



## 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

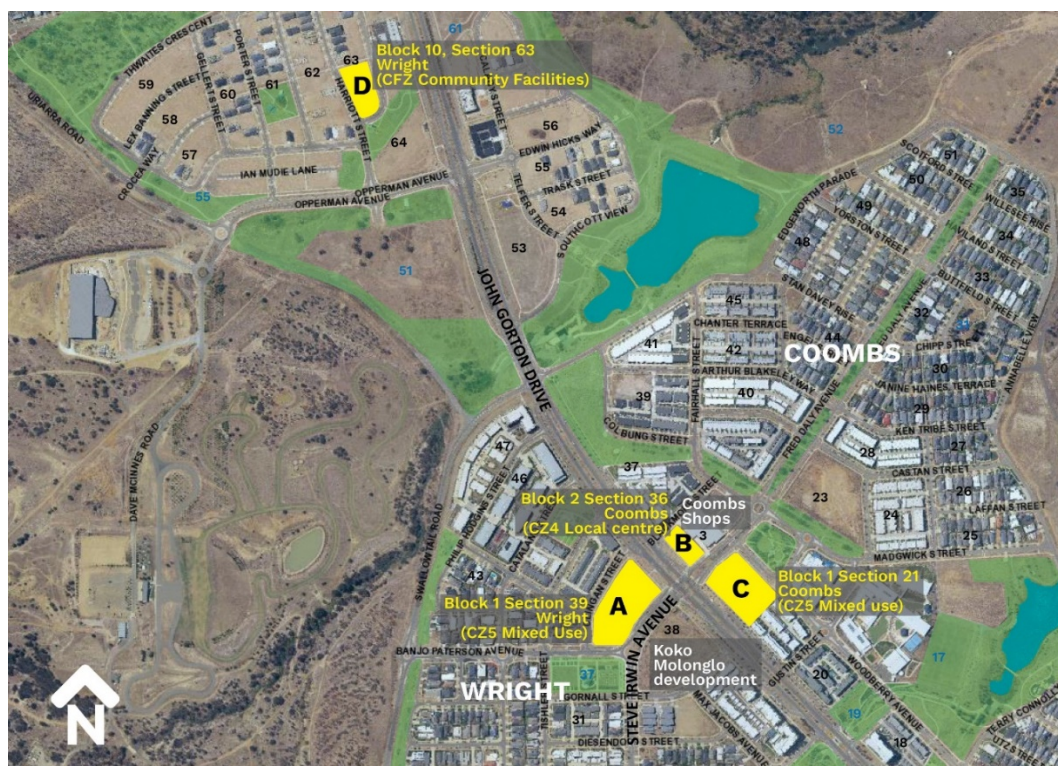
This Community and Stakeholder Panel was established by the Suburban Land Agency (SLA). The Panel's Terms of Reference state:

*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.