be remedied by developing interesting cafes, wine bars, galleries, bookshops etc that could bring



people in to the areas. It would also help by having large established trees, family-orientated activities and regular public transport.
If not used for resolving retail issue the problem of local shops, shopping and retail will never be solved for Wright/Coombs
Inappropriate lease conditions/landlord that prevents shops from being tenanted
More buildings for facilities that aren't being used for purpose eg for lease empty shops.
Need a Police Station, Woden is too far away for any incidents
the ability the act government to supply any public facilities in the area, given that they have been unable to successfully do this and just sell to the highest bidder without regard for the publics wishes
The failure of Canberra Government to address the development issues of Coombs Shops makes adjacent sites severely less desirable to develop - no one wants to establish a business next to an abandoned shopping Centre. Do whatever needs to be done to Compulsory acquire the site and then talk about adjacent development.
The failure of the Coombs shops means that the Coombs/Wright commercial and community hub is going to be around a very busy major intersection rather than being on the Coombs-side of JGD. Big problem for elderly, disabled, parents with kids and prams etc. Crossing the road is a nightmare on super stinking hot days with a strong Westerly wind. Needs an oasis with a water fountain to motivate people to cross!
The presence of JGD in the middle of them.
The recent track record is terrible in making places people want to be.
The vacant Coombs shops eyesore devaluing our properties
Too much (cheaply built and poorly designed) high density in one location. Ghetto in the making.

'Other' responses to Question 10: These three sites may allow inclusion of community focused facilities, infrastructure or services. What community focused inclusions would you prefer for these sites when considering them collectively?

A coordinated approach between these three areas
A park with a public toilet and space where people can gather, hold community markets or other outdoor events. A place for youth activities, indoor community facilities for adult education.
A plaza where the community can come together, meet, and mingle
Bars, live music venues, cafes, restaurants, bike shops. The area has a higher density and a lower age group. Here is the opportunity to create a vibrant precinct near Mt Stromlo.
Cafes, grocers, florists, small businesses
combined community service cues ie for disability, older, younger, migrant
Commerce Hub, Restaurants, Performing Arts Venue
Commercial space, including restaurants and shops (if there isn't a second supermarket going in at Koko)
Community garden
Community gardens, park and ride
General use community facility that could be used by different groups for sports, classes, activities, group meetings etc
Indoor sports centre, squash courts, tennis courts
Library



Library, community café
Open air amphitheatre for events, markets, pop-up dining, meet ups
Post office
Post office/newsagency
Private secondary school. Tram station.
Public library with resources for CALD people, all abilities play, disability support
recreational sport options both children and adults - dance studios, yoga, Pilates
Retirement village
Shops - Woolworths, Coles, Aldi etc
Shops and cafes!
The community garden that was promised during the initial land release would be nice

Responses to Q11 Thinking about site A on its own, do you have any specific feedback on the development of this site? Required
<ul style="list-style-type: none"> - Additional parking for nearby Koko Building's Woolworths Metro? - Outdoor venue/multipurpose place for live performances, events? - Library?
A lot of people use Clingan street to exit units on Philip Hodgins and Catalano streets (because of the one way road). Road work on this street and Steve Irwin will cause delays and frustration
A Post Office would be nice
A safe pedestrian link between this block and blocks B and C will be essential to create a connected precinct feel.
A sheltered bus stop next to John Gorton Road
Adequate parking (if required) - there is such a lack of parking nearby to that site - so many people park all over the road
Against existing sound plans, against community wishes, and also against the govt's existing 'salt & pepper' policy, the much needed community facilities area between Diesendorf & Gornall Sts was halved to provide community housing. Block A can replace this loss by giving high priority to community facilities.
Any development should not block the view towards Telstra tower of homes behind this block up to 270 degrees
apartments
Apartments, with inclusion of community centre with indoor recreational facilities such as netball courts, basketball courts, badminton courts, meeting rooms etc with the ground floor made available for retail including coffee shops, restaurants.
Basketball court or an ALDI
Block plan should complement Koko. Consider restaurants/retail/fresh food market shops.
Can be a Mini Community Centre or Recreational Garden
Can be used for development cultural centre for arts/music, library or museum
Can never have too many quality and affordable restaurants and cafes with pleasant outdoor spaces. interesting and alternative retail outlets (thinking Griffith shops where everyone comes for miles to access specialty shops).
Can set up a grocery retail store here. We have to drive 10 minutes to get basic grocery facilities which is not worth it. There is so much open land being wasted here which can be utilised for commercial purpose. Especially a shopping centre which would be helpful to residents.
Catholic Secondary School
Childcare services. Lack of childcare in Molonglo. Restaurant, cafe and shops, Wright and coombs have been developed for ages, but still no shops.



community centre
Community facilities and outdoor spaces with coffee shop and dining areas.
Community facilities, meeting spaces, teen hang-out or activity space.
Community garden
Consideration of green space would be good
Considering the failure of Coombs shopping centre across the road, the next opportunity should consider adding more convenient facilities to the community such as retails, cafes and restaurants.
Cooleman Court shopping centre is often congested. The availability of corner stores and cafes throughout the local area may help ease the congestion and provide services and independence to people who don't have access to reliable transport. I think this spot would be a good location for a store or local cafe.
Coombs and Wright severely lack places to eat. This site would a good location for mixed services complimenting Koko like food services (e.g. Takeaway outlets like Subway, cafes, etc). Other services like a post office or government shopfront would also be a welcome addition for the area.
Could be great for an aged care area
Develop a community centre
Development should take into account the existing slope, and the impact of development on The development should not be to detriment of those people already living on Clingan street or on the Tishler st park. The passage of children up Steve Irwin ave at school hours should be a major consideration when it comes to traffic.
Development to mitigate and address the following: 1. Traffic impacts on Wright residents - the space between traffic lights on the intersection of Steve Irwin and John Gorton and the first roundabout on Steve Irwin is minimal and appears to be the main artery for exits from the upcoming Koko development and out of the suburb. The development of this block will only make things worse if not managed appropriately. Traffic should not increase in Wright in areas where blocks are largely residential. 2. Overshadowing of existing residential properties on its north-western side - there is a risk to the ability of properties adjacent to this block receiving adequate sunlight, privacy and minimising the effects from wind tunnelling if this development is a multistorey one. 3. Lack of connectivity with existing green space across the road. There should be an emphasis on adding to the aesthetics of the suburb including planting of trees and other flora and connecting with the park across the road. 4. Lack of parking - a lot of cars park on narrow roads alongside existing apartment complexes in Wright (see Catalano street for an example) putting drivers and pedestrians at risk and exacerbating the risk of theft and damage to vehicles and residents. This is clearly from a lack of carparks in these developments and lack of parallel street parking. If any apartments are to be built they should be mandated to comply with reasonable room-to-carpark ratios; and adequate public and visitor parking should be available on projected visitors when the region is home to 50,000 (not on projected visitors at present time). 5. Entire ground floor of any apartment complex should be commercial, allowing for adequate commercial space that complements proposed Woolies metro at the Koko development - there is no grocery store whatsoever in Wright or Coombs, a big failure on the part of the ACT government. Supposedly Woolies metro will be part of the Koko development. This is a wonderful opportunity to bring more businesses to the area to serve a growing population. Cafes, restaurants, professional services would allow for a more vibrant community with access to adequate amenities. 6. Minimise traffic infringements by placing 24/7 AFP surveillance cameras on intersection of Steve Irwin and John Gorton and on corner of Banjo Patterson and Steve Irwin. Denman prospect already has this at multiple points in the suburb, and I don't see why Wright and Coombs can't have these too given the lack of police presence in the region. A local police office would also be an adequate deterrent. This would minimise the number of drivers who speed, drift and burnout in Wright, all illegal activities that are happening on a weekly basis now.
Do not allow any more houses/ units/townhouses on this site!
Ensure the area doesn't have anything that'll be in Koko
Ensure traffic access is off the main road to avoid congestion. Ensure any retail space is compulsory to open in a short time to avoid another Coombs shops disaster.
Food places such as KFC would have been nice. Also affordable grocery etc; (Prices not too high)



For the love of god, please give us some retail shops and/or amenities
Gardens! Community area. Play equipment. Something to make the cafes at KoKos more appealing
Given it's so close to residential areas of Wright, I'd like to see town planners make every effort to reduce noise given that the basketball hoops already create much noise for nearby residents. Having said that, a cafe with well defined hours would be welcomed in this part of Wright to cater for tradespeople, families, and individuals. As a service, it also adds value to a neighbourhood and brings people together.
Given that John Gorton Drive is such a busy road, it would be good to see this area linked to the other sides with a pedestrian bridge.
Given that Koko will become the retail hub (instead of the originally planned and totally defunct Coombs shops) then all future commercial/ retail / professional office developments should be at A, on the same side as JGD.
Great location for a shared community facility including sports facilities. Too far to travel to north Wright for a decent park for sport.
Green open spaces. Facilities where people can do things like dance, yoga, martial arts classes, scouts without it being an expensive commercial space.
Green space, access to nature or community gardens
I am more interest in Coombs
I hope this site isn't used for a large, ugly apartment building or for additional community housing. Wright and Coombs urgently needs an emergency services facility, with Police!!. Alternatively, the site could be used for a library given there is NO library servicing the Molonglo Valley or the Weston Creek area. The Molonglo Group Centre is years away and we can't wait until that complex is finally developed. Wright and Coombs have been neglected by the ACT government and it's time the government addressed the needs of this community.
I live in Azalea terraces and when i moved in here i recall the original intention of the space was for cafes/restaurants and residential. This would still be of interest however parking would need to be considered.
I personally think that the area needs shopping facilities where families have access to Coles, Woolworths etc
I think this needs to complement Koko, as the two of them are on the same side as JGD, with the large park next door.
I think this site needs to take into account the parking. Currently the parking around this block is taken up by the townhouses on the left as Tishler street is now no parking on one side of the street and we have resorted to using Clingan street. Anything that is placed here needs to have sufficient parking available. I would like to see a post office though
I think we are definitely in need of a community facility that can have many different uses, a hall for indoor sports/ community hire/ markets/ indoor functions/ cultural functions, with an outdoor space to compliment.
I would love to see this area developed to include small businesses such as: cafes, a grocer, a bar, a childcare, beautician, doctor/dentist etc to service the local residents but also bring people in to the area. To me at the moment this area doesn't seem to get a lot of outdoor use, and I think these businesses will build a community in the area and also support employment in the ACT
I'd love to see an aged care home here. It's close to shops, to transport, to parks, to schools, there are medical facilities nearby and it would be great to team it with a daycare and have young and old interacting. And there are so many people around to make the people in care feel part of the community.
Ideally there would be a mix of retail including a meeting place and cafes.
If housing goes in it shouldn't be as dense as the others to the left of the block
Impact of more car traffic, noise pollution in the area.
Include the natural landscape into the urban design as a corridor to the other natural areas. Educate the community about the natural environment. Cultural artefacts or art in the space.
Incorporate shelter into Bus Stop # 2809. Focus on traffic management to avoid build-up between roundabout and signals on Steve Irwin Ave.
Indoor sports centre, squash courts, tennis courts
It is extremely important for the appeal of the area that developments are kept within size guidelines, and have a minimum standard of finish to the exterior. I am concerned with the lack of greenery, open space and high rise developments along John Gorton Drive, and strongly feel that we need low rise developments that protect the natural appeal of the area.



It is off the main road, so I would be inclined to have placed a facility that allows the community to immediately access. This being a small shopping square, local IGA, cafe, pharmacy to name a few.
It should be responsive and integrated with the surrounding developments
It should be something the residents want and need. As a resident of Coombs, I believe that you should carefully consider the opinions of the residents who live nearby. Door knocking and kitchen table consultation is advised.
It should maintain a relatively low height, low lighting to blend with the residential suburban surroundings. Should be a quiet use area as it is surrounded by residential housing. The main access points should come off the main road to stop trucks etc entering the neighbourhood. Should encourage small local businesses (eg fish and chip shop, independent cafes), and exclude entities such as multinational takeaway chains (eg KFC, McDonalds). It should be landscaped with plentiful greenery (eg have a high green plot ratio) and maintain tree canopy. Also as a new development, it should have a low environmental impact in its construction and ongoing energy use.
It should not be as tall as Koko (max 3 stories). Views and aesthetics are important as will be minimising traffic in side streets. Another tall building will only make the area too busy, unsafe for children, noisy and unattractive views
It will have more apartments. See comment above. Downstairs, make it a place that are cool... get some vibrancy into the area.
It would be an excellent well placed site for an retirement village like Araluen in Fisher.
It would be great to allow more dining and retail space to complement the Koko development. This could be complemented with other amenities including postal or medical services.
It's a large site to have Braddon like precinct
KFC drive thru would be great
Lacking community eateries/retail/meeting places. Would be lovely to incorporate facilities to provide heart for area
Large site - could be used to create large outdoor playground space. Or some shops or something that are actually functional.
Local shops and parking
Local Shops, Child Care, Health Care, Community Hall.
Medical centre
medical centre, Police Station, Fire station
Medical Facility or Christian Church
Mixed use including affordable and community housing
More green spaces for wright
Multi unit apartment
Need a green space here. As the adjoining blocks are all over developed with huge impact to adjoining residents, visitors and overall looks and feel of the area.
Needs parking available for patrons. Need facilities in the area - public toilets, post office, atm or bank, community use rooms with timber floating floor for dancing, yoga classes etc.
No apartment buildings. Keep the space open
No community housing please
No hulking apartment blocks, we already have too many.
No more medical facilities are needed in the valley. This should be speciality shops and or community facilities.
No more residential. We are in serious need of commercial and community facilities in Coombs and Wright and these last remaining blocks must be reserved for commercial and community facilities only. A mix of large and small commercial spaces would be ideal to achieve a mix of tenancies, including restaurants, cafes, bakeries, hairdressers and beauty salons, community spaces etc.
no pedestrian crossings with lights except on the single corner at the bottom of the hill, which is too steep for my wheelchair to go up. Please not as tall as Koko development.
Not a high-rise development. Molonglo roads are already 'at capacity'.
Not community housing as this has now been overrepresented in the region. KOKO has a shops, so A would be useful for a community emphasis on young or aged brackets.



Not really
Nothing specific
Nothing specific
Open space for kids to play
Park
Parking at Molonglo needs addressing so this sight, whatever is built there, needs more than enough parking for residents, visitors, traders and public use.
Parking will be a nightmare with Koko across the road whatever goes in here
Please be mindful that there is children's park next door, and parking is already going to be tested when the Koko apartments go up Something with a public toilet might also be helpful
Please consider a space for a post office - the area is quite apartment/town house dominant, so having a post office to drop off parcels would be an excellent use of this space
Please don't remove all of the green areas
Please stick to your agreed intentions .. ie people are fed up with a site zoned for 50 units being approved for 100. Its misleading.
Police Station or Recreation
Prefer community space over residential given there is plenty of housing going up in the area. Note JG Drive is getting ugly with too many medium height blocks
Residential block with opportunities for businesses like restaurants and cafes. The penthouse would be a perfect place for a 360-degree view restaurant (think Burbury Hotel in Barton)
Retail and restaurants, that's what the area is missing. It would be great to have a bit of a precinct with the Woolworths coming in the Koko development across the road. If so, parking in the area - accessible, free parking (if only for a short time) is so important
Scout Hall, community courts- Tennis, Basketball, Community centre
Shopping center or outdoor BBQ and play space area or soccer oval.
Shops
Shops and restaurants
Shops and services would be good to have here.
Shops would be nice
Shops, cafes and restaurants
Shops? Outdoor dining? Retail? Community space to run classes?
Should be a community centre with outdoor facilities like BBQ and children play area.
Should be adequate room for community facilities
Should be considerate with community sentiments while building the site
Should be utilised wisely without affecting current residents
Should compliment Koko not compete with it. Ideally it needs more community facilities which are lacking in Wright.
Should involve community spaces and a childcare centre
Site A has the highest elevation of sites A, B and C. I think that this would be a good location for a collection of eateries and bistros on the ground level with a multi-storey hotel and/or serviced apartments above the food court. The multi-storey building should be architecturally significant and of a standard equal to or better than the Curzon Apartments at the intersection of John Gorton Drive and Cotter Road.
Site needs shops, restaurants and cafes.
Supermarket would ease congestion in Cooleman Court
Surely you could get put a decent sized shopping centre here and bulldoze the failed Coombs shops. You've placed so many high density blocks of flats around Wright with no shops for them to easily travel to. What was the reasoning behind that???



Surrounding large unit blocks - any residential needs to be well incorporated and good design. Look at options for green walls and vertical gardens.
The area in general particularly Wright and Coombs is lacking in facilities that bring the community together. The area needs some restaurants, coffee shops, pubs or other meeting places to foster community spirit and have facilities such as these within walking easy access for community members . It is ridiculous building as much housing as is there with so little infrastructure
The increased use of this site needs to factor in the associated increase in traffic.
There are fantastic views here - great spot for restaurants. It's large too - put a decent shopping centre there. Bonus: this will de-value the Coombs shops and might incentivise the owner to sell.
There needs to be adequate car parking, to support shopping and community facilities in the area.
This area is in desperate need of food and beverages commercial type space. My only concern is during the process of development the impacts on traffic and the surrounding residents.
This development needs to consider height and associated impact on nearby residential properties.
this is already a medium to high density area which has no services retail or other community services access. this needs to be used to provide this space with additional services cafes restaurants and outdoor space to avoid worsening the traffic conditions and making this a concrete jungle of apartments and townhouses.
This is quite a large area so it has the potential to incorporate more green aspects into the building design, eg restaurants/cafes with aspects to greenery or if building 2 or 3 levels up large outdoor seating that looks out to Mount Stromlo.
This needs to be considered for an alternative supermarket site. I'm sick of the lack of supermarket facilities in Molonglo. The IGA is useless
This should be a large format retail development to support the Koko development, such as Kmart, Officeworks, JB Hi-fi, Dan Murphys, or TK Maxx
This side of the road, with the Woolworths Metro, would seem to be more suited to the retail/cafe style of development.
This site could be used for small scale local shops or a medical facility.
This site must contain uses that complement those of the adjacent Koko Molonglo development. Ideally pedestrian access between these two sites would also be improved.
This site would suit location of active sports complex and space suitable for adolescents as it is easily accessed by public transport and is only immediately adjacent to residential area on one side.
This space backs onto close residential developments. This area still has the advantage of not being blocked in by large developments, and instead being surrounded by family focused and green outdoor spaces. Residences in the develop opposite enjoy their homes being a part of a suburban community but also seek access to facilities like shops that are yet to exist.
This space should be used for something aimed the "tween" age group for example a skate park/youth centre/scout hall etc . There is about to be a whole generation of bored Molonglo youth. Something needs to be put into place or the whole community will pay the price.
This would be the best site for a community hall that provides for the existing Mingle group, and for the use by dance classes, scouts, martial arts etc. It should incorporate a square for outdoor coffee and food.
To many townhouses not Enough car space to crowded the infrastructure is not designed to hold that amount of cars check the time of the day between 8-9:30 am and 4-6pm John Gordon drive is literally blocked! To many apartments buildings. To many public housing in one small area. Crime is really high. And yet still the council is pushing for more apartments buildings with no proper planing. Disappointing.
Together with Koko on one site of the road and defunc coombs shops on the other site this site can be part of the retail cluster that will solve the biggest issue around lack of retail shops in the area and reliance on Coleman Court . A good design with pedestrian connectivity across to Koko and to the Coombs shops will help develop this a site into a thriving retail precinct.
traffic and parking congestion around the service road and pedestrian & traffic safety.
Traffic implications- can already take a long time to get through those lights (considering it's a residential area) and this is before the Koko building has been finished
The area requires additional Early Education and Care facilities.
Traffic management. I'm already concerned about the impact the Koko development will have on surrounding streets and I'm concerned this will make the situation worse still.
Traffic will be the main problem here with the Koko development. This needs serious consideration



use the space well
Very worried about impact on traffic. A lot of young people walk past this block to cross the road to get to the bus. It needs to be well lit and clean to ensure safety
Whatever you can't fit on Wright/Coombs block sites A, B & C in this same land release can go here to avoid over using the space.
With little penguins and Koko nearby this site needs to be a space that is safe and secure for children and families. A restaurant or cafe strip makes the most sense.
Would be awesome if we could have some spaces that could be used by older kids (teenagers) and adults. There are so many playgrounds in the area and not much for teens to do.
Would be good have parking at this site, considering the Koko development will bring a lot more people to this part of Wright
Would be really good if the government were to take ownership of the current 'coombs shops'. This would then allow for a proposed Site A, Site B / 'coombs shops' shopping centre. This could have overpass pedestrian access between the two buildings and create a retail/cafe hub for the immediate area. Underground parking could be a consideration for this site
Would be the best of the three for mixed commercial and residential considering the location and angle of the land. It would have the least impact in other residents as it would be Infront of a roundabout, l and park rather than residential housing.
Would love to have more shops here or something like an indoor rock climbing tower built into the building(would have amazing views) similar to the one they have in Melbourne CBD. Have shops at the bottom and apartments on top.
Would love to see cafes, nice places to relax in the sun and beautiful buildings
Would not like to see high density housing in all four blocks - prefer a mix. No big chain fast food providers!
Wright does not have any community facility. This should be it.

Responses to Question 12 Thinking about site B on its own, do you have any specific feedback on the development of this site?
A building of some sort to cover up the terrible Coombs shops. Maybe a library and community hall?
A building suitable for a Supermarket chain to move in? (Seeing how "Coombs Shops" isn't....)
A cafe here would be amazing!
A community hall would be nice here
A cultural or religious community site I think could work well in a smaller space
A Fresh food/Farmers market
A scout hall or similar facility could be here
A very awkward block caused by poor design of Coombs shops. Should have been included as part of Coombs shops in the first place. Consider redesign of the B block with Coombs shops to create a more open, vibrant area.
A, B, C should all be a connected plan for more facilities that Molonglo have long waited for. Shops, cafes, places to hang out with friends and family
Acquire and demolish the existing, useless, "shops" to expand the precinct.
Again, no more residential. Please ensure this space is reserved for commercial or community facilities only. Ideally the adjoining failed Coombs shops could be incorporated into this site to provide a larger commercial space to support a major supermarket (full sized Woolworths, Coles or Aldi)
Also another potential area to establish a post office. Also as Ajijo is already a known and loved store, it would be appreciated that any potential owner would have a positive relationship with the owners there. The space should also be more secure (e.g security cameras, alarms) as it is vandalised quite often
An indoor sports centre. We need local community facilities!
Any building on this site should do its best to conceal the unpleasant façade of the Coombs Shops building. The taller and more impressive the building, the better.
Anything that blocks the empty ugly shopping centre behind would be great.
Anything that can be used by the community, unlike the Coombs shops next door which are a total travesty.



Anything to distract from the terrible visual aesthetics of the Coombs Shopping Centre
as above
As above, community facilities, places for kids and teens to hang-out, meet, participate in activities/classes
As part of developing this knock down the current empty Coombs shops and incorporate that site in it. More child care centres are needed here too.
As the Coombes Shops remain closed due to the owner having unreasonable tenancy costs and conditions, I'd like to see that he can't buy into ANY of these new developments so they can actually have clauses within their sale contracts that they will be fit for purpose within X months from date of sale. I'd like to see some kind of cafe, takeaway, restaurant or food services go into this location which might prompt the owner of Coombes shops to finally sell/relocate elsewhere.
Basketball court or an ALDI
bicycle access
Block B would be more suited to the community service-based style of development (medical etc.)
Build in conditions so you don't end up with another Coombs shops disaster. Also see response to q11.
Bulldoze the Coombs "Shops" (more like "shop") and combine them with site B, and build a proper shopping centre like you should have. How have you reasoned that the space can't support a proper shopping centre when you continue to authorise combined blocks of flats and townhouses together in this area???
buy the shops back of the developer and manage the rental of spaces so we can finally have somewhere to have a cafe or any shopping. failing that allow the community to hold pop up style events in the location
Cafe and small business shops
cafe or something?
Cafe to show the owner of the shops what they're depriving the community of
Cafe? Food vans? Coffee? Something social where we can get food.
Cafes, shops, restaurants
Cafes/medical/ with parking
Cafes/restaurants might help attract a supermarket retailer to the Coombs Shops.
Can be used as EV Charging station
Can you buy the Coombs shops and get something going there. It's an eyesore and a disgrace that there is nothing there. Markets on site b could work
Car parking
Child care
Community Center for hire sounds good
Community centre
community facility
Community space with cafe - open space for a park where markets could be held
Considering that there is 'shops' facilities next door, this would be ideal for a community space such as a library (as it is a difficult place to access and only needs a walk in entrance and no vehicle drop off areas).
Coombs desperately needs shops - cafes, supermarket, restaurants etc.
Traffic implications- can already take a long time to get through those lights (considering it's a residential area) and this is before the Koko building has been finished
The area requires additional Early Education and Care facilities.
Coombs needs a local centre. A local centre was promised in writing when we purchased our property within walking distance of it, a major point for our decision to locate in Coombs and not Wright.
Coombs shops needs to be revitalised and changed as there is not much there at the moment. If Coombs shops thrives and grows into a precinct for the Molonglo valley then it may be beneficial to have a green space with car spots for people to have more access to the shops and enjoy the outdoors with their children



Coombs shops should be tenanted providing more options to access necessities and specialty shops and parking should be expanded to accommodate the growing area.
Definitely retail to make up for the empty shops, eg a local IGA
Develop a Community centre
Development of something like "Casey Market Town" to offer groceries shopping, local cafes, restaurant, retail shops, to complement existing Coomb's shops, Koko development, as those build areas are rather small for businesses to accommodate the growth of population in Molonglo Valley. This can become a more vibrant commercial 'precinct' Also, the Cooleman Court in Weston Creek is currently over stressed in demand.
Development of this site is difficult due to the failed Coombs shops. Perhaps an indoor sporting facility.
Due to the size and location of this block I would like to see a nice children's/community play-park area, some green space or a community bbq-type area protected from the road.
Ensure any retail space is compulsory to open in a short time to avoid another Coombs shops disaster.
Existing Coombs 'ships' does not provide a good connection to this space with loading dock backing onto the site. Should have been developed as one site really.
Explore all options to be able to incorporate "Coombs Shops" into this development, or at least forward planning to be able to do so in the future. Interesting retail hub with cafe's and restaurants would attract traffic from Stromlo forest park (they are travelling out of their suburbs already and would be attracted to quality/interesting retail and food outlets while in the area).
Explore the possibility of getting the developer to also acquire the coombs shops (which are apparently for sale by the owner) and repurposing the coombs shops block as part of whatever ends up being built here. Considerations must be made to the safety of visitors or residents of the centre given the smaller dimensions of the block and its location on a main intersection. The design should be aesthetically pleasing and be energy passive.
Extend right-hand turn phase (particularly in peak hour) at traffic signals from John Gorton Dr in to Fred Daly Ave. Develop this site in unison with whatever is going to happen with the mostly-undeveloped Coombs Shops, which are another problem on their own.
Extension of coombs shops
Fill the shops!! Make it an actual functioning shopping centre for the local residents to utilise - cafes, bakery, and supermarket!
First, we need to know what is to happen to the Coombs Shops. The shops owner has a terrible record well known to the Govt, yet the Govt claims it is powerless in this matter. Not good enough! Too many years have already been wasted and strong Govt action is clearly needed to effect a final solution.
Gastro pub and or cafe would be great given the failure of the shops to provide such a facility.
given the shops don't exist maybe you would use this space to actually have some retail options for the community
Good spot for cafes/ restaurants
GP Clinic, Food and dining, kids activity space
Gymnasium/dance/arts centre would be a good size for this block.
Hopefully an improvement to the current Coombes shops
I believe this site should be withheld from sale or tender until there is an outcome with the Coombs shops site on 36(3) Coombs. It is currently flagged for apartment dwellings but could be combined with 36(3) for a future sale.
I hope it won't stay empty like Coombs shops. As its closer to Coombs shops so should be shops and restaurants area.
I hope it's something that complements the existing shops (assuming they eventually get occupied)
I personally believe the area needs a shopping development.
I picked my block of land over 6 year ago based on the location (close to shop) and the government has not done a thing about making this happen even though you used it as a selling point sick of 6 years of excuses
I really thought you were saving this space for a tram station when we eventually get a tram. However, at this point it would be better to knock down the badly built and unused shops and start again with a more modern design with capacity for lots of small interesting businesses to move in - like a bicycle shop, a



cafe or two, a dog care centre, a tutoring place, a delicatessen, all the sorts of things that are in little places all through Woden.
I think it should be a park/court or an extension of the shopping centre to allow for an appropriate sized supermarket.
I wish some creative re-use for this site could be found. It's obviously not viable as a shopping centre and it makes the whole area seem a bit dead. Could it be acquired and turned into a co-working space and/or cultural precinct?
Increased noise pollution and increased car traffic in the area.
It may be difficult to attract quality developments to this block as it backs onto the abysmal facility that was supposed to be our Coombs Shops. Something need to be done about the Coombs Shops to make it truly useful to the community and a part of the overall precinct being created across blocks A through C.
It may be possible to combine development with the area presently occupied by the derelict Coombs shops
It needs to hide the hideous "shopping complex" sitting behind it. Given it's proximity to the main road, could contain a markets style shops with choices of bread, cheese, wine, sweets, meats, etc
It should provide alternative retail space to address the failed Coombs shops
It will never be viable as long as Coombs Shops remains abandoned by the developer and Canberra government. Compulsory acquire Coombs Shops and redevelop both sites into a proper shopping centre with large supermarket (Aldi or Coles or IGA).
It's good as it is. We need more green areas
Knock down Coombs shops as they will never open and make a larger retail precinct that combines both sites. Once again, it should not be another high level building - max 3 stories with minimal impact on overall traffic, noise, light pollution. Perhaps build an indoor sports centre?
Lacking community eateries/retail/meeting places. Would be lovely to incorporate facilities to provide heart for area
limited parking and traffic impacts. I would like a community area I can sit in without having to buy anything that is wheelchair accessible with disability parking.
Make sure there's sufficient parking
Mandate an attractive architectural designed building that hides the monstrosity built by Renato Cervo. The ACT Government, as represented by LDA / SLA, EPSDD / ACTPLA and ACAT etc, allowed him to re-hash a 1970s design, indeed sold it via open auction enabling him to be the successful purchaser notwithstanding his known form as a developer, and at the last minute, changed the floor space form 1500 to 1000m2 making the development a white elephant. Government is culpable for the current situation. Accordingly, something positive needs to be done to improve the amenity.
Maybe include a shop that is actually a shop or a coffee shop or a wine bar or a restaurant
Maybe something like a park, outdoor space, etc - too small for another building
Mixed use commercial - cafes, small specialty shops etc.
Need a cultural or religious centre
Need of shops! Cafe etc
Need to deal with the fact that the adjacent Coombs shops are empty so a plan should not pretend that they are something they are not.
No apartment buildings.
No comment
No community housing please
No feedback, but probably similar to before with parking.
No public housing
Nock down shops as it appears owner does not want to open them and combine with lot c for apartments
Nothing significantly different from the previous
Obviously the intention of this space was to for local shops. I think Coombs/Wright are still desperate for additional shops in this space.
Often very crowded at commuting peak times, would need careful thought to parking



On it's on apartments with shops on the ground floor. It would have been a good site If developed in combination to shops. A local library or community centre is not a bad idea
Outdoor dining Food/ restaurants Post office
Park
Park and ride facilities, greenspace
Parking, bike and public transport options
Perfect for shops as customers can use the very much unused Coombs shops carpark
Please buy back the Coombs shops and extend into this space so it can fit a full size supermarket and cafes etc!!
Police Station or Recreation
Probably should be some sort of office site that supports local area with employment.
Probably the best place for a community centre among the development cites. Extra green space here would be redundant
Proper shops
Put something big enough here to hide the Coombs shops.
Quick Gathering facility or shops
Retail
Retail Shops /restaurants
Retail, markets, dining
same as response to question 11.
Seeing as there is a chance the Coombs shops may be bought back by the government, this site should be reserved for future combined development of both sites. Something like the Woolworths Metro Franklin development in Gungahlin should be considered, as it has proven to be a successful design, which works well.
Seems suitable for affordable or community housing given location, density and access.
Shops
Shops and Park
Shops at the bottom and apartments on top
Shops would be nice
Shops, cafes and restaurants
Shops.
Should be considerate with community sentiments while building the site
Should be integrated with the Coombs shops which should be knocked down and a proper shopping centre built
Should be left as green space
Should have a coffee shop and newsagent/post-office
Should remain fairly open space
Since it's next to coombs shops which yet to be opened, it would be nice if we can have a gathering space.
Since site B is adjacent to the Coombs shops with plenty of parking, perhaps this site could be used as the location of a farmers' market?
Site B represents the greatest opportunity for improved retail and dining amenities in Coombs/Wright. Allowing for further retail space could move to revive the Coombs Shops development by integrating these two sites with the Koko development. That would make it viable to shoppers to cross the road to access shops on both sides (at the moment, I think a big impediment to development at Coombs Shops is its distance to Koko, which will have a Woolworths). Site B also has greater exposure to the main road which Coombs Shops lacks, making it more attractive to potential tenants.
site B should not be considered on its own, rather site B and Coombs shops should be developed (& redeveloped) in conjunction with each other. Let its lie vacant until the future of Coombs shops is



secured. Ultimately the 2 sites could become a fresh food market and nursery to compliment the retail on the other side of John Gorton.
Site B would be greater if the 'coombs shops' could be taken back by the government and the combined area put forth for development. Recommend that it be sold with Site A to become a retail/cafe hub for the immediate area
Small shops for local business
Something aesthetically pleasing that covers the eyesore of the "shops"
something to cover up the shops eyesore which the govt. somehow approved. - and which aren't occupied
Something which can compliment coombs shops and make use of coombs shops
The Coombs Shops are a complete failure, and we desperately need adequate grocery facilities in the area. There is too much pressure on Cooleman Court parking and shopping centre, and I would love an Aldi in this space with adequate parking in the area. The Denman IGA is boutique and expensive. We need affordable food options locally, especially when Whitlam, North Wright and North Coombs are complete. We could also enjoy a local coffee shop, bakery, deli, space for outdoor markets, and open green spaces that could be used for cultural events.
The Coombs shops are a debacle, may as well combine this as one and make it either residential or something for aged care, etc...
Coombs shops could be the local police station, crime seems to be high around Coombs/Wright
The Coombs shops should be removed out of the ownership of the current deplorable owner. Site B should be incorporated into the Coombs shops and allow a complete redesign of the Coombs shops to allow better planning and facilities for the Molonglo Valley.
The current shop building should be demolished or repurposed and could be incorporated into the block B space to create an amazing and large community facility/space- NOT more community housing
The defunct shops behind this site should be demolished and merged with site B to create a big supermarket
The use of this site needs to factor in the high vacancy rate of the Coombs shops and would ideally assist in filling that space.
There is a desperate need for shops. Active frontage would encourage foot traffic, considering proximity to bus stops
There should be community facilities provided on this site.
There should be more retail stores and supermarkets need to open here for Coombs residents
These shops have been a huge disappointment thus far. Any way to get more tenants to take up residence here would be great (especially a supermarket which us locals were promised years ago).
This area has been a disaster. Review the shop spacing so a larger supermarket chain can open here. It has been sitting abandoned due to poor planning and a misreading of what the community wants, which is an alternative retail space to Cooleman Court.
This could be suitable for food outlet, if the Coombs shops don't get leased in the near future.
This needs to be developed correctly to balance out the Coombs Shops ongoing vacancy. Community Hub, Community Hall, Community tennis courts, Basketball courts, facilities for older kids, Park. This needs to make the entrance to Coombs not look like a derelict shop building- It is so important for the ongoing community in Coombs that this block is carefully planned.
This place is a ghost town. Definitely underutilised. You can add additional shops here by adding a chemist, medical services or replace this with a retail outlet. Anything which brings more value to the nearby residents.
This should be a green space. Possibly with a park bench and huge trees.
This should have something to offset downside of adjacent Coombs shopping centre in design and functional-wide.
This site can be extended with proposed reclaimed coombs shops to form a meaningful retail site that meets the requirements of hosting a super market. Probably a large chance of saving the local shops that have never worked(poor design and space allocation) . Together with Coombs shops the larger site will create an opportunity to redevelop the site into a thriving retail/shopping complex and resolve the community pain of living without any local shops for more than 9 years
This site has great potential and needs to be utilized due to the disgrace that is the Coombs shops.



This site is adjacent to the failed Coombs shops. Why did the Coombs shops fail, it's because the hopeless Planning Directorate bungled the tender of the site. Site B could be used for an indoor sports facility for use by local groups or as a site for a religious centre. NOT a large, ugly apartment building or for community housing - we have a surplus of ugly apartment buildings in this area.
This site should not be looked at independently. The coombs shops needs to be purchased back from government an this whole area looked at again holistically. What is to become of the concrete eye saw that is empty behind yet another high rise in the area.
This site should remain undeveloped until the future of the Coombs shops is clarified. I expect the shops site will need to be redeveloped and then the two sites should be considered as one.
This space and the buildings connected unfortunately have not lived up to the expectations of those who live close by. Those who own or live in these area were guaranteed facilities that included shops and this remains a problem. This space would be useful if it included family connected ideas like a playground, spaces to meet etc. It would be benefitted by the inclusion of cafes and supermarkets to bring people to the space.
This space should be used for something aimed the "tween" age group for example a skate park/youth centre/scout hall etc . There is about to be a whole generation of bored Molonglo youth. Something needs to be put into place or the whole community will pay the price.
This would be a good service station spot, easily accessible to the roads and lacking in the area.
This would be good for more retail shops or religious spot
Turn Coombs shops into an Emergency Services Hub and use site B to augment/complement. Need a police presence out here. If you are planning on having 50,000 residents out here you will need law enforcement present well before that time
Turn this into green space and parkland in anticipation of the Coombs Shops getting bulldozed and rebuilt competently
Until the future of the defunct Coombs Shops site is known, nothing should be done to develop B. Ideally, in the longer term, I should like to see the Coombs shops demolished. It is an eyesore and a daily reminder of a developer who is either incompetent or intransigent. So, if through some miracle it is able to be re-purposed (for fresh food markets or indoor basketball or a grunge creative arts precinct) then that role should be seen as an interim stage before it is imploded.
Very small for a 'community' space but could be used for childcare centre or something along those lines
Very small place, No shops etc;
Very worried about impact on traffic. This is next to bus stops which many young people use. Needs to be a well lit clean safe area to be around. Needs to be well designed to hide the disastrous old looking Coombs shops behind it. Needs to be very inviting and welcoming to the community to draw in people whom normally just drive on by
We need more green space for locals to use which is visible from John Gorton so that people can see if there is a community activity is happening
We need to stop referring to it as the 'Coombs shops'- please call it the Coombs shop. It would be wise to develop something that increases the likelihood that the shops do not collapse altogether- think about the kind of facilities that will attract more tenants and create joint value with the shops. So no residential here- think of a library, community hub, etc.
We really need access to fresh food markets, it'd be great to have it here if possible
with the proximity to Coombes shops, would like to see complementary retail or small business here.
Would be a good area for local shops to compliment the existing Coombs shops
Would be the perfect spot for a local cafe, play area and some greenery. This would inject some much needed life into the area!

Responses to Question 13: Thinking about site C on its own, do you have any specific feedback on the development of this site?

- Restaurant district?
- Creative community space for vocational classes/training?
- Library?

A larger indoor sporting centre or shops and cafe would be good here.

A youth Centre and something to keep teenagers busy would be great. Better to keep them occupied than roaming around.



Additional retail and outdoor use space would be beneficial for the community as a whole, since this area is in a place centralised to a lot of the residential areas.
Again reasonable size, near an oval too, good for playground or useable park/outdoor area
Again traffic coming in and out of Coombs and also building design and impact on nearby apartments
Again, a pedestrian bridge linking the 2 main precincts would be great. Also, a community garden was planned for Coombs but never went ahead. Might it be located here?
age care
Aged care or community services
Anything in this block must take into account its affect on small children walking/riding to and from school.
as above
As with Block B.
B and C need to be consistent with the fact children catch buses to and from school on these streets.
Basketball court or an ALDI
Bearing in mind the traffic concerns already becoming problematic for residents, this would be an excellent site for a community hall with opening hours outside of peak periods. It could run community focused programs to teach residents of all ages how to do things, and foster the community spirit from within.
Block plan should complement Koko. Consider restaurants/retail/fresh food market shops. Consider community facilities also.
build modern building to negate coombs shops (which looks like run down warehouse) with supermarket, cafes etc..
Cafe, dining, bar, food and beverage
Cafe/restaurants, maybe create a foodie hub like in Dickson and other areas
cafes, retails, restaurants or etc.
cafes, takeaway, skatepark, basketball court, anything other than more apartments and townhouses
Child care
Children's outdoor play area / activity centre / with park benches and BBQ suitable for picnics
Close by this space are the beginnings of a great selection of community facilities for everything including childcare, a gym and pharmacy. With great access to walk from most areas of Wright and Coombs, this space could be extended with addition shops, doctors or buildings that meet the needs of a fast growing community in need of facilities to function as they dreamed when building or buying in a new and upcoming area. It would be a shame if these space included more high rises though as there are many homes close by who enjoy great views of the outdoors and landscape of Canberra. Single story buildings would suit best.
Combination of housing and strip of Fred Daly Street frontage strip of small format shops such as a cafe, takeaway, hairdresser
Community area- markets-/ food trucks/ dining space
Community center
Community centre
Community garden and parks
community space with hall for concerts / meetings / markets etc.
Coombs and Wright needs more child care facilities as there's always a long waiting list everywhere else. Site C would be an ideal place for a larger child care facility plus coffee shops, takeaways and similar.
Could b suitable for a mixed use site.
Develop a community centre
Do not allow any houses/units/townhouses. Community use ONLY
Do not build massive apartment buildings
Don't care
Elder community utility space Community activity center



Ensure traffic access is off the main road to avoid congestion. Ensure any retail space is compulsory to open in a short time to avoid another Coombs shops disaster.
Entire ground floor should be commercial use. Provide adequate parking. Given the large number of medium density dwellings around this block, it is likely that a lot of cars will be parking on adjacent roads.
Given it's proximity to the primary school could contain facilities such a hireable hall spaces so that sporting and workshops could be run for kids/adults
Given site C's proximity to the existing Coombs community centre, I would place a new community centre and/or cultural centre here. It might then be possible to rent both locations for, say, a conference. Participants at such a conference could easily walk between both community centres without having to cross John Gorton Drive.
Given the proximity to the school and existing facilities I believe it would be a good location for a community facility
Good accessibility to public transport, shops and health facilities suggests this would suit housing for people with disabilities
Good location for more residential space. However have to think about the impact to the school. etc... with having more people move around the area
Green space, community centre or a venue that residents can rent for parties, gatherings etc
health facilities
Healthcare
High rise with cafes and other small businesses at its base.
Housing.
I feel this block would make for the best retail, food and beverage, and entertainment block of the three. It's close to the shops to limit pedestrian traffic crossing John Gorton Dr, and also positioned beside a current greenspace and the Molonglo health hub/community area.
I think something catering to the ageing population could work well here such as health facilities but ensuring it's not facilities that are already provided in close contact. I would like to see a broad range of services offered in the valley
I would like to see a further townhouse or apartment block complex with retail on the ground floor eg a coffee shop or small grocery retail outlet/take away. This would then enable Coombs residents to access such amenities in their own suburb rather than crossing the busy JGD. This would promote the usage of the park over the road in Beecroft.
I would love a quality childcare facility on this site. More medical facilities, cultural spaces, areas for outdoor markets, grocery stores or open green spaces would also be welcome. We need low rise quality developments which keep the natural appeal of the area.
I'd like to see open walk through space connecting to the park behind
If housing shouldn't be more than 6 storey high, must have adequate parking. could be an extension of the parkland behind for community events. great access to public transport
Incorporate shelter in to Bus Stop # 3329. Improve pedestrian connectivity to the park and gym / health centre opposite.
Increase in traffic and mouse pollution.
Indoor/ outdoor dining areas
It should provide alternative commercial space to provide Coombs residents with access to local shops and cafes
It would be nice if this catered to a broad cross section of the community, given its central location, rather than a smaller, very select group.
It would not be beneficial to have buildings on any of these zones as it sits on a main road. The traffic increases as a result of housing would impact upon the community. Additionally, there is already enough social and affordable housing commission in Coombs, and it is not safe for the community for there to be more especially in this part of Coombs. I have already experienced crime and damage to property because of these individuals coming across from social housing. These housing should not be on main roads, it will not be a good look from the street seeing how these people live and may deter families and children from wanting to use the community facilities. Anything but housing commission
Lacking community eateries/retail/meeting places. Would be lovely to incorporate facilities to provide heart for area
Large community centre for classes, eg with floating timber floor for dancing, yoga etc. Currently there is no where for these activities to be run in the valley.



Leave as open space with a nice green park and seating areas.
Like block A, this location would greatly benefit from a variety of cafes, restaurants or takeaways as the location is in a great spot on a high traffic main road that many will be using in the near future (as Molonglo becomes more populated).
Low rise accommodation, and not public housing. It could be a small commercial hub, with restaurants and other services.
Make it a community use facility if viable businesses are not occupying it. No point in keeping it vacant
Medical center
Medical center
Medical or health services
More child care centres needed. Bigger kids play area.
Multi Unit apartment
Need to take into account this block's proximity to the Charles Weston Primary School.
No apartment blocks!! Already too many.
No community housing please
No public housing
No specific views. A mixed-use predominant apartment and townhouse complex would work well.
Not apartments
not high density apartments. Maybe single level disability/independent aged care units
Not sure if there is scope for this, but a decent sized site like site C would allow for a proper supermarket (e.g. Coles, Woolies or Aldi) and other facilities like a post office. This would also help boost the use of sites A and B as less people would drive to Weston or Woden for their groceries.
Not to have another high density living space e.g. apartments. Either expand the amount of retail, health services or small sporting ground
Nothing different from previous
Open park space or community facility
Park and ride facility here would be nice
Park/bbq facilities would be good
Parking
Parking, gardens, fitness equipment
Playgrounds, entertainment facilities for children, teenagers and young adults.
Please change this into a Children playground. The current playground is far away and we have to walk 15 minutes to reach there. Otherwise you can raise a shopping centre here as well.
Police Station or Recreation
Possibly create an environment that allows for monthly markets. Jamison shops does a great job of this.
Public library with resources for CALD people to create a hub
Put in a pedestrian bridge and link KOKO and a bunnings
Really concerned about the number of blocks here and the impact this will have on traffic in and out of this intersection for residents
Residents above, commercial/retail underneath. Italian restaurant, coffee shop for mingling local residents associated with the school, an operating community centre as promised in writing when advertising Coombs properties. Police, fire, emergency and ambulance are required in Molonglo. Too busy an intersection between A, B, C and Koko for their presence here.
Restaurants and cafes or markets
Retail facility to replace empty Coombs shops
Retail, food and beverage etc. This community desperately needs a place to gather and connect.
same as response to question 11.
Same comments as the other areas- prefer community space over more residential as JG Drive is getting ugly and we need to create areas that will secure Coombs as a community space before it becomes a ghetto with the empty shops attracting unsavoury activities.



See answer to Question 12.
See my other answers
See previous comment. Mandate architectural significant design. Introduce use that leads to a vibrant space.
See q 11
Seems suitable for commercial (if needed) or retailers.
Service station 🤖
Shopping centre.
Shops and restaurants
Shops would be nice
Shops, cafes and restaurants
Shops, Park, Child Care.
Shops, shops, shops. These are what we need in these area
Should be considerate with community sentiments while building the site
Should be used for outdoor and sporting facilities for use by local community and schools
Similar to the previous comments.
Something that will complement the area and be usable, not a white elephant like the Coombs Shops.
Sports facility.
Sports field
Strong opportunity with service/amenity synergies with nearby community centre
Suitable for any range of community use
tennis court and other facilities
The use of this site needs to maintain the links to green spaces nearby.
This Block should be our community green space for markets, outdoor films, concerts community events as we don't have one. It is perfect due to its high visibility- currently Stromlo cottage is used, but there is no visibility for traffic, so many opportunities are lost. Similar to Googong staggered stage area- with a community hall attached like Northside Community services Corroboree Park in Ainslie. We need a place for trivia nights, fundraisers, picnics etc. It has parking already and great access for both Coombs and Wright.
This could become a health hub with facilities for aged and child care.
This could make good aged care, accessible to Koko.
This is a large site which could be used for an aged facility or for playing fields for children. I know the Stromlo Forest Master Plan supposedly includes plans for sporting fields, but who knows how long it will be before that Plan is implemented. Please do NOT use the site for another large, ugly apartment building or community housing.
This is actually better for community use as it is across the road from an under utilised park which has almost no infrastructure, play equipment, or seats within the grass area inside the trees. This 'park' was used by Mingle recently and virtually no one came and part of that problem was that no one could see that an event was being held there.
This large site has a lot of potential to be developed into a successful multi use commercial site with good parking and pedestrian access, if developed carefully. A mix of large and small retail spaces would be ideal to achieve a mix of tenancies, including restaurants, cafes, a bakery, hairdresser and beauty salons etc. There are sufficient existing medical and childcare facilities in the adjacent Molonglo Health Hub so these do not need to be further provided for. We desperately need commercial/retail services in this area to support the existing residential development. We do not need further residential development. This site must be reserved for commercial/community use only.
This MUST be a restaurant (not fast food) precinct. Cafe, pub, takeaway and dine in services.
This should be a multipurpose recreational and community centre. We need a place for community facilities in the area. Indoor sports courts, youth centre, a large meeting room and coffee shop. This large should be government retained. Work with a community service providers to develop a holistic facility that meets the needs of Coombs and Wright.



<p>This site should feature active uses on the ground floor (such as a restaurant or café) facing the Coombs Park, as was the original intention for the site when it was zoned for the Coombs Shops. It should also have a publicly-accessible through link from Beecroft Street to the rapid bus stop on John Gorton Drive to facilitate easy pedestrian access to the Charles Weston School and Coombs Health Hub.</p>
<p>This site would suit multi generational facilities as its located near the health hub and public transport. Facilities that involve use in evening and on weekends could be suitable, given an appropriate design, as the block is accessible without excessive impact on residences nearby.</p>
<p>This site's strengths are its proximity to the medical hub, the school and the park. The site should be about community facilities rather than commercial activity.</p>
<p>this space could be used for community facilities such as a library</p>
<p>This space should be used for something aimed the "tween" age group for example a skate park/youth centre/scout hall etc . There is about to be a whole generation of bored Molonglo youth. Something needs to be put into place or the whole community will pay the price.</p>
<p>This would be the most receptive area to green space. It really needs a cafe or something to help maximise utility of nearby green space</p>
<p>Together with Koko on one site of the road and defunct coombs shops on the other site this site can be part of the retail cluster that will solve the biggest issue around lack of retail shops in the area and reliance on Coleman Court . A good design with pedestrian connectivity across to to the Coombs shops and good connectivity to the Coombs school will help develop this a site into a thriving retail precinct.</p>
<p>town houses</p>
<p>Townhouses</p>
<p>Traffic implications- can already take a long time to get through those lights (considering it's a residential area) and this is before the Koko building has been finished</p>
<p>The area requires additional Early Education and Care facilities.</p>
<p>Use this site C to help make the "Coombs Park" more functional. So, put in a public toilet and some decent BBQs and picnic facilities, put in a basketball hoop or other elements attractive to teenagers. Allow for passive surveillance night and day from JGD. Provide space for community markets or community gatherings with some undercover / shelter areas. Use this site C for community/ cultural activities to complement the existing health/ medical/ school/ park on the Coombs side of JGD.</p>
<p>Very concerned about impact on traffic. As this is where the busy bus stop is must be well lit clean and inviting to be a safe place for all. Must allow for the huge bus crowds to line up effectively to board especially with the ongoing social distancing requirements</p>
<p>well placed to extend the hub across the street, please make spaces for community groups & activities to hire out</p>
<p>Who uld include cafes and restaurants</p>
<p>With the park across the road, this seems like a good spot for cafes and restaurants. Maybe medical and pharmacy - the existing location of the pharmacy is terrible, not easy to quickly drop in.</p>
<p>Would be good to have a bike rack/storage here as it's right near the bus stop that takes you into the city.</p>
<p>Would be great to develop some community based facilities like library .</p>
<p>Would love to have some creative shop next to main roads (like a fancy paper shop, that sells wax seals) design with high ceilings like a modern Victorian style. Cafe closer towards coombs shop and park. Park side some kind of day spa like and Japanese bath house (a lot of the townhouse/apartments in the area don't have baths in the house and me and my husband miss having a nice hot bath. Was very sad to find out the pool didn't have a hot tub)</p>
<p>Would not like to see high density housing in all four blocks - prefer a mix. No big chain fast food providers!</p>
<p>Yes, put an ambulance station here - they practically live at Stromlo on Saturdays anyway, and it's quick to the Parkway for them to get everywhere else. Or a small police station, so that there's a local presence. At peak hour, before COVID, there were also 40-50 people getting on the bus here, so more facilities for commuters might be useful. Please don't add more units, John Gorton Drive and on to cotter road and getting through the street on drive traffic lights is already congested.</p>



'Other' responses to question 14: Site D is zoned for community uses only. This could include community-focused facilities, infrastructure or services. Below is a selection of possible examples within the zoning. Select your preferred top four options

Library and Medical Services

not really involved in this area, no comment

Parkour or similar. There is nothing in Coombs or Wright for teenagers to do.

Disability support, services for CALD people

Local Shops

scout or girl guide hall

Great sports areas in North Wright. Another sport opportunity?

Suggest offer local churches getting established in area the space to develop.

Coles or Woolworths

Medical or pharmacy if it means they can move from the existing terrible building in Coombs.

Fresh food markets

Community facility with cafe with quality coffee and healthy food

This could 100% Be best place for a Shop/Grocery store

Community cafe, market

skatepark

community garden

Tennis courts

Shopping centre

NOT place of worship- inadequate space and roads

Post office/ parcel drop off site

Community organisations with little money need to be able to establish a footprint in the Molonglo somehow. I am thinking of such things as Scouts and Men's shed etc. Space needs to be provided somewhere for such things.

Responses to Question 15: In 200 words or less do you have any general feedback about the development of the four sites either individually or thinking about them collectively?

A cafe and a space for older children/young adults would be greatly useful for this area.

A village feel would be lovely for the 3 sites adjacent to each other, perhaps it would be able to include the currently dormant Coombs shops?

Any buildings must fit into the natural environment and not stick out as massive multi-storey developments. Koko is already way too big - let's not make it a competition across the remaining sites to make even taller buildings. Reduce traffic in side streets, green space, maintain views, child / pedestrian friendly - not another Coombs shops white elephant.

As a general point, there sorely needs to be more retail and dining amenities in this area. Denman Prospect has overtaken Wright and Coombs in this respect, and Weston Creek Group Centre is overburdened. There needs to be consideration about how these sites (especially sites B and A) can be utilised to complement the Koko development in this respect. We should also not rule out other options, such as fast food outlets or petrol stations (together with EV charging stations) for part of these sites either.



As a long-time Wright resident, the community is desperate for retail/community spaces. Two suburbs without a single coffee shop is hallmark of the terrible zoning priorities of the local government. This is a unique opportunity to right the wrongs of historic poor planning and finally deliver long-owed facilities to residents.
As a resident of Coombs, we feel like these sites will be the make or break of our community. Our lack of shops and community centre has made it extremely difficult to meet each other and establish the crucial social and community foundation a new suburb desperately requires to be a happy and successful place to live. Please, please, please invest in our community and look at these blocks as a way forward for our suburbs- somewhere to be together, to eat and drink, to socialise, to perform, to play, to meet. We are desperate for this foundational amenity. We are already over prescribed for social housing and unit blocks, we need community amenity. Thank you.
As a resident since 2015, I really hope that initiative will be taken to create a 'vibe' of cafes, boutique pubs or bar, dining establishment/s. The area is in desperate need of these types of facilities. Very much looking forward to shops/supermarket.
As mentioned previously, we really need more cafe and restaurant spots in Coombs and Wright. The Coombs shops development has not worked so we need something else with spaces for small businesses to open. We want Coombs and Wright to become a place people go out of their way to come (like Aranda shops or Ainslie Shops or Cook Shops).
As someone who bought my first home off the plan in Wright and waited 3 years to feel so lucky to live in Molonglo, I can understand how people love this area but why it's a shame that some spaces haven't grown with the area yet. In the time I lived there I wished for close access to shops and facilities to make life comfortable and convenient. As the population grows but not the facilities it puts stress on other local facilities. It would be great to see this area flourish to its true potential, as I am to always be connected to this area as a property owner, and a neighbour in a close suburb.
As the sites may end up with similar or unique uses, efficient and clear wayfinding signage (including local mapping) would be beneficial at key approach and access points, both for general traffic and pedestrians.
At least one of the sites should have a cafe/cafes and a restaurant together with other shops. The design should be such that sitting outside provides a view over open park type space not a carpark - the Coombs shops is a good example of very poor design.
Be different. This is a chance to showcase what we need for higher density living - community connection, natural environment, celebration of the community/ culture of the area. An urban space for events, markets, meeting places, learning about others/ talks.
Block B must allow a large retailer to take up a sizeable portion of this space. Zoning and floor space must be changed to allow this.
Community facilities are most desperately needed. meeting places for youth, seniors, other community groups. recreation for youth. Larger flat site would be perfect for tennis courts. Indoor sports..ie southern Cross club may be interested. A community Hall at nominal cost to non-profit groups.
While I'm at it, not what you asked for,..but..consider the bike circuit at Stromlo park providing multi function for RC model cars ie a few hours a month?? This specifically targets youth.
Coombs and Molonglo are desperate for decent, quality and delivered retail services.
Coombs and Wright community is missing a good shopping and community activity space nearby. Currently available spaces are not built in an attractive design. So these spaces need to be planned and designed to address these drawbacks.
Coombs and Wright need a shopping centre and more cafes and restaurants
Coombs has no cafe or restaurant, no shops, and no public toilets. It badly needs these
Coombs in particular needs an injection of cafes, playgrounds, shops, etc. It is fast becoming a dumping ground for housing and the community has expressed concerns about this on a number of occasions. If you took a walk by the lake in the evenings, you would notice that the community loves to get out and about. A nice space to sit down and have a cup of coffee on your way to grab milk and bread doesn't seem to be too much of an ask. A sense of community could be easily developed here with the right facilities and atmosphere as there are so many families with young kids.
Coombs/Wright don't have much in terms of shops, they also could use a few more 'medical facilities' such as physio, another gp, another or a bigger gym space. Also outdoor areas that could facilitate exercise and running etc would be great.
Coombs/wright need local shops and would also benefit from the development of some cafe/restaurants/bar (not fast food chains such as KFC etc). Even a community hall.



Coombs/Wright suffer from being very hot with high winds and high glare from concrete and barren new developments. More shade, trees and "green "architectural design elements requested, thank-you!
Create space for locals to hangout. It should have plenty restaurants and cafes.
Create spaces that enable connection with nature and community gathering eg community garden
Don't want to see development disconnected from existing Coombs 'shops' (if you can even call them that. Also going to be difficult to connect across John Gorton Drive for pedestrian/bike access, but should to provide the community hub that is currently missing in the area.
don't ---- it up again!!!!!!!
Encouragement of small retail. A Community /cultural centre Thank you
Ensure any retail space is compulsory to open in a short time to avoid another Coombs shops disaster. Suggest not duplicating anything that is already close by (such as medical Centre).
Ensure these sites are developed in a way that avoids a repeat of the failed Coombs shops debacle. Commercial and community facilities are desperately needed to support the existing residential development in Coombs and Wright, and we cannot afford to lose an opportunity to develop these last remaining sites in a way that provides the services needed. We do not need any more residential development on these sites. We need shops. We need a cafe, a restaurant we can walk to, a place to buy a loaf of bread without having to drive to Cooleman Court in Weston. A place where resident come together and meet. Previous development of the Coombs shops site has failed our community, and this cannot be allowed to happen again.
Facilities to support Molonglo region, balanced across the suburbs, but also facilities to encourage others to come to Molonglo
First and foremost, I'd like town planners to look at mistakes make in Gungahlin and not reproduce them here in Molonglo. Getting out of the Molonglo Valley each morning by car is difficult and slow at best, so more careful thought and planning needs to go into where they put services that will potentially slow down traffic, including schools, on major arterial roads. Thank you.
Focus on what's missing. We don't have a shopping centre - just an empty shell waiting to get rezoned, and a Woolworths Metro isn't going to be enough for how many people you've managed to cram into Coombs and Wright. We need a supermarket, coffee shops, restaurants/takeaways and more childcare facilities. Building four playgrounds because it's cheap isn't going to cut it.
For site D in Harriott Street, Wright, we don't want facilities that are going to create noise and traffic problems for the residents who live nearby. This needs to be managed effectively. Care needs to be taken to ensure that any buildings that are constructed do not impact adversely on the views and amenities that residents in the north part of Wright currently enjoy.
For site D Given there are many apartments and 2 schools around it will be good to have open space or childcare center or medical centre no housing please this street is crowded with single line already if there is a car parked on the street we have cross the line other side very dangerous and accidents can happen who is liable for this act government? You cannot bring life back so please think carefully before you put anything here
For the past 15 months, our enjoyment of our own home has been regularly and seriously disturbed by activity at a basketball half-court in Glasswing Park. The disturbance comes from a combination of loud and penetrating basketball bouncing noise; ball-bouncing vibrations; loud shouting; bright night-lights; and, in particular, safety concerns because strangers arrive in cars and hang around the park at night. Our mental health is suffering. ACT Policing have been called on several occasions by local residents fearful for their safety. Multiple complaints have also made to Access Canberra and to the Suburban Land Agency. We request to move the basketball court to this community address, which more appropriated and suitable in terms of size, purpose and distance to the residential community.
Future proof the design and ensure that thinking considers potentially light rail in the next decade. Build an environment and vibe that people can dine and relax in rather than driving into the city. Don't over retail as the retail centre proposed will come and make anything retail at these locations unviable.
Generally, I would like to see the sites developed to be inclusive and long term thinking applied. Short term planning has resulted in the Coombs shops being a white elephant in the region; this cannot be allowed to happen again. Developers should not be able to hold residents to ransom. The Government



need to ensure that when executing plans that contracts allow them to hold developers accountable when executing the Plans for the Sites.
Given the co-location with Stromlo, Coombs / Wright has the capability of being a cool, vibrant younger persons locality, given the higher density. So the infrastructure needs to be designed to accommodate that - bars, cafes, restaurants, live music, bike shops, accommodation, community courtyard etc. Think Kings St Newtown, or at least Kingston foreshore. Make it to just be a satellite location, not the dormitory location it presently is. And do something about Coombs shops = compulsory acquisition, knock-down and rebuild would be a good start!
Great location for a child care especially with so many schools and the Wright Community@Services struggling to meet the demand.
Has somewhere for young kids to play basketball and a closer big shopping centre that's affordable like ALDI
Having lived in Wright for 8yrs I am very disappointed that my initial hopes of what the area could be, have not come to fruition. The park spaces are a disappointment and the growth of the community has failed due to the lack of spaces to interact. Denman shops has shown how successful this can be. We love the area and hope this opportunity brings about positive change.
Hope it's not as disastrous as Coombs shops are.
I feel strongly about the Coombs shops needing to be fit for purpose and actually active. The community is growing rapidly and there are no local shops to support this community. If the current shops won't be utilised, then site B should be made into a functioning shopping site.
I feel that the growing adolescent population in this area has not been adequately considered in planning. Children/adolescents need to be taken out of the area for most organised sports at this time.
I hope the three clustered together are planned in a way they coexist well for everyone's benefit. It has the potential to be a really nice section if done right.
I shouldn't need to travel to Woden for pathology. I shouldn't need to travel to Weston Creek for groceries or parcel pickup. I shouldn't need to travel to Belconnen for groceries, hardware, clothes or fabric shops and have no end in sight to this in the coming years. I shouldn't experience traffic jams on John Gorton Drive/Cotter Road. The promise of the local Coombs shops (in all advertising) was a major lure to move here 5 years ago. Coombs School was built then, the opposite building (childcare, fitness, vet , chemist, doctors) was in progress. All seemed promising. Since then, no services that require buildings have eventuated while resident numbers have grown. Woden and Weston Creek are gaining building facilities for apparent local demand. Is it really Coombs/Wright that require these facilities? In the previous questions, most mentioned social housing. I consider that Coombs is doing its fair share re public housing/social housing ratios and higher density living to ease environmental impacts. Please expect established suburbs to take on their fair share of assisting the disadvantaged and sharing land. Coombs/Wright are desperate for shopping facilities and services; health, social and psychological services; indoor gathering/meeting area of reasonable size. I love the existing outdoor spaces building up along the river corridor.
I think a college is desperately needed in MV, and potentially a small library in addition to the ideas I have raised. I would like to see consideration for the growing population and planning that won't impact the current traffic problems that exist in the morning.
I think the priority should be to seriously consider taking back/purchasing of the shambolic 'coombs shops' site. This would allow for a multi site development that would generate jobs and income to the immediate area bringing much needed retail/cafe/shopping centre. Possible use of site C for a foodie cafe/restaurant based hub. It should be imperative that future planning be factored in for a light rail stop either adjacent to these shops or within the immediate area. This would be great for persons to enable ease of access from other suburbs via light rail for those wishing to visit the 'foodie hub' concept suggested for site C.
I think the sites could be used complimentary to each other, providing shops, services, cultural and outdoor opportunities for the Molonglo community.
I think the spots have alot of potential and I hope you pick the ideal solution that adds value to the community and the people for the future.
I think these areas (Blocks A, B, & C), in conjunction with the planned Koko Molonglo construction, have a real chance at becoming a really unique mini-heartland in the Molonglo Valley. To not only show the area for the modern area it is, but also has the ability not correct past mistakes that have hampered this area for years.



<p>I understand in the future there will be a Molonglo town centre north of Coombs that will contain a lot of amenities but that is potentially a decade away so it would be good to incorporate aspects into these facilities that provide access to amenities within walking distance of a lot of Molonglo residents. Hireable hall space so sporting/craft/activity groups can run classes for kids and adults. And which can also be event venues at night for functions. Buildings that encourage good restaurants and cafes to open in the area would add some vibrancy to the area and encourage a family walk to get some brunch, perhaps maybe some pet friendly dining incorporated. Activities for kids such as facilities for rock climbing, bowling alley or hireable courts for badminton/basketball. Kids can go to training, and parents can support the local food retailers. A medical centre – walk-in centre and or GP that's not located right in a town centre would also be beneficial for the community.</p>
<p>I would like to see something auctioned ASAP. This community has waited so long for something/anything!! A place to connect, a place for older children (not playgrounds) to connect etc. A place to have coffee or a meal.</p>
<p>I would love to see this area bring other existing facilities to life. Ideally, the new development would leverage the investment made by government and private organisations in infrastructure such as the walking paths, children's play equipment and Coombs shops.</p>
<p>Improve community services to the suburbs that adds value to the residential areas. Government housing has ruined this beautiful area</p>
<p>It is nice that engagement is occurring. Pity this didn't happen for other developments. Do we really need more playgrounds though? There is plenty in Molonglo valley already.</p>
<p>Thanks for seeking feedback</p>
<p>It is terrible that these sites are being looked at without addressing the issue with the coombs shops. The site needs to be purchased by government, and proper planning and foresight put into the development of the whole intersection and block</p>
<p>It will be important for sites A-C to be easily connected with pedestrian access. Otherwise there is the potential for traffic issues along John Gorton Drive.</p>
<p>It would good if you could develop health facilities ,community facilities which everyone access and Kumon kind of educational provider are main area of our interest.</p>
<p>It's extremely important that they are quality buildings with high standards of development and good tenants. We cannot have a situation like Coombs shops or low quality high rises as these detract from the appeal of the overall area. We also need ease of access for cars, bikes and pedestrians, lots of outdoor green space, and many trees. We need plenty of food options and grocery facilities among the four sites. I'd love to see vibrant cultural spaces that could host outdoor markets, food venues, and community events.</p>
<p>Lacking community eateries/retail/meeting places. Would be lovely to incorporate facilities to provide heart for area</p>
<p>Like that the blocks are being considered as a whole as a precinct. Please continue with this approach. If done well it would be great.</p>
<p>Looking forward to some functional buildings. Don't let it become like the coombs shops which have sat empty for years. Very disappointing</p>
<p>Make sure the space is well utilised and developed in a way that uplifts and enhances the lives of the people who have invested their savings to live in this beautiful part of the world. Make sure you don't make their lives unpleasant or difficult by making arrangements to degrade the neighbourhood or demographic of people who live here.</p>
<p>Many places don't have the space to grow produce and I believe a community garden would benefit resident. As the area grows more shops need to be built to prevent a build up of traffic to coolamon court and to create local jobs.</p>
<p>Molonglo area is lacking grocery shopping like Coles, Woolworths and Aldi</p>
<p>Molonglo needs a community centre similar to Cooleman Court WCCC or the Woden Seniors Centre or the Hughes Community Centre with rooms/facilities available for hire/rent by the community.</p>
<p>Molonglo needs to be able to stand on its own. The development of a community hub that pulls together the best of Ainslie, Lyneham, Kaleen and Deakin without the congestion would see value and desirability, as well as liveability, sky rocket. We desperately need trees. We do NOT need more childcare.</p>
<p>Molonglo Valley have young families and number of child cares are very less as compared to other places with similar demographic in ACT.</p>



Also would like to have few new shops ins Wright and Coombs as current we have to travel 4-5 kms for basic needs.
More childcare facilities needed ASAP. Do something about the empty Coombs shops - this is an eyesore and the Government has let the people down.
My family and many others would like to see something aimed the "tween" age group for example a skate park/youth centre/scout hall etc . There is about to be a whole generation of bored Molonglo youth. Something needs to be put into place or the whole community will pay the price.
My feedback is that this area has too many large, ugly apartment buildings (e.g. Northpoint in Wright). This contributes to the area looking dreadful and having too many vehicles (traffic jams along John Gorton Drive constantly). There is also a major crime with crime, particularly hooning/street racing/burnouts. Having Police based here may help to alleviate this dreadful situation. Please do something about the Planning Directorate. I'm convinced that the people working in the Directorate have no idea at all as to how to build a community. They appear to be only interested in helping their developer mates and raising revenue for the ACT Government's pet projects - which are usually in the inner north.
My hope for these sites is that they offer both recreational and commercial opportunities in Molonglo Valley by creating new spaces for people to enjoy cultural experiences in the community. Sites A, B and C being centrally located around John Gordon Drive is a perfect opportunity to create an exciting "District" in the area. I can see the potential for these three sites to be interconnected and becoming the local hub for Molonglo in years to come.
My idea is to make Molonglo district as an icon for renewable energy
Need more childcare services and shops in these areas.
Needs to tie together and compliment one another
No community housing please
No housing commission. Make it a safe space for the community. Encourage neighbourhood watch in these areas and lots of open space and lighting for safety. Encourages less crime and promotes healthy and physical lifestyle
No more apartments, think about open spaces for community
No more housing or accommodation. We need retail, cafes and bars.
No more public housing please, these suburbs already have a lot of public housing
None of the sites are big enough for a decent shopping centre similar to Cooleman court. Small shopping centres like the existing Coombs will never be big enough to be viable. Look at the struggle for IGA etc in Denman prospect
Obviously there is a desperate need for basic retail services. High density would maximise the valuable location
Overall there is a fundamental lack of retail facilities in Coombs and Wright and this hub between the two suburbs will be the perfect place for such services to be built (especially with the development of Koko's services and it being a high traffic area due to being a main road). If such facilities are built it will ease pressure on places like Weston and Denman-Prospect shops that local residents need to drive all the way to to do our shopping (which will only worsen as Molonglo continues to grow should such facilities not be built).
Places should be developed in a way that Wright, Denman, North wright should get a quick access to multiple shops facilities, community centre etc
Please bring some shops and cafes and outdoor chill places to the area. Thankssss
Please consider local shops here in coombs or wright. We have to travel to get our milks. It would be great if we can get one of the supermarkets here with couples of cafes, restaurants or local shops. A community center that provide a different kind of activities lessons also very important. Like music, martial arts and soccer(indoor or outdoor). Thanks
Please consider the environment and try to build something that complements the area and encourages links to the natural surroundings. The suburb of Wright is named for a poet, environmentalist and Aboriginal Land rights advocate-perhaps you could take this into account during your planning.
Please don't let what happened to the Coombs Shops site happen to any of these
Please don't damage the area further by over developing these sites. Area has already been made a concrete jungle with no connection with the adjoining natural surroundings. Time to have some sanity rather than \$\$\$ greed. Covid-19 should be reminder that why open spaces are important.



<p>Please ensure developers adhere to good design principles in keeping with the character of the rest of Wright/Coombs. The community is disappointed and disillusioned by the experience of having terribly designed and, as a result, under utilised Coombs Shops that are an eyesore. Good design and community outcomes need to come first and foremost above developers' profit margins.</p>
<p>Please find below comparison graphics outlining some potential public realm modifications that would facilitate an improved pedestrian experience around the precinct:</p> <p>Existing: https://drive.google.com/file/d/1lHz5BRjZ4X7k4h6nlib8KiDexQFjuZMg/</p> <p>Proposed: https://drive.google.com/file/d/1vctByHnyo1e-eb1FEOZJVltWJcVnu9QN/</p>
<p>Please focus on more shops than houses. Cooleman court is a horrible place to shop</p>
<p>Please include design principles which make the space accessible on bikes and for pedestrians of all abilities. Please plant trees, make the entry space welcoming with a garden, rather than building infrastructure right up to the setback</p>
<p>Please make every effort to ensure that whatever is built on these sites is aesthetically pleasing. So much of what has been constructed in Coombs and Wright to date is unattractive. The Coombs shopping centre in particular is an ugly eyesore and the apartment block at the corner of John Gorton Drive and Swallowtail Road looks like something out of war-torn Syria. The area is crying out for good architecture. I realise that beauty is in the eye of the beholder and you can't please everybody. Nevertheless, I think that any project by the Capital Airport Group (the company responsible for Denman Prospect) is generally held in high regard by the community. Please use the Capital Airport Group's developments as a benchmark for the visual quality of the buildings that will be built on sites A, B, C and D.</p>
<p>Please make these spaces community facilities and retained by the government. Please don't sell them off to developers who don't care about our community and it's needs. We don't need another vacant building like Coombs shops. We don't need another community space with extremely high rent. We need community spaces, facilities, meeting rooms, recreational/sporting centres. We need places for older people to meet. We need a youth centre. We need places that people can go to feel safe. Community services in the region are extremely poor. But with no place-based accommodation, there are no services that can set up in the Molonglo Valley.</p>
<p>Please please add something more meaningful to all these identified zones. We need to be mindful of all the near by residents and how any assistance can be provided to the local residents through development in these spaces.</p> <p>We really need another child care or a shopping centre for coombs as the current wait times on the coombs childcare centre is 9-12 months.</p>
<p>Please please please consider community facilities, aged care or even community halls etc. We have very little un Wright and Coombs after the debacle that is Coombs Shops.</p>
<p>Please prioritize green canopy and minimising impact on climate through environmental construction materials and low energy use buildings. Remember that these developments are surrounded by residential dwellings and should have low impact in regards to noise, traffic, and lighting. Use of natural type materials to blend in with current design (eg Corten steel, stone) will improve aesthetics.</p>
<p>Please provide us access to shops and fresh food markets. It's been too long!!</p>
<p>Please think about the impact of whatever you do, unlike Coombs shops.</p>
<p>Please use the development of these sites to correct the failure of the Coombs shops. Work with Coles/Woolworths/IGA and a respectable commercial landlord to develop a facility that will address the needs of Coombs/Wright residents for local groceries and cafes/restaurants.</p>
<p>Please use the land available for any community activities than commercial</p>
<p>Please, no more government housing. No more multi storey buildings, the roads are already 'at capacity' during peak times already. We need another supermarket in addition to Koko, if it only ends up with one supermarket, and more retail space for restaurants and other service providers.</p> <p>Buy back the old Coombs shops and incorporate a new development combining that land with the currently vacant adjoining block.</p> <p>Keep in mind the need for future community services for organisations such as Scouts or Cubs. Look around at what other governments provide for similarly sized communities.</p>



Please, please ensure that whoever is contracted to build something does it to a high design standard and is obligated to create green spaces on the site. Why is it that people can put elegant buildings and shops in Kingston and we get the ghastly Coombs shops? Why is it that the grounds in Kingston are just about meticulous while our parks are overgrown with weeds and our developments have unfinished concrete and are squished on to blocks. Please make these sites look amazing so that we don't become a squished squalor on the way to the better stuff at Denman Prospect and Whitlam.
Public transport with park and ride facilities need to be built in Wright/Coombs especially for bikes is a must. Block on John Gordon Drive on the coombs side would be ideal
Retail and restaurants are important. It's also important to think about how the areas might interact with their surroundings. Traffic is also a thought to consider. It would be a real shame to see a poorly positioned childcare contribute to bottlenecks around pick up and drop off.
See response at q11. This is a serious issue. If we as a family had of know that this kind of behaviour would be approved by the act gov we would never have bought here. Please don't let other face the same issues.
Shops would be nice
Should be considerate with community sentiments while building the site
Sites A, B, C are integral. An integrated architectural approach would be much appreciated. The most important aspect of these sites is pedestrian movement for community around the busy JGD/Steve Irwin intersection. The design of all retail around and intersecting the two suburbs in a high vehicle usage area has been extremely poor. Thought should be given to larger retail/restaurants in Wright only in order to protect the community from vehicle danger. Use of Section 21 for further housing with access to coffee shops only or small retail would prevent movement across JGD. Section 36(2) could be in future incorporated into a combined 36 (2 & 3) with a larger townhouse/apartment block complex with small retail on ground floor with coffee shop. The North Wright site could ideally be a stand alone community hall.
Sites should be developed with the natural landscape in mind and not be something that looks out of place. It should be seamless with the environment. Vetting of any owners needs to be comprehensive to make sure new owners/developers have the community in mind and not for the money grab.
Thanks for consulting. In general, decisions need to reverse the harm caused by the poor decisions that led to the failure of the Coombs shops. Using the nearby areas for other sorts of community spaces could help to revitalise the area and bring foot traffic and possible future tenancies to the shops. Also please consider more bus routes especially to the Parliamentary Triangle/South Canberra. We were forced to buy a second car this year as the poor R10 route makes it hard to get back to Coombs before kids' bedtime
Thanks for seeking community feedback! The original Coombs shops have unfortunately been a failure that isn't easy to fix. I think using one or two of these blocks for shops and cafe/restaurants would be really be good for the area.
That there is no recurrence of what happened with the Coombs Shops. ☹️
the ACT government needs to provide community facilities that were promised years ago when people put their money down and spent their life savings to come to this area. the recent changing of community spaces into affordable housing and the resulting devaluation of the adjacent blocks is despicable and cannot be allowed to occur again. provide the services and facilities promised rather than serving government self interest.
The area is already too built up with inadequate parking. Something needs to be done about the Coombs shops which are sitting empty and provide no community benefit.
The area is desperately short of a communal meeting place. The successful Mingle group will have no place to meet after they lose access to the cottage later this year. There is nowhere for activities such as dancing, martial arts or scouts. Teenagers have no facilities such as a skateboard park.
The area needs shops, community gathering facilities like restaurants, cafes, library, a meditation hall/space where any one from any religious views can sit and reflect. Though there is plan for a shopping centre in the suburb of Molonglo, this are should have its own vibrancy.
The area of Coombs and Wright has the potential to be an inclusive and vibrant community but it is completely lacking in community infrastructure . Please include spaces for members of the community to meet and socialise without having to drive
The area requires additional Early Education and Care facilities, preferably from a not for profit provider.



The Coombs area particularly needs shops - a cafe, weekly market, restaurant etc. in order to make it a liveable suburb
The community needs shops, supermarket and cafes to build a place where people could gather socially and create a sense of belonging. Being in Molonglo, the site should make use of the natural views and be built to high quality (unlike the current Coombs shops that are an eyesore).
The Coombs shops situation is not acceptable. The community knows and understands the situation with the Developer. The Coombs shops site needs to be replaced to ensure the community has a suitable retail and dining outlet.
The Molonglo area is definitely in need of some sort of community hall to host events similar to those that are currently being held at Stromlo cottage- only they can cater for a larger group. The hall could also offer indoor sporting facilities and be available for the hire of residents to hold community events.
The neighbourhood is in need of a general space that they can rent out, potentially for fitness/dance classes, performances, market stalls etc. Please also consider the need for a postal service/parcel drop off site, as a lot of apartment dwellers would utilise this well
The only facilities that have been provided in this valley for the last few years are duplicates (eg medical, fitness). We need community centres, a library, post office, police and ambulance stations, ATM and/or bank, places to gather indoors.
The three blocks grouped together should be designed holistically and be linked in design. We need buildings that can make a statement. We need a vibrant hub that mixes small service shops, with quality restaurants and cafes. Even a Fyshwick, Belconnen market or farmers market equivalent would be unique and provide less commercial retail options.
Avoid fast food outlets. I think boutique small business should be the key here.
No more public housing please.
The valley needs police presence and a shopping precinct that is affordable to businesses (as opposed to the disgrace that is the current owner of the Coombs shops)
The well known Coombs Shops problem needs to be solved as an integral part of this plan. Strong Govt action on this one is now desperately needed and will go a long way towards restoring local confidence and trust in Govt.
Local confidence was also badly damaged by half the land (facing Diesendorf St) allocated for community facilities being seized for community housing against the sound existing plan, community wishes and Govt policy! An opportunity to remedy this now exists, so don't waste it.
There are too many sites being approved for way too many floors, with limited parking. More green space is needed. Molonglo still feels very barren
There area is short on functional shops, private schools and public toilets.
There is inadequate space for a place of worship at the wright location in north wright. Combined with traffic from Stromlo park/ Stromlo leisure, one way enter and exit to the Opperman road- this would have a negative impact on the area. A number of houses already operate as places of worship clogging narrow streets with parking.
there is nowhere locally for me to go that I don't have to pay to access, that is wheelchair accessible. Koko development will not fulfil this need either. I really want places I can be included in, to meet my neighbours & be part of local community
There is very little for children and teenagers to do once they pass about 8 years. The basketball court neighbours harass kids off the court. Expensive commercial facilities don't meet the needs of teenagers either. For people to hang out spaces need to be inviting: beautiful, human scale not alienating steel and concrete furniture with no shade.
There's a fantastic opportunity here to use these Greenfields sites as examples of best practice in human-centred design and ecologically sustainable development. We already have a fantastic facility in the new leisure centre and, if developed appropriately, these sites will make this area an enviable location in which to live. Please find a good balance between profit-driven development and excellence in design and zoning.
These areas have a unique opportunity to be the heart and soul of Coombs and Wright community. Currently they are essentially accommodation suburbs. There is a vast community living there but no sense of community and no common area to live together. These spaces particularly A, B and C have a great opportunity to open up Wright and Coombs as one of the most sought after suburbs in Canberra. The ground work has been done, unfortunately with the current state of the Coombs shops that puts us on the back foot. But with the right amount of planning these three blocks can potentially be turned into



<p>a community hub with local business opportunities which benefit the whole community. This will make people less reliable on Coleman Court and Denman prospect shopping centers. I suggest a pedestrian link under John Gorton drive to open free and open access to both sides of John Gorton without a negative affect on traffic and keeping pedestrians safe. All at the same time making all spaces whatever they become more accessible to both Coombs and Wright residents. Providing the right services for this area should also decrease the amount local traffic getting people onto the side walks and walking down to their local instead of jumping in the car.</p>
<p>These areas require facilities for the present and future residents. Local business such as cafes, bakeries, dentist, doctor, restaurant, supermarket, so that you don't need to go to Cooleman Court or Curtin Coles. Please, no more Club Limes. There's one in DP and we have Mt St. Would love to see a local library in the area too.</p>
<p>These sites need to support the Koko development. Think about what Koko will bring and then we need to build upon that with other community facilities.</p>
<p>They should all vary in what they include so there is no unnecessary double ups on facilities when it could be used for something else more valuable to the community (eg no need for more than one to include another gym etc)</p>
<p>They should be developed to welcome people in to take their time and enjoy the locality. It should not be over developed or developed simply to fulfil consumers. The region needs an area that people enjoy to come to on a weekend, to relax in comfort and enjoy family time. All whilst feeling safe and secure.</p>
<p>This area has access to some of the best outdoor use areas in Canberra - facilities to match the general theme would work well, as well as increased public transport as it feels to be getting quite busy during peak periods already!</p>
<p>This area is desperately lacking in retail facilities. An ALDI or proper size Woolworths is needed, not the 'Metro' size going in at Koko. The area needs a post office! The building the medical and pharmacy are in is dreadful. Most people enter by climbing the crazy staircase - they aren't even slightly accessible. Let the medical and pharmacy move to a better building and give us some cafes, restaurants, a bakery, a post office, a grog shop and a decent supermarket. These are basic things! Do something about the Coombs shops, it's a disgrace.</p>
<p>This is an opportunity to create, in the area a number of services and facilities that I would normally travel away from the area for. Eg. Yoga classes, good coffee, affordable and healthy restaurants, pleasant meeting places with friends (indoor and outdoor). Affordable aged care might also be a priority in the future for this area.</p>
<p>This is busy street as of now please measure how many cars are in and out in this street Once the apartment are completed it will be over crowed please build any child care or keep it open for public open space or medical centre</p>
<p>This is the last chance to create something useful and desirable, and not just create more high density housing and community housing. The area is desperate for shops, cafes, restaurants. Please don't destroy this opportunity for our region.</p>
<p>This is the last opportunity for the ACT government to provide the right mix of amenities for Wright and Coombs. Development of these blocks should be tendered to a single developer to ensure that modern design elements are met, economies of scale can be attained and the local community can finally get adequate commercial and community offerings that meet and possibly exceed expectations that cater to a growing population. Wright and Coombs are missing places that cater to making their life easier and making residents more community minded - somewhere they can congregate and meet.</p>
<p>To many apartments buildings not enough car parking is very small and narrow streets. To many public housing. Traffic is terrible in the rush hours. Landscape and maintenance of public areas are appalling.</p>
<p>Traffic congestion is becoming an issue as the area continues to grow. Adequate traffic management and parking should be a high priority regardless of the type of facilities that are placed at these sites.</p>
<p>We all have been waiting to see the malfunctioned plan near Coombs shopping centre to be sorted. This will be a clear opportunity to make things right after several years of waiting and countless negative feedbacks from the community to the ACT government.</p>
<p>We are 20 years of XXI century and still doing the same planning errors. No one can say they did know, there is available research and expert professionals to perform planning but as always developers and other interests are more important then the people and community.</p>
<p>These new sites should be develop to the community and of course they also need to be commercial</p>



viable.
Commercial viable should be with common sense not to become millionaire in one month.
We desperately need facilities for community organisations to use at reasonable rates - for activities such as yoga classes, craft groups etc
We have almost nil shopping facilities near Wright area, and we need more shopping complex in this vicinity.
We just want shops, post office, police station, cafes, restaurants and community facilities in our area
We need a facility where the community can meet, it needs to include meeting spaces, a space that could be hired (like the community centre in Griffith) for parties, playgroup, young at heart, craft groups etc. With the expected loss of the Stromlo cottage facility, where are the groups currently using the cottage going to meet.
We need a Police Station presence. Woden is too far away. I would also like to see a general use sports facility with Basketball and Tennis Courts. Membership can be added in if necessary.
We need modern well lit clean safe spaces. Thought needs to really concentrate on impact on traffic. The back up of traffic in the mornings of people exiting towards the city cannot deal with any more issues. In the thinking phase of the sites you should come out and see the traffic build up at 8:05. Then you'll truly see what a poor design will have an impact on. Wright and Coombs needs more childcare. The waitlist for the Coombs centre is a few years to get in. That's ridiculous for an area with such a high young family population. We need more basketball courts with lights so young adults and adults can use them in the evening after work once daylight savings ends. We need positive healthy spaces where the community can meet others and feel comfortable to approach someone to say hello. An outdoor playground with rain cover would be fantastic. Kids need to go outside even on rainy days. Water play is excellent for the young ones.
We need more availability of corner stores, restaurants and cafes throughout the area and community facilities such as a small library or drop in medical centre.
We need shops and open areas, the population is increasing and we do not have any local amenities
We should have police station, fire brigade & ambulance service centre & petrol station
When we bought land in Wright, we have been told Wright would be the next Kingston foreshore. Make that happen.
When we moved to Coombs 5 years ago, we were expecting a vibrant community/retail facilities at this intersection. Now it has become a sad intersection with no community presence. It is about time to give the residents what they have been promised and what they deserve.
Consider planning ABC blocks with a more open/cohesive design the incorporates Koko and Coombs shops. One builder to redevelop the whole area is recommended. Consider pedestrian access (underground passes perhaps) to the four blocks at the intersection to prevent traffic problems and increase foot traffic. Consider good access to public transportation to avoid parking problems.
Where possible building height should be limited. Traffic should consider the movement of small children, not just cars. Green space is highly important.
Would love some proper shops and/or cafe facilities in our suburb
Would not like to see high density housing in all four blocks - prefer a mix. No big chain fast food providers!
Yea disgusted there is still no shops for over 6 years in Coombs
You cannot develop sites adjacent to the failed Coombs Shops without addressing the Coombs Shops first. There is real opportunity for a vibrant suburban center here but Coombs Shops must be dealt with first. I would never start a business next to an abandoned shopping center and establishing any other facilities next to the Coombs Shops would likely just encourage petty crime, which the Molonglo Valley has enough of already.
You need more food market options with small cafes. This will encourage people to stay within the area, opportunities for social gathering and enhancing area. At the moment it is lifeless.
You need to release land for a secondary catholic school. There is nothing even close to being local, the nearest place for my daughter is more than 10km away and requires travelling through the city or parliamentary zone to access.
We need shops. We need a school. We need police. We need you to do something about Coombs shops. We have been here 8 years and still nowhere to walk to get a coffee or a loaf of bread. This is unacceptable.



You've allowed developers to do what they like around here. PLEASE be the communities voice and actually listen to the feedback we give! We urgently need shops, cafes, restaurants, community sites. Stand up for us!



Appendix E – Community survey ideas submitted as attachments

Proposed modifications to John Gorton / Steve Irwin Avenue





Appendix F - Community and Stakeholder Panel report to SLA

Coombs and Wright Key Land Release Sites Community and Stakeholder Panel Advice to the Suburban Land Agency

1. Introduction

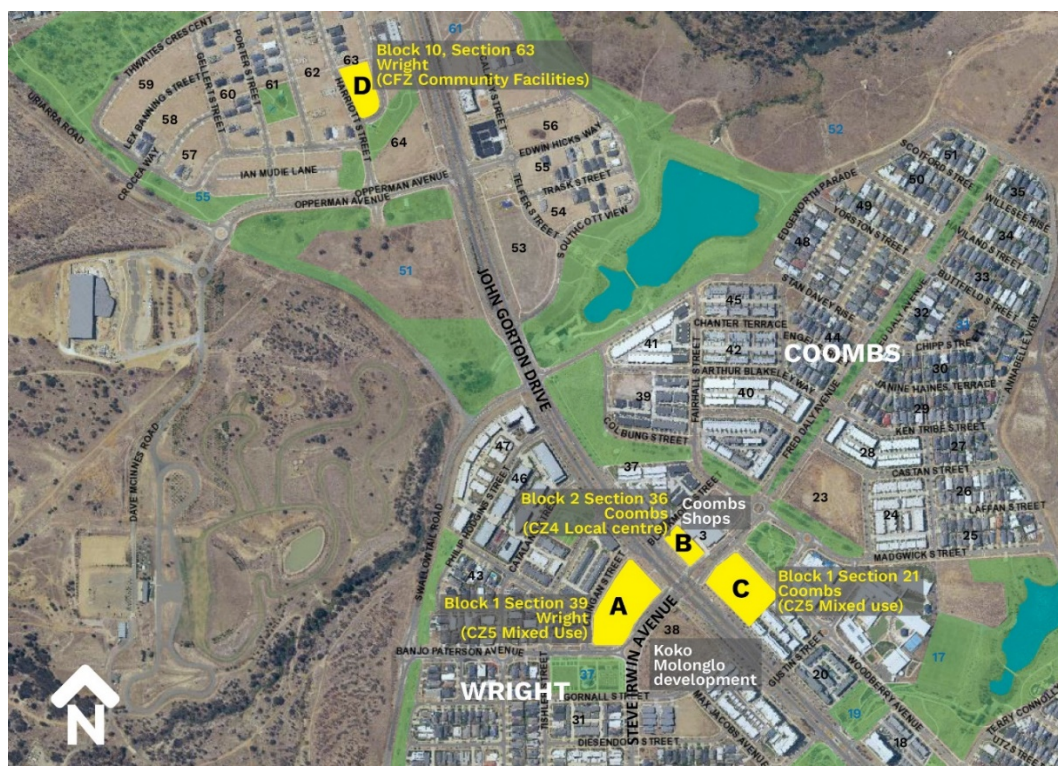
This Community and Stakeholder Panel was established by the Suburban Land Agency (SLA). The Panel's Terms of Reference state:

The Community and Stakeholder Panel will come together to collaborate specifically on four sites currently held by the Suburban Land Agency. These are:

- A. Block 1 Section 39, Steve Irwin Avenue, Wright (CZ5 Mixed Use)
- B. Block 2 Section 36, Blackmore Street, Coombs (CZ4 Local Centre).
- C. Block 1 Section 21, Fred Daly Avenue, Coombs (CZ5 Mixed Use)
- D. Block 10, Section 63, Harriott Street, Wright (CFZ Community Facilities)

Panel members will work together as a group to collaborate on ideas to inform the SLA on community aspirations for the development of the four sites, considering the following aspects:

- How these sites could be developed.
- How the sites could look.
- What type of residential, commercial and / or community inclusions are preferred (within the current planning framework).
- How these sites could connect with the surrounding environment.





To support discussions, the Panel was provided with information by the SLA and considered the preliminary results of the community survey associated with the above sites. The Panel met twice, on 13 and 20 March 2021.

2. Design considerations

The Panel determined that place-making is vital to the communities of Coombs, Wright and the broader Molonglo Valley.

There is an opportunity to take into consideration the topography and recognise and enhance the relationship with the broader area, including Stromlo Forest Park and the Molonglo River corridor.

The Panel recommends the following in terms of design:

- Development should be permeable to foster connection with surrounding spaces; with all new buildings being limited to a maximum length of 55 metres.
- Development should be accessible, pedestrian friendly and sustainable with consideration for comfortable outdoor, shaded spaces.
- Development to provide appropriate transition in scale and be sympathetic in design.
- There should be a diversity of size and spaces, including spaces, pauses and landscaping between buildings.
- Ensure lots of natural (living) green space including vertical plantings, landscaping and opportunities for deep-root plantings.
- Ensure high quality design by requiring site designs to be considered by the National Capital Design Review Panel.
- Where required, the Territory Plan Variations should be considered to ensure viability of the sites.
- Limit dwelling numbers to no more than the maximum prescribed for each site.

In considering the future of these key sites in Coombs and Wright, the Panel highlights the following points of context:

- Three of the key sites (A, B and C) sit in a significant location alongside
 - the Coombs shops which is an example of a failed development that has not achieved either the community or government expectations, and
 - the Koko Molonglo development which is under construction.
- It is important to consider what is located around these sites, including adjacent parks.
- It is important to understand what is missing and the current gaps in services and facilities in Molonglo. Examples of gaps include indoor community meeting facilities, outdoor group spaces and associated public toilets.
- Community facilities should be handed back to the ACT Government for on-going operation.

3. Advice on the three sites

Sites A, B and C as a precinct

The Panel considered the overall development of the precinct with the expectation that the SLA will design and deliver the public realm improvements. Preference was expressed for Campbell 5 style delivery and outcomes rather than the Cooyong Street urban-renewal project. These public realm improvements should be delivered in conjunction with or prior to site development.

Traffic impacts should be considered within the context of flow and safety as well as future transport developments such as the implementation of light rail.

The Panel provides the following advice with respect to the precinct created by sites A, B and C:



- That there be a mixture of commercial and non-commercial activity across the sites.
- That sites B and C could link the school and Coombs Park with shops and facilities that cater to families and the school community.
- There is strong preference for open green spaces to feature in and complement the developments.
- Connect the sites to the broader area with cycle ways to Stromlo and the River.
- Slow the traffic down in this area to support pedestrian use.
- As John Gorton Drive is a key thoroughfare, building heights should be reasonable and varied with permeable sites to avoid a 'wall of apartments' along the streetscape.
- Consider a significant, unique, anchor installation to attract people to the area - such as a butterfly house.

Site A - Block 1 Section 39, Steve Irwin Avenue, Wright (CZ5 Mixed Use) 82 – 123 dwellings including 27 affordable and 10 social housing dwellings

The Panel felt that Site A was a key site that could provide a central hub for commercial, community and leisure activities. Green open space on the site is a priority.

Suggestions for inclusions on this site include:

- Retail facilities such as hairdresser, butcher and bakery
- Leisure activities such as yoga/dance/martial arts/gymnastics/play space (consider flexible, short-term lease arrangements)
- Indoor and outdoor dining areas – restaurants, cafe
- Australia Post
- Places with Wi-Fi for working and young people
- Licensed club
- Commercial spaces, such as co-working spaces/small offices/start-ups or employment opportunities (Consider diversity of size).

Site B - Block 2 Section 36, Blackmore Street, Coombs (CZ4 Local Centre) 65 – 97 dwellings including three affordable dwellings

We ask SLA to hold off on selling site B until there is a resolution with Coombs shops.

Our preferred outcome is an integrated solution that considers the existing Coombs shops.

Options could include:

- residential
- office space
- community spaces
- recreation spaces.

Site C - Block 1 Section 21, Fred Daly Avenue, Coombs (CZ5 Mixed Use) 70 – 101 dwellings including 30 affordable dwellings

We have considered this site in the context of being adjacent to Coombs Park.

We are supportive of SLA's plan to re-purpose Beecroft St and connect Coombs Park to this site. This provides opportunities for community facilities such as a park with electricity for community events/markets. Perhaps featuring an outdoor sheltered space, BBQs, amphitheatre, and a picnic area. We seek the creation of something that reflects our multicultural community.

As this site is closest to the school, the Panel felt it was appropriate that this site provide facilities for families and other community members.

Suggestions for inclusions on this site include:



- Non-commercial recreational centre, multi-use sports facilities with a café (eg PCYC, YMCA)
- Community library/children's library
- Facilities to enable community group classes and/or University of the Third Age (U3A) classes for seniors
- Independent living
- Public toilets (if not included in the park)

Site D - Block 10, Section 63, Harriott Street, Wright (CFZ Community Facilities)

This space provides an opportunity to include informal landscaping and green parkland to break up the density of the area. There are opportunities to provide independent living for older people integrated with community facilities such as a cafe or community space. Parking requirements should be addressed.

4. Conclusion

The Coombs and Wright Key Land Release Sites Community and Stakeholder Panel discussions were robust and constructive. Members of the Panel participated with enthusiasm and respect for the views of others.

In documenting the community's views on these sites, the Panel expects that the SLA will use the mechanisms available to it to facilitate outcomes from the upcoming sale and development of these sites that are in keeping with this advice.



Appendix G - Email submissions by community and stakeholders

1. Submission from Coombs Community Member
2. Submission from members of the Coombs community
3. Email submission from ACT Council of Social Service Inc. (ACTCOSS)
4. Email submission from Panel Member

1. Submission from Coombs Community Member

– Dot points based on community feedback over some years of the JGD Coombs/Wright intersection precinct

Sections 21(1) Coombs

Section 36 (2) and (3) Coombs – Section 36 (3) “Coombs Shops”

Section 29 (1) Wright Community Facility

Section 38 (1) – Koko Molonglo

Section 39 (1)

Should be considered as a community precinct.

This would include shops, residential, community facilities, hotel accommodation, childcare centre.

This precinct will be the community hub for Coombs/Wright with an anticipated population of 12,000 by end 2021.

Sections 21(1) including both residential apartments/townhouses with mandated coffee shop and small convenience store accessible to the Park on Section 22 Coombs.

Section 36 (2) and (3) Coombs should be a flexible design option with the possibility of a resumption of the Coombs shops in the future and combination with Section 36 (2). The design of 36 (2) should accommodate any future combination of the blocks. If Section 36 (2) is sold before this may eventuate a structure of the height of Section 37 (3) should be considered.

Section 29 (1) with an approved DA for the Wright community facility need to be taken into account in relation to traffic flows and safe pedestrian accesses to Koko Molonglo.

Linkages between all of the Sections under consideration in the precinct ie Wright Community Facility; Koko Molonglo and future development of Section 39 (1) should have this safe interconnectivity for pedestrians with raised concrete pedestrian crossings.

Koko Molonglo will be within 12 months with growing population numbers in the Coombs Wright area, and the only supermarket, face the same traffic congestion and high usage as Cooleman Court. Residents from Whitlam and Denman Prospect will make use of the supermarket and other retail.

Community has long considered the danger to pedestrians from the now high traffic flows on John Gorton Drive. Ryan has suggested an alternative road plan for the intersection.

Community has long believed that the retail precinct should not be split between Coombs and Wright other than a coffee shop on Section 21 with small convenience store.

Further retail including supermarkets will be provided at the Molonglo Town Centre.

Section 39 (1) Wright is an opportunity, as with Section 21 Coombs, for coffee shops, retail opening on to the Park opposite both Section 39 and Section 38.

Community feedback over the past few years has indicated indoor courts for badminton, table tennis etc, a community auditorium (?), further community hall and small meeting rooms would be welcomed by community. This could be combined with residential. Undercroft parking should be provided in order to prevent overflow parking in the Wright area and further congestion.

Coombs/Wright need a safe community hub that is not intersected by John Gorton Drive.

2. Submission from members of the Coombs community

COMMUNITY AMENITIES CURRENTLY ABSENT IN COOMBS & WRIGHT OR IN NEARBY DENMAN PROSPECT

FOCUS ON SENIORS

AMENITY	COMMENT	VALUED BY				EXAMPLE IN ANOTHER SUBURB OR TOWN	REQUIRES PUBLIC PARKING	APPROX SIZE (m ²)	POSSIBLE LOCATION
		SENIORS	FAMILIES	YOUNG PEOPLE	PEOPLE WITH DISABILITY OR MOBILITY ISSUES				
Restaurant, Bakery/Coffee Shop, Other Retail or Personal Services	<ul style="list-style-type: none"> ➤ Assumes 1,500m² supermarket in Koko Molonglo. ➤ Other retail/commercial in Koko Molonglo not known. 	✓	✓	✓	✓	There is a coffee shop in Denman Prospect and a restaurant coming soon to DP. Still required Coombs/Wright.	✓		Site A
Post Office OR Australia Post Parcel Lockers 24/7	<ul style="list-style-type: none"> ➤ Post Office could be part of a mixed business (?) ➤ Lockers constructed into shop-front. 	✓	✓	✓	✓	Lockers coming to Denman Prospect soon (?)	✓		Site A
Convenience store in Coombs. Coffee shop on Coombs side of JGDrive <i>(Currently convenience store only provided by Ajijo at Coombs Shops. Isolated. Fred Daly has traffic and no pedestrian crossing).</i>	<ul style="list-style-type: none"> ➤ Honour the original SLA Estate Plan by having some amenity / facilities on Coombs side. ➤ Keep school kids safe on the Coombs side while allowing them independence. ➤ Potential to have coffee shop with a mini-library and convenience store near the Health Hub. 	✓	✓	✓	✓	Coffee shop in the Woden Library.	✓		Site C (in association with the Beecroft park)
Pedestrian crossing (s) overpass	<ul style="list-style-type: none"> ➤ Give kids, seniors, people with a disability or mobility issues a safe option for crossing busy and wide JGDrive 	✓	✓		✓	Belconnen Way, connecting Bruce and Aranda			<p>From Site C (bus stop Northside JG Drive) to Koko Molonglo.</p> <p>From Site A (bus-stop Southside JGD) to Site B</p>

AMENITY	COMMENT	VALUED BY				EXAMPLE IN ANOTHER SUBURB OR TOWN	REQUIRES PUBLIC PARKING	APPROX SIZE (m ²)	POSSIBLE LOCATION
		SENIORS	FAMILIES	YOUNG PEOPLE	PEOPLE WITH DISABILITY OR MOBILITY ISSUES				
Accommodation to attract seniors to Molonglo Valley. Also, to suit seniors downsizing from elsewhere in Canberra. Also to suit people with a disability and/or mobility issues who may not wish to live in an apartment/ flat.	<ul style="list-style-type: none"> ➤ Possibly dedicated “Over 55s” independent living / home-ownership housing (not part of residential aged care). ➤ All on one level, not two storey ➤ Garden/ reasonable outdoor space for dog, or close to dog park ➤ Close to supermarket ➤ Close to public transport ➤ Potential for future alternative models of independent living for older people 	✓			✓	Only one development in Coombs considered needs of elderly people. See single storey townhouses at Eastern end Section 6 (Finemore/Pearlman/Bill Leng Streets)		5,000+	Site A OR Site D
Park and open space with public toilets, BBQ and shaded seating ALSO, access to community electricity and community water	<ul style="list-style-type: none"> ➤ Public toilets essential for any community event outdoors ➤ For picnics/ family groups. ➤ Multicultural uses. ➤ Boot-camps/ exercise groups ALSO <ul style="list-style-type: none"> ➤ For community markets ➤ For public entertainment events/ activities ➤ For MLAs to hold social events to meet the community 	✓	✓	✓	✓	Stromlo Cottage Front Garden – site is relatively small and not central enough to passing traffic.	✓	4,000+	Site C (plus Beecroft Park) OR Site A (Plus Wright Park)

AMENITY	COMMENT	VALUED BY				EXAMPLE IN ANOTHER SUBURB OR TOWN	REQUIRES PUBLIC PARKING	APPROX SIZE (m ²)	POSSIBLE LOCATION
		SENIORS	FAMILIES	YOUNG PEOPLE	PEOPLE WITH DISABILITY OR MOBILITY ISSUES				
Community Hub/ Neighbourhood Hall and Rooms. Subsidised and managed facilities.	<ul style="list-style-type: none"> ➤ For use by Senior Citizens' Group ➤ For use by U3A to provide a range of U3A groups ➤ For use by other not-for-profit organisations/ groups ➤ Community or private group use for art, craft, yoga, tai chi, qi gong, other activities. ➤ Hub needs to be administered by a community organisation, such as Council Of The Ageing or Woden Community Service 	✓	✓	✓	✓	Hughes Community Centre (used by COTA, U3A and others). Also, Cook Community Hub and Neighbourhood Hall managed by Companion House. Templeton Street, Cook.	✓	?? 2,500+	Site A OR Site B OR Site C OR Site D
Artwork/ Signage/ Recognition of H.C. "Nugget" Coombs, eminent economist and administrator.	<ul style="list-style-type: none"> ➤ To be located in Coombs 	✓	✓	✓	✓	Judith Wright has recognition in Wright (signage/ artwork in Steve Irwin Avenue)			Site C
Mini-Library	<ul style="list-style-type: none"> ➤ Attract kids and parents after school ➤ Keep kids safe on the Coombs side ➤ Enhance educational opportunities ➤ Potential to have small coffee shop attached ➤ Potential to have a meeting room ➤ Potential for TESL, multi-cultural activities 	✓	✓	✓	✓		✓	??	Site C

AMENITY	COMMENT	VALUED BY				EXAMPLE IN ANOTHER SUBURB OR TOWN	REQUIRES PUBLIC PARKING	APPROX SIZE (m ²)	POSSIBLE LOCATION
		SENIORS	FAMILIES	YOUNG PEOPLE	PEOPLE WITH DISABILITY OR MOBILITY ISSUES				
Service Club	<ul style="list-style-type: none"> ➤ Seniors discounts on meals ➤ Social events during the day ➤ Rooms for community use ➤ Used by families and groups 	✓	✓		✓	Raiders Club, Weston Creek	✓	7,000	Site A
Outdoor Fitness Equipment Suitable for All Ages and located in one spot (not dotted around the suburb)	<ul style="list-style-type: none"> ➤ Rowing machine, stationery bike, various gym equipment lifting, pulling, stepping ➤ Locate in open area for constant surveillance 	✓	✓	✓		Gunning, NSW has a new, compact but effective collection of sturdy outdoor fitness equipment (SE corner Nelanglo and Copeland Streets) Not on Google satellite view.		800	Site C
Outdoor Large Board Game(s) such as Chess, dominoes.	<ul style="list-style-type: none"> ➤ Possibly managed by nearby coffee shop or restaurant. ➤ Multi-cultural options ? 	✓	✓	✓	✓	Eastern edge of Salamanca Square, Battery Point. In front of Machine Laundry Café		200	Site A OR Site C
Dog Park – Fenced Off-Lead Park with two areas: One for smaller/ younger dogs; One for larger, bigger dogs. Seating. Shade.	<ul style="list-style-type: none"> ➤ Destination for dog walkers ➤ Social interaction for seniors 	✓	✓	✓		Campbell 5 seems to use its large open park space for off-lead dogs.	✓	8,000	Not suitable for any of the sites. ? <i>Coombs Peninsula?</i>

AMENITY	COMMENT	VALUED BY				EXAMPLE IN ANOTHER SUBURB OR TOWN	REQUIRES PUBLIC PARKING	APPROX SIZE (m ²)	POSSIBLE LOCATION
		SENIORS	FAMILIES	YOUNG PEOPLE	PEOPLE WITH DISABILITY OR MOBILITY ISSUES				
Community Organic Garden	<ul style="list-style-type: none"> ➤ To be managed by Canberra Organic Garden Society ➤ About 75% of plots are used by seniors. Remainder by families including multicultural families. ➤ Community gardens are subject to vandalism and necessarily look unattractive when plants die, seasons change, manure is delivered etc. 	✓	✓			COGS Weston Creek. SW Corner Cotter Road and Streeton Drive. It is a good idea to have a community garden located out of general view.	✓	8,000	Not really suitable for any of the sites.
Indoor sports facility for multi-sports.	<ul style="list-style-type: none"> ➤ School hall currently booked out locally. ➤ New facilities at Denman Prospect school ➤ Commercial facility viable? 		✓	✓			✓		Site B possibly but it may not be large enough.
Pubic playing field/ oval with line markings for football/cricket etc and associated storage/ facilities for group equipment	<ul style="list-style-type: none"> ➤ Multi-cultural 		✓	✓			✓		Oval next to Charles Weston School
Skate Park	<ul style="list-style-type: none"> ➤ Locate in full view of JGDrive for constant surveillance ➤ Locate well away from residential houses 		✓	✓				1,000 or more	Site B OR Corner Edgeworth Parade and JG Drive

AMENITY	COMMENT	VALUED BY				EXAMPLE IN ANOTHER SUBURB OR TOWN	REQUIRES PUBLIC PARKING	APPROX SIZE (m ²)	POSSIBLE LOCATION
		SENIORS	FAMILIES	YOUNG PEOPLE	PEOPLE WITH DISABILITY OR MOBILITY ISSUES				
Basketball Hoop and Half-Court	<ul style="list-style-type: none"> ➤ Locate in full view of JG Drive for constant surveillance ➤ Locate well away from residential houses 		✓	✓				500 or more	Site B OR Corner Edgeworth Parade and JG Drive
Land set aside for Scouts and/or Guides. Land set aside for Men's Shed and/or Women's Shed. Or other cultural traditions.	<ul style="list-style-type: none"> ➤ Identify land for future use ➤ Potential multicultural uses 	✓	✓	✓			✓	?	Site D OR Community Land near Charles Weston School

3. Email submission from ACT Council of Social Service Inc. (ACTCOSS)

Subject: FW: Have your say on four key Coombs & Wright land release sites

Thanks for the opportunity to comment on these land releases in Coombs and Wright. While ACTCOSS doesn't have a view on individual sites, with the exception of seeking to prioritise increases in affordable housing and community facilities within greenfield development, we wanted to this opportunity to direct the SLA to our recent submission to the ACT planning review.

In doing so we note recent development in the Molongolo valley in particular has informed our commentary around the need for increased social planning and provision for social and community infrastructure and facilities and we hope these issues will be considered by the SLA, along with the need to prioritise affordable housing, in your consultations and decision making.

We are also keen that planning discussions engage with vulnerable and marginalised communities – including people on low incomes, with transport disadvantage and mobility barriers. The submission can be found here: <https://www.actcoss.org.au/publications/advocacy-publications/submission-act-planning-review-social-planning-changing-canberra>

I am leading work on planning with ACTCOSS so please add me to your list for engagement on future releases.

Best regards

Craig Wallace | Head of Policy

ACT Council of Social Service Inc. (ACTCOSS)

e craig.wallace@actcoss.org.au

a [1/6 Gritten St, Weston ACT 2611](#)



ACTCOSS represents not-for-profit community organisations and advocates for social justice in the ACT.

actcoss.org.au | [Twitter](#) | [Facebook](#) | **Raise the Rate! [Join the campaign](#) to get Newstart working!**

4. Email submission from Panel Member

RE: Coombs and Wright Key Land Release Sites Community and Stakeholder Panel Advice to the suburban Land Agency.

I attended the second meeting on 20 March 2021. Whilst I agree with some aspects of the panel advice, I do not agree with other significant aspects, as outlined below. I felt that particularly towards the end of the discussion there was inadequate time to properly discuss the advantages and disadvantages of suggestions, and that some participants were overriding the discussion and dictating what they wanted on the report without any discussion or input from others, as well as asserting that their own views were a foregone conclusion.

Sites A, B and C as a precinct:

Re: The proposal to “Slow the traffic down in the area to support pedestrian use.”

During discussions I queried the intent to spread retail, in particular, across 4 blocks all separated by a major arterial and two significant collector road's, which would force consumers to inconveniently traverse across 4 roads to do their local shopping, increase traffic load to the whole area, and cause a major traffic bottleneck in the middle of John Gorton Drive. Several panel members immediately brought up the fact that there are already regular traffic jams along John Gorton during peak hour times, and others that they wanted to be able to get from a to b within reasonable travel times. Then another member of the panel shut the discussion down by stating that pedestrian safety had to be prioritized, and that the 'horse had already bolted' with respect to the development they had proposed asserting this was now essentially a foregone conclusion.

Context:

- **Limited access and egress roads to Wright, Coombs and Denman Prospect.** The surrounding area/suburbs that are serviced by John Gorton Drive/Cotter Road need to be taken into account. The suburbs are bounded to the north by river corridor without access roads, the suburb area to the south is also relatively inaccessible by roads – there are no significant alternative access/egress roads. The two major road access and egress points for all of these suburbs, including suburbs further along John Gorton Drive such as Denman Prospect are through John Gorton Drive via Coppin's Crossing to the north, and via Cotter Road which acts as an extension of John Gorton Drive to the south. Currently when Coppin's Crossing floods and is closed, this leaves only one major exit and entry point to the above suburbs. Unlike many other suburban areas in Canberra, this area does exist within a grid of roads that can be used as alternate access and egress routes.
- **Current limitations of John Gorton drive to traffic flow.** Whether approaching from Coombs or Wright there is the opportunity to enter John Gorton Drive and turn left at multiple locations along John Gorton Drive. However, there are only the three signalised intersections (as below) that allow for traffic to turn right onto John Gorton Drive from either the Coombs or Wright side of John Gorton Drive. The same is true for vehicles exiting John Gorton Drive and entering either Coombs or Wright. There are multiple exit points for left turning traffic, but only 3 signalised intersections allowing for right turning traffic to exit John Gorton Drive. Currently all three intersections are heavily used by traffic entering and exiting the suburbs, and at peak hours, traffic jams are occurring. For example, 20min wait times further down at the adjacent Cotter Road/Streeton Drive intersection recently.

- **Significant suburban areas to the north and west are bounded by zones with a Bushfire Attack Level 19 Rating.** During the recent bushfire crisis, Wright residents including in multi-unit developments, at one stage were door-knocked by emergency services and told to get ready to evacuate the area, if conditions changed and the Orroral Valley fire moved north. If the wind direction had changed the Orroral Valley fire could have rapidly reached housing in Wright, including high density housing, giving residents little time to leave. If this had occurred this would have resulted in significant traffic congestion on John Gorton Drive. If fire ever compromises the Coppin's Crossing route this would further restrict exit options for these suburbs to one major exit road – John Gorton Drive/Cotter Road. For obvious reasons significantly restricting the traffic speed and compromising the flow of the main and only arterial road (and other significant adjacent roads) for multiple suburbs (as discussed below), thus slowing emergency evacuation, and also adversely impacting the access and transit times of emergency vehicles, would result in significant public safety issues if the above scenarios were to occur. Given the past history of the area in regards to a previous catastrophic fire event, and the more recent Orroral Valley fire threat, and the current limitations of traffic flow within the area, the impacts to traffic flow from proposed development in the area need to be carefully considered.
- **Everyday emergency service access to these suburbs - police, fire, ambulance also needs to be taken into account.** If emergency services need to access the suburb areas to the north/west via Cotter Road and through the proposed slowed traffic and pedestrian area (as discussed below), for whatever reason, eg, logistics – available services, fire, or in the short-term future Coppin's Crossing being flooded, this would significantly slow transit times in an emergency.
- **Suburban, not a central urban location.** The area is zoned CZ5 – (commercial) mixed use zone, and CZ4 – local centre zone. Upon checking, I could not find another local suburban commercial centre in Canberra that crosses a major arterial road intersection and blocks traffic to suburbs, they are all adjacent to larger traffic routes, and do not block or slow down traffic routes through suburbs.

Proposed development inconsistent with the Coombs and Wright Concept Plan traffic provisions:

Coombs and Wright Concept Plan:

- Element 3 – Identification of key roads.:
- R28: "The land use plan submitted with an EDP complies with the location and configuration of the north-south arterial road [*John Gorton Drive/Cotter Road*], including lanes, underpasses, entry points, junctions and signals as shown on figure 3." Criteria "This is a mandatory requirement. There is no applicable criterion."
- R31 "The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3." C31 "Road 3 [*Fred Daly Ave*] Subject to the zoning of land that is not in a future urban area, and to previously approved EDP's, the land use plan submitted with an EDP shows and identifies road 3, the principal collector road to the Coombs low density residential area (precinct A) from signalised intersection 2." (*Also a collector road for current commercial establishments and school and childcare.*)
- R33 The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3." C33 "Road 5 [*Steve Irwin Ave*] Subject to the zoning of land that is not in a future urban area, and to previously approved EDP's, the land use plan submitted with an EDP shows and identifies road 5, which links signalised intersection 2 to Uriarra rd." (*Although this provides for a main collector road providing a traffic link to Uriarra Road,*

currently Steve Irwin Ave does not link the intersection with Uriarra Road which is only accessible from Opperman Ave via John Gorton Drive.)

- R34 “The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.” C34 “Road 6 [*Max Jacobs Ave*] Subject to the zoning of land that is not in a future urban area, and to previously approved EDP’s, the land use plan submitted with an EDP shows and identifies road 6, which forms the boundary between the medium and high density residential and mixed-use zones abutting the north-south arterial and the lower density residential zones in Wright. Its key function is to provide a convenient link between abutting land uses and the signalised intersections on the north-south arterial road, and links road 5 and Cotter road.”
- R35 “The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.” C35 “Road 7 [*Beecroft Street – Woodberry Ave*] Subject to the zoning of land that is not in a future urban area, and to previously approved EDP’s, the land use plan submitted with an EDP shows and identifies road 7 which links roads 3 and 4, and forms the boundary between the medium and high density residential and mixed-use zones abutting the north-south arterial and the balance of Coombs. Its key function is to provide a convenient link between abutting land uses and the signalised intersections on the north-south arterial road.”
- Road 8 [*Madgwick Street*] & Road 4 [*Harold White Ave*] *lead to the edge road/Molonglo river corridor and North Weston and the bicentennial trail.*
- Element 8 – Road Network:
- Criteria C46: “Intersections on the north-south arterial road [*John Gorton Drive/Cotter Road*] will be located and configured to achieve all of the following: a) convenient and safe vehicular access b) pedestrian and cyclist safety c) minimal impact on through traffic flow.”
- Figure 3: Key roads and signalized intersections: *There are 3 signalised intersections: 1) John Gorton Drive & Cotter Road/Harold White Ave; 2) John Gorton Drive & Steve Irwin Ave/Fred Daly Ave; 3) John Gorton Drive & Opperman Ave/Edwin Hicks Way.*

Commercial Zones Development Code:

- “Element 5 – Access: 5.2 Traffic generation: There is no applicable rule. C21 The existing road network can accommodate the amount of traffic that is likely to be generated by the development.”
- The Coombs and Wright Concept Plan identifies Fred Daly Ave and Steve Irwin Ave as “principal” collector roads for Coombs and Wright, and Beecroft Street – Woodberry Ave, and Max Jacobs Ave as “convenient” linking roads for Coombs and Wright. Additionally, criteria C46 requires intersections to be configured to achieve in particular “convenient and safe vehicular access” and “minimal impact on through traffic flow”. The provisions of the Commercial zone’s development code require development to be able to be accommodated by the existing road network. The development currently proposed by the panel for the 3 sites surrounding intersection 2 would not comply with the above identified purposes and requirements.
- If intersection 2 - John Gorton Drive & Steve Irwin Ave/Fred Daly Ave, had significantly reduced traffic speeds imposed, and extensive development surrounding the intersection as proposed, it would create a significant bottleneck not only through the intersection itself, but also the streets surrounding the developed sites. The developed sites currently include an under-construction eight storey high density multi-unit development with a Woolworths Metro, associated retail liquor outlet, and other as yet unknown commercial businesses on a CZ5 mixed-use commercial

zone – Koko Molonglo. This residential development alone will create parking congestion in surrounding streets, as every multi-unit development inevitably does regardless of underground parking provisions. With additional extensive development as proposed by the panel on the remaining 3 blocks the likely implication is traffic congestion, due to imposed significantly slowed traffic flow, and a significant increase in traffic to the area, and also insufficient on-street parking to accommodate both the needs of existing adjacent residential accommodation and that generated by the commercial outlets – unless sufficient off-street parking is created. A flow on effect from congestion around intersection 2 would be the diversion of, in particular, traffic turning right onto John Gorton Drive from either Coombs or Wright, through back streets to the only other alternative intersection of Cotter Road/Harold White Ave & John Gorton drive. Further, if Beecroft Street was closed off to be used as a market space, etc, as proposed, it would not fulfil its key function which is to provide a convenient link between abutting land uses and the signalised intersections on the north-south arterial road.

- All of the above, in addition to impacting residents going about daily life, would also have an adverse impact in the event of emergency situations by increasing transit times, etc, as above.

Preliminary results of the Community Survey with respect to traffic and parking:

- What are the challenges for sites A, B and C? Preliminary results: The most prevalent concerns, in order of most concern were: Traffic impacts 19%; Parking 14%; Good building and place design 14%; Maintaining connections with natural environment 12%; Maintaining green/open space 12%. Clearly the community do not wish development that produces increased traffic and parking congestion, and also would prefer to have good building and place design that allows for green open spaces that allow connections with the natural environment. The current proposals by the panel are for extensive development that does not allow for the above, and which would create traffic and parking congestion.

Community Representations to previous DA for similar uses to that currently proposed:

- A DA proposal for a new fast-food restaurant in 2019 was met with approximately 90 representations from the community. Clearly there was community concern about the impact of this type of development on the now to be built Koko Molonglo site. Obvious adverse impacts of development of this type would include traffic and noise generation impacting adjacent residents, and it is likely these were objectionable factors, amongst others. The Koko Molonglo DA also generated approximately 18 representations. This community feedback indicating objectionable development types, and concerns regarding traffic and noise impacts on adjacent residents should also be taken into consideration when looking at development for sites A, B and C.

Re: The Panel's Development Proposals for Site's A, B, C & D:

- On site A panel members proposed to include a range of basic retail; leisure/recreation facilities that could be used for yoga, dance, martial arts, gymnastics, etc; indoor/outdoor restaurants; Australia post; places with wifi for young people and workers; licenced club; and offices, in addition to residences.
- On site B panel members advised to delay selling until a resolution with the Coombs shops occurred, and after that proposals included residential, office, community & recreation.
- On site C panel members advised another non-commercial recreational centre, multi-use sports facilities with a café; library; facilities for a U3A class (elderly); independent living, and public toilets – if not in the existing Coombs park.

- On site D panel members advised green parkland and informal landscaping; independent living; community facilities such as a café or community space, and addressing parking requirements.

Type of development:

- The areas available for development are finite, and centrally located, and these resources should be put to the uses most needed and most sought after by the immediate surrounding community. The land uses should serve the whole local population, rather than individual minority groups. Further, the land use should reflect the suburban context, and zoning as a local centre/mixed use commercial zone, and the site location and existing and planned infrastructure and facilities in the area.

Preliminary results of Community Survey:

- What is important to make sites A, B & C work as a precinct?: In order from highest %: Food and beverage, retail and recreation facilities 18%; places for outdoor dining, community gatherings, celebrations, markets and the like 15%; green and comfortable outdoor spaces 11%; good building and place design 8%; community facilities 8%; a place for young people and children 5%; safe pedestrian crossings 4%; access to public transport 4%; pedestrian and bicycle access 4%; active accessible and safe streets for pedestrian and car parking 4%; health, legal or other professional services 3%; fitness and wellbeing facilities 3%; multi-generational place 3%; meeting facilities 3%; parking 3%; a place for older people 1%; and, community housing & affordable housing 0%.
- When combined with the preliminary community survey results indicating the community's perceived challenges for sites A, B and C (as above) it is clear there is a preference for food and beverage, retail and recreation (18%). But not fitness and wellbeing facilities (3%) as was proposed by some members of the panel for activities such as yoga, dance, martial arts, gymnastics, and a non-commercial recreation centre such as ymca with a café. There is also not a community preference for meeting/office spaces (3%) or health, legal or other professional services (3%) such as proposed by a panel member, eg, spaces with wifi, offices for rent, etc. There is a community preference for places for outdoor dining, community gatherings, celebrations, markets and the like (15%), green and comfortable outdoor spaces (11%), good building and place design (8%), and community facilities (8%). However, not a preference for a place for older people (1%), such as facilities for a U3A class (elderly) as proposed by one panel member. There was also a proposal for a library by a panel member. However, there was less community support for "community facilities" (8%), than other categories including defined outdoor community-oriented uses as above (15%). Whilst residences of any or all types were not included as a category in the survey, surveyed community preference or support for community and affordable housing was zero (0%).

Specific development proposals:

- I do not support the panel proposal for development of additional indoor leisure/recreation facilities on sites A, B or C in line with the Community and Recreation Facilities Location Guidelines General Code: 4. Detailed Location Guidelines for community and recreation facilities: Indoor recreation centre: relationship to shops: at town or group retail centre. Locating additional facilities within a small local shopping centre precinct would create unnecessary traffic congestion, and competition for parking. Further, this would unnecessarily duplicate existing facilities on and around the area. And, with duplication/addition of facilities, and with regard to the type of uses proposed, and in the context of ongoing economic impacts of covid,

the economic viability of this proposal is questionable. There is already a Club Lime at Coombs and Denman Prospect, and a large indoor recreation facility at Stromlo run by the YMCA. There is a school currently located immediately adjacent to the Coombs CZ5 zone, with facilities that could be used by community groups for indoor and outdoor recreation/sports activities, and several more local schools are currently proposed within the immediate and adjacent suburban areas. I support the community sharing of existing facilities and associated parking for community indoor and outdoor recreation and sports activities, as above, and as per the Community and Recreation Facilities Location Guidelines General Code, 3.4 Co-location/Mixed Use opportunities.

- I do not support panel proposals for a library, U3A (elderly classes), or office spaces on sites A, B or C - a local suburban commercial centre. There is limited land available for the retail and other services and facilities the community has shown a clear preference for. These uses should be prioritized, and land uses that support the existing local community as a whole, rather than individual minority groups need to be prioritized. Further, the planned Molonglo Group Centre is a short distance down John Gorton Drive, which would be a more appropriately zoned location for these entities which could be co-located there with similar entities in line with the Community and Recreation Facilities Location Guidelines General Code: 3.3 Retail facilities; 3.4 Co-location/Mixed Use opportunities; 4. Detailed Location Guidelines for community and recreation facilities: Senior Citizens Centre: Near town or group retail centre; and; Library: Near town or group retail centre. With regard to office space, there would need to be sufficient local demand for this type of development and the preliminary community survey results suggest there is not. This type of development would risk failure in this location, and in the context of the impacts of covid, with many people working from home, leaving existing office spaces under-utilised in the city and other areas.
- I do not support an anchor tourist installation such as a butterfly house as proposed by the panel. The CZ4 and CZ5 zones prohibit tourist facilities. This also doesn't meet the most immediate needs of the local community, and would increase traffic flow to the area.
- I don't support any further residential development to the Coombs or Wright sites. Currently the area has an overall higher density of residential development, when compared with an older suburb of the same size. And the existing overall high level of residential development requires accessible access/egress routes via main collector roads to John Gorton drive. Additional high-density housing to the CZ4 and CZ5 sites would further inundate the immediate area surrounding intersection 2 with traffic and parking congestion, on top of that generated by commercial activities. The CZ4 and CZ5 zones would be better utilized by serving the existing populations needs, rather than increasing the population requiring services, while using up available land and reducing the available services to the increased population. Additionally, it has been recently reported via WIN News that a large quantity of existing public housing is currently empty in Canberra. And preliminary community survey results revealed there was 0% community preference for community and affordable housing.
- I propose the provision of co-located and complementary essential retail provision, including a supermarket, and associated complementary shops providing core/essential everyday goods, such as baker, butcher, fruit/veg, and other core/essential services such as Australia post, etc, as appropriate to a local commercial centre. I support co-located complementary businesses such as take-away outlets, restaurants including licenced premises, and cafes as viable. Preliminary community survey feedback has also shown a clear preference for these types of retail and service outlets.
- The above is conditional upon the inclusion of sufficiently economically self-sustaining core retail shops, which must include a larger supermarket with a comprehensive stock line, and

competitive pricing, that provides for the everyday shopping needs of the local community, and an Australia post outlet, as a minimum. The customer base generated would attract other businesses to the centre, including hopefully the empty Coombs shops. I don't support the provision of a smaller supermarket that functions as an overpriced emergency convenience store with limited stock lines, for occasional shopping when you run out of items and don't have the time to go to a competitive supermarket elsewhere. This has the potential to cause failure of the shopping precinct, by forcing the local community to go elsewhere for their regular shopping needs, and then out of convenience use the co-located shops at that location for other needs. It also discourages other retail outlets from establishing in the area.

- A major supermarket chain has indicated that at a very high-level view they would look for a store of about 3250m² GLA plus a liquor store of 200m² GLA, site specific loading area, and 5-6 car spaces per 100m² of centre GLA.
- There is a need for a larger supermarket in the area now. The two closest full sized supermarket locations to this area are at Weston Creek – Coolemon Court, and Belconnen Westfield. Carparking facilities to both of these are overwhelmed at peak shopping times, and have been for some time. The planned Molonglo Group Centre is years away, and the Koko Molonglo development also around two years away, and only providing a convenience sized supermarket. For the above reasons, there is a need to look at increasing the allowable sizes of supermarkets, to provide for the needs of the local community, and to provide for the economic realities of the supermarkets and the centre's they are located in. Sufficient off-street car parking is also essential, as the simple reality is that bulky and cold/frozen shopping items are very difficult if not impossible to transport by public transport.
- The above is also conditional upon the off-street co-location of all of the above on sites B and C, adjacent to the existing commercial entities and other facilities in Coombs, including the health hub: chemist, doctor, specialist, optometrist, dentist, club lime, vet, childcare, school, adjacent failed Coombs shops, and existing park. Co-location of all the complementary retail and service outlets allows for efficiency in terms of reduced time for consumers spent in transit to/from and between shops, that time saving and convenience attracts consumers, and as such it also supports the economic survival of the local commercial centre.
- Co-location provides for the efficient use of off-street parking, as it is shared between a range of retail and service outlets. When not in use, or fully utilised by these, eg, after hours, it can also be used by community using adjacent community facilities, such as parkland, community gathering areas, and for community event parking.
- Co-location also provides for crime prevention, with increased lighting and natural surveillance through increased pedestrian traffic and active shop fronts, and with co-located entities operating with overlapping and some with extended operating hours, this effect is enhanced. Further by providing natural surveillance and lighting facing towards the Coombs park, from the above, this provides for a safer park for children in particular, and would act to deter criminal activity in that park.
- I propose that site A is used as natural native community parkland that can be used for everyday community recreation for surrounding residents in the adjacent existing high-density housing, and which would provide amenity to these residences. And, which can also be used for larger community gatherings/meetings/events. It has a natural slope allowing for the placement of an outdoor open facility such as the Handlebar at Stromlo at the lower northern end adjacent to John Gorton Drive (or higher southern end) surrounded on the sides and to the rear by native trees/vegetation. This could be used as a meeting place for local residents and community groups, as a pop-up outdoor café/bar, and for larger community events, as a stage, etc. Lockable

toilets that could be opened/managed by organizations for events/opening times, could be included. An open central natural grassed area, surrounded on the perimeter by a buffer zone of native trees and vegetation (heritage & all year noise/visual buffer), would provide for the recreation of local residents, and larger audiences and community gatherings in the centre, and provide a natural buffer to adjacent residences. BBQ's amongst native trees, to the sides of a Handlebar type facility, adjacent to a strip of off-street carparking running along the northern end of the site along the John Gorton Drive side, and BBQ's amongst a native tree buffer at the higher southern end would allow for further residential and community gatherings and recreation. This proposal would provide for green open spaces, and a connection with the natural environment, as well as accommodating community outdoor activities, which as preliminary community survey results revealed was preferred by the community. It would also break up the high-density streetscape along John Gorton Drive, and provide some balance to development in the area. Further, in terms of crime prevention, this would allow for 24/7 natural surveillance from adjacent residential development, in particular from the Koko Molonglo development which would allow residents to surveil the park from a height. In terms of community feedback about acceptable development types on this site/area, the number of representations to the fast-food outlet on the now Koko Molonglo site, reveal that there has been significant backlash and little community preference for more commercial activity in the Wright area of Koko Molonglo. Presumably this would include site A. Site A is surrounded by existing high density residential development, and the amenity of these existing and under-construction residences needs to be prioritized. Any form of commercial development on site A will significantly and unreasonably impact the amenity of the existing residences, which include stand-alone houses, and townhouses facing site A. In terms of economic viability, several restaurants have already pulled out of the Koko Molonglo site. And, as above, it is preferable to co-locate complementary retail and other services on the Coombs side, as a cohesive and more functional commercial centre, while filling the existing remaining co-located commercial leases on the Koko Molonglo site.

- I propose that site D is used for natural native parkland only, an open grassed area ringed by native trees and vegetation (heritage & all year noise/visual buffer). The surrounding area consists of high density residential, and suburban stand-alone housing with minimal backyard space. The existing residential community's needs should be addressed, rather than adding another group that's needs also need addressing. Relative to the density of residences there is currently a lack of open flat grassed areas (not landscaped areas) for families and kids to play in. I don't support any commercial development of any size on the site as it is relatively isolated, and the economic viability would be poor, accessibility would be poor for community groups, and additional traffic would be detrimental to the amenity of surrounding residences. These facilities would be more appropriately co-located with similar facilities in other more accessible locations.
- I do not support the panel proposal for a public toilet either in the Coombs park or panel proposed community facilities (as above). With regard to the current panel proposal, it's unclear who would manage the facilities. And more importantly, stand-alone un-surveilled public toilets that are not indoors provide opportunities for crime. In particular, the Coombs park has negligible current legitimate usage with poor natural surveillance from the outside. Considering the nearby school and childcare facilities, and likely use of a public toilet in the park from these demographics, it's a poor choice in terms of community safety.
- I propose that the larger commercial facilities be required to provide customer toilets located inside a main entry way, including within a larger supermarket in Coombs as proposed above, located indoors on the Koko Molonglo commercial ground floor, and also located within the

existing Coombs shops complex. This would provide for safer facilities and extended hours of use, and facilities which can be properly managed/maintained.

- The above proposals for retail and commercial facilities to be co-located on the Coombs site, and open natural parkland that can be converted for multiple community uses on the Wright site would eliminate the need to significantly slow traffic across John Gorton drive. The proposals would allow for better amenity for existing adjacent residential development on both sides of John Gorton drive. The proposals would provide for a more cohesive and functional commercial environment on the Coombs side and a more functional residential environment on the Wright side. On the Coombs site I would also propose reducing the mandatory building heights to those that match with the existing retail and service facilities at Coombs. This would allow for a break/balance in the streetscape along John Gorton drive, and allow for views to surrounding areas, rather than a wall of development. It would also provide for the amenity of surrounding residences to the area.
- Another suggestion, that is in relation to the provision of services to the area, is to extend the rapid R10 bus route from Denman Prospect through to Belconnen Westfield as an extension of the existing rapid route. This would allow residents of Coombs, Wright, and Denman Prospect to access a wide range of retail outlets and services that exist at Belconnen via public transport.