



Communication Link

# Coombs and Wright Key Land Release Sites Community and Stakeholder Panel

Workshop 2 listening summary

23 March 2021

## Introduction and background on the Panel

The Suburban Land Agency (SLA) Coombs and Wright Key Land Release Sites Community and Stakeholder Panel convened for the second and final time at Charles Weston School on Saturday 20 March 2021. The Panel included local members of the Molonglo Valley community and stakeholder representatives. Workshop 2 activities and briefings included:

- Recap and discussion about workshop 1
- Presentation and discussion on preliminary community survey results
- Identifying the Panel's aspirations for Site D.
- Presentation and Panel discussion on the SLA's preliminary village concepts for Sites A, B and C.
- Drafting the Panel's report to the SLA to provide formal advice on the Panel's priorities for sites A, B, C and D.

## Panel membership

Panel members that participated in the second workshop:

- Alison Hutchison
- Monique Brouwer
- Ryan Hemsley  
(Molonglo Valley Community Forum)
- Name withheld
- Neemisha Chechi
- Terri Guirguis  
(Charles Weston School P&C)
- Name withheld
- Rachna Kalani

The Panel was facilitated by Helen Leayr and Harley McNamara from Communication Link. Subject matter experts from the SLA included Simon Tennent and Ian Wood Bradley.

## What we heard

### Meeting 1 recap

The listening summary from workshop 1 was discussed and following suggested amendments by the Panel to some areas of terminology, the Panel endorsed the listening summary from workshop 1. Members of the panel agreed that the report should be made public on the ACT Government Yoursay website.

### Preliminary survey results discussion

The Panel was provided with a brief outline of the early community survey results. Key points/questions raised included:

- Demographic data for the Molonglo Valley is difficult to obtain because the census was done nearly five years ago and the area has changed dramatically.
- Members of the Panel requested a copy of survey. It was confirmed that the complete final survey results will be sent to the Panel Members once the survey concludes.

### Identifying the Panel's aspirations for Site D

Following a briefing about Site D (Block 10, Section 63, Harriot Street, Wright), the Panel discussed what they felt were the community's aspirations for the site. Key points and questions raised are listed below:



- The Panel would like a retail or food and beverage outlet on site D, recognising that it would have to be associated with or facilitated by a community-based organisation, for example a not-for-profit organisation operating a community facility on the site.
- There are already community facility-zoned sites in Wright that are yet to be developed and it is difficult to make a decision about Site D without knowing what other things will be developed in the area.
- Many on the Panel would like to see Site D used for independent living.
- Parking for Site D should be carefully considered.
- The Panel asked how not-for-profit organisations would purchase the land for uses such as a scout hall.
- The Panel agreed that D required open and green spaces with low density development.

## Presentation and discussion on SLA's preliminary village concepts for Sites A, B and C

A presentation was provided by Ian Wood-Bradley, Urban Development Strategy and Policy Advisor at the SLA on preliminary village concepts being considered for Sites A, B and C. The following questions and comments were raised by the Panel during discussion:

- Many in the Panel welcomed the idea of a community or business "remote working" or shared office space being developed in the precinct.
- SLA should take inspiration from developments such as Campbell 5 in developing the off-site works such as the verges and streetscapes etc and should avoid examples like recent developments on Cooyong Street in the city, where different developments have created inconsistencies in public domain design and infrastructure.
- Similar services should be collocated to minimise unnecessary travel.
- Light rail on John Gorton Drive should be an on-going consideration.
- There should be varied uses for Sites A and B and developments on these sites should complement the future Molonglo Centre.
- Consider the staging and timing to help ensure economic viability of the businesses as they are established.
- Potential traffic impacts associated with the designs should be considered as it is a significant transport corridor.
- If there needs to be variations to the Territory Plan these should be considered.
- Consider broad design ideas.

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### Advice to the Suburban Land Agency (Panel's report to the SLA)

The second half of the workshop saw the Panel draft its report to the SLA. The report will form the Panel's formal advice to the SLA for the sale and development of Sites A, B, C and D. The report will be sent with this summary paper.

The Panel session was extended slightly to complete drafting the report and it was agreed that the report would be distributed to the Panel to allow a final review by all members before being submitted formally to the SLA.

