



**ACT**  
Government

**Suburban Land**  
Agency

## Site Release Intentions – Block 10, Section 63 Wright

Block 10, Section 63 is the final Community Facility zoned site in Wright and is to be released prior to June 30, 2021. The block was subject to community consultation in early 2021 via both a YourSay online survey, and two Community Panel Workshops.



### What the community said...

The survey asked respondents to indicate desired uses on the site. Three specific uses were mentioned by over 40 per cent of respondents which were:

- a community activity centre (selected by 51 per cent of respondents)
- wellbeing facilities (selected by 46 per cent of respondents), and
- general outdoor space (selected by 43.5 per cent of respondents).

The response from the Community Panel workshops differed to that of the survey responses. The location of the site in among single residential homes and serviced by narrow streets resulted in the panel recommending lower impact community uses such as independent living for older people, integrated with community facilities such as a cafe or community space.

The Panel also considered uses on this site in the context of a related discussion on the provision of a community activity centre on a separate site near the Coombs Shops and Koko development.

### Post Consultation Investigations and Due Diligence on the Site

In light of the community feedback on the site, SLA undertook further due diligence on the recommended uses in order to inform the site's release.



Mandating a **community activity** centre on the site was ruled out for the following reasons:

- The future development of two centres in the area – one in Wright behind the Koko development and one currently under construction in Denman Prospect.
- The proposed construction of a Community Activity Centre on Block 1 Section 21 in Coombs, to be owned and operated by ACT Property Group
- The traffic, parking and noise impacts of a centre located adjacent to single residential homes on narrow suburban streets.

Retaining the site as **general outdoor space** was not considered to be in the interest of the general community, given the very limited supply of zoned community facility land in Coombs and Wright. In addition to local parks and green belts, the suburb of Wright is already nestled within a number of areas of open space including Mount Stromlo and the Molonglo River Reserve.

**Wellbeing facilities** were also considered but were ruled out due to traffic and amenity impacts on neighbouring residents. The site's zoning would also limit the type of wellbeing businesses that would be allowed to operate under the lease restrictions.

SLA undertook detailed due diligence on the site being released for **independent living for older people and aged care**. Currently there are no dedicated housing options for older people in the Molonglo Valley and the Agency engaged Capital Town Planning to review the suitability of the site and advise on the likely demand from the retirement living industry. The site was considered highly suitable, and it was confirmed that interest would be high among industry due to the critical shortage of dedicated sites being available, as well as the acceleration in demand from the aging population. It was also considered that traffic and noise generation from this use would be minimal and not impact adjacent residents.

### Site Release Decision

Based on the feedback from the community, and taking into account the limitations of the site due to its residential location, the Agency will release the site in June 2021 with the restricted uses of:

- residential care accommodation.
- retirement village; and
- supportive housing.