



Communication Link

# Engagement report

Coombs, Block 3 Section 17  
Suburban Land Agency

19 May 2023

Ask.  
Listen.  
Understand.  
Achieve.

# Acknowledgment of country

In the spirit of reconciliation, Communication Link acknowledges the Ngunnawal people, Traditional Custodians of the land on which our head office resides. We acknowledge and respect their continuing culture and the contribution they make to the life of our community in Canberra and the region. We also acknowledge all other Aboriginal and Torres Strait Islander peoples as the Traditional Custodians of all land on which our work and connections may reach, and pay our respect to their Elders, past and present.



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## Executive Summary

Block 3 Section 17 is a zoned community facility site in Coombs. A portion of this block is committed to the development of a new Residential Treatment Centre for eating disorders by ACT Health. Considering the proximity to the future ACT Health facility, a list of permissible community uses has been identified as per the Territory Plan for the remaining portion of the site.

As the final parcel of land dedicated to community facilities in Coombs, Block 3 Section 17 provides a unique opportunity to the community to identify facilities they feel are missing or could be more plentiful and appropriate for this block. Suburban Land Agency (SLA) engaged Communication Link to consult with the local community to hear what services are currently missing in the area and what they would like to see on the remaining portion of the site.

Spread across February-March 2023, the engagement program included an online survey on the YourSay platform, a café drop-in session, a presentation at the Molonglo Valley Community Forum's (MVCF) monthly meeting, and a consultation workshop with local youth.

All the engagement activities were promoted on SLA's social media pages and through an email to subscribers. Flyers were distributed to over 1,800 private dwellings across Coombs and a printed poster was distributed and displayed at eleven locations across the Molonglo Valley. This resulted in a considerable participation from community members summarised below:

- Online survey on the YourSay platform- 144 contributions
- Café drop-in session – 33 participants
- Presentation at the Molonglo Valley Community Forum's (MVCF) monthly meeting – approx. 58 attendees in person and online, with 11 contributing questions
- Consultation workshop with local youth at Charles Weston Primary School- 11 participants

Participants across all engagement activities preferred the following community uses in the order given below:

- Community Activity Center
- Place of worship or religious associated use
- Cultural facility
- Health facility
- Commercial business.

Community members also provided their feedback, comments and insights during different activities and they strongly felt that services and facilities should have a community focus, and where possible, have multi-use options.



# 1. Introduction

## 1.1 Background

Block 3 Section 17 is a 12,035m<sup>2</sup> site zoned for community facilities and situated on Madgwick Street in Coombs. This block is next to the Coombs Oval and adjacent to Charles Weston School, Coombs. A portion of this block is dedicated to ACT Health for development of Residential Treatment Centre for eating disorders. The remaining site will be released for sale in the first half of 2023 and represents the final block in the Coombs and Wright area. It has the capability of accommodating community uses and requires special consideration under the SLA Land Release policy. Special consideration includes community consultation.

SLA, in consultation with ACT Health, has identified permissible uses for the site taking into consideration the needs and wellbeing of clinic patients as well as the local Coombs community and uses permissible in the Territory Plan. SLA has undertaken engagement activities with the local community to explore the overall planning and development of the block.



Figure 1. A full view of block 3 section 17, Coombs.

In line with SLA's vision of *creating great places where communities thrive*, SLA engaged with the local community to seek their viewpoints in shaping the services and facilities within their thriving district.

## 1.2 Purpose of this report

This report provides an analysis of the engagement activities undertaken across the local Coombs community to inform the future of Block 3 Section 17, Coombs. Summarising the insights collected from each engagement activity, the report provides details of participation levels and demographics, and community feedback. It also identifies the services and facilities the community has indicated a preference for across all activities for development on this location.



## 2. How we engaged

The following provides a summary of the approach to engagement and the activities undertaken to seek insights and feedback from the community.

### 2.1 Objectives and approach

The engagement objective was to consult with the community and seek their feedback, opinion, and comments about what they feel would be appropriate services and facilities for the location in question.

A multilayered approach was adopted to provide several engagement opportunities including:

- YourSay survey accessible via a dedicated YourSay Conversations page
- Drop-in session at Eighty/Twenty Café Coombs
- Youth workshop with the Year 6 Parliament at Charles Weston Primary, Coombs.

These activities were supplemented by a presentation delivered by SLA at the Molonglo Valley Community Forum, where attendees had the opportunity to ask questions and seek clarifications from SLA representatives. The YourSay survey and drop-in session were also promoted at the event.

### 2.2 Timeline of engagement and promotional activities

**Table 1.** Complete timeline of promotional activities undertaken by Communication Link to support engagement activities.

Date	Engagement activities
Tuesday 14 February 2023	YourSay community survey live online
Thursday 23 February 2023	Molonglo Valley Community Forum presentation
Monday 27 February 2023	Charles Weston Primary – Year 6 School Parliament workshop
Tuesday 28 February 2023	Letterbox drop of A5 flyers across Coombs promoting YourSay survey and drop-in session
Thursday 2 March 2023	Community drop-in at Eighty-Twenty Café Coombs
Thursday 23 March 2023	Survey close



## 2.3 Promotion

Engagement opportunities were promoted via a poster and brochure with a call to action for community members to have their say on the future facilities in Coombs at this location.

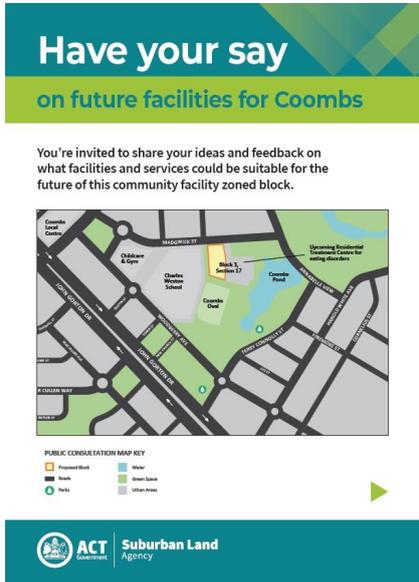


Figure 2. Flyer distributed to residents across Coombs.



Figure 3. Poster to promote engagement options.

Charles Weston Primary School also featured the contents of the flyer and related information in their newsletter distributed to parents and the school community on Thursday 16 February 2023.

The flyer was distributed to over 1,800 private dwellings across Coombs.

Table 2. The eleven locations where the poster was distributed and displayed.

Facility	Location
Eighty / Twenty Café	Coombs
Canberra Grocery Store	Coombs
Ajijo Grocery & Convenience Store	Combs
Capital Chemist Coombs	Coombs
Molonglo Valley Medical	Coombs
Club Lime Coombs	Coombs
Your GP	Denman Prospect
Honeysuckle Café	Denman Prospect
IGA Denman Prospect	Denman Prospect
Dominos	Denman Prospect
Morning Dew Café	Denman Prospect



Suburban Land Agency further supported the promotion of activities through social media, stakeholder correspondence and a presentation at the Molonglo Valley Community Forum. This was self-managed internally by Suburban Land Agency and guided by the Communication Link promotional strategy.

Additional promotional activities included:

- 5 x Suburban Land Agency Facebook posts
- 1 x Ministerial Facebook post
- 1 x Stakeholder email
- 1 x Presentation to the Molonglo Valley Community Forum.

## 2.4 Participation in engagement activities

### YourSay online community survey

An online survey was open and available for input from the ACT community. The survey was live from Tuesday 14 February 2023 and closed Friday 23 March 2023. The survey consisted of 10 questions that sought insights from participants on what they would like to see developed on the block and challenges they see in developing the site. Participation was encouraged through the opportunity to win one of three \$50 gift vouchers upon completion.

Participants also had the opportunity to upload images of facilities or services they had seen elsewhere in the ACT community, or beyond, that they felt would be suitable both logistically and aesthetically for this location.

A total of 144 contributions were received, with two participants selecting to provide example imagery of existing infrastructure from outside of Coombs for reference.

### Charles Weston Primary School workshop

A youth workshop was held at Charles Weston Primary School, the local public school within Coombs, on Monday 27 February 2023. Eleven representatives from the Year Six School Parliament participated including the Prime Minister, Deputy Prime Minister and Minister for Industry and Education.

The workshop focused on exploring the type of facilities and services that students would like to see, as well as facilities and services they felt their families might like to see on the designated section of block 3 section 17. As the land is located next to the school oval, students considered not only what would be suitable to have adjacent to a health clinic, but also their daily location of learning.



## Community drop-in

A drop-in session was held at Eighty/Twenty Café in Coombs on Thursday 2 March 2023. Engagement focused on gaining feedback from local community members, however, was also open to community members from outside of Coombs visiting the community facilities. The drop-in session ran for two hours following school drop off time and attracted 33 participants.

Participants were asked to contribute to an activity that focused on gaining input of the types of facilities and services people would like to see and utilise on the designated section of block 3 section 17.



Figure 4. Coombs residents participate in drop-in activities outside of Eighty/Twenty Café in Coombs.



## Molonglo Community Valley Forum

The Molonglo Valley Community Forum hosted its monthly public meeting on Thursday 23 February at Charles Weston Primary School. At this event, SLA presented information on the future plans for Block 3 Section 17, promoting the avenues for engagement and opening to questions for those attending in-person and online.

In total 58 people attended the presentation in-person and via the Facebook feed.

Participants asked a total of 11 questions relating to the future development of Block 3 Section 17, these were addressed and clarified by Mr. Simon Tennent, Development Director at Suburban Land Agency overseeing the work undertaken on this site.

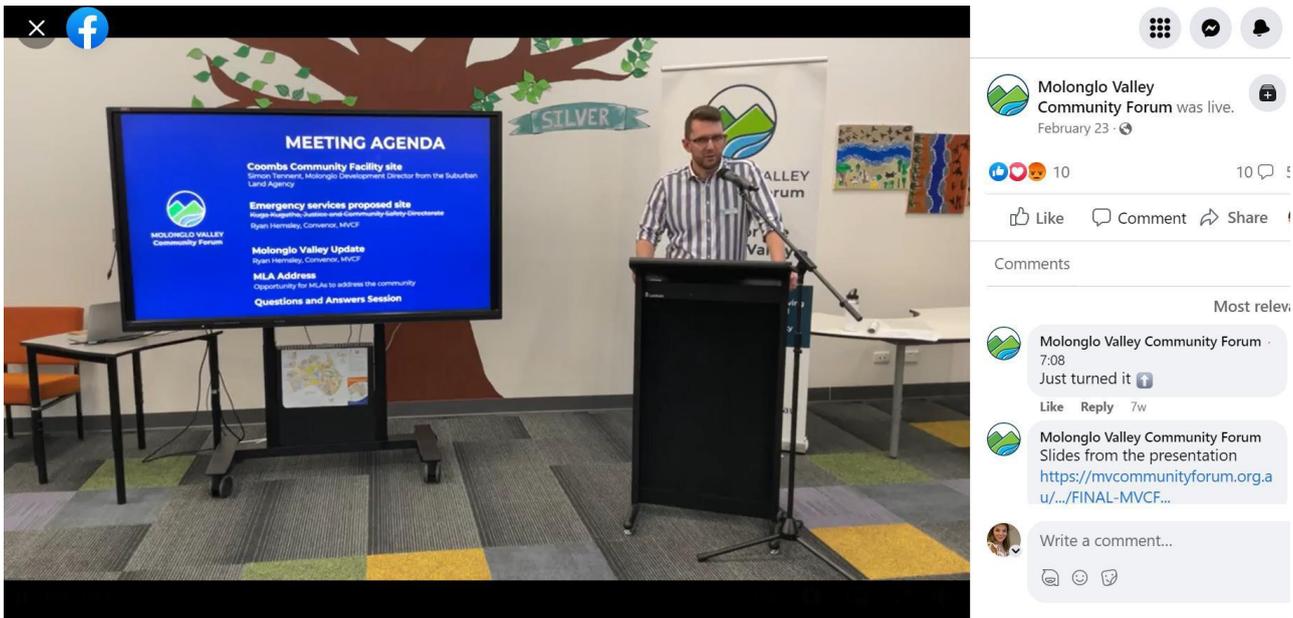


Figure 5. Snapshot of the introduction of Feb 23 Molonglo Valley Community Forum public meeting.

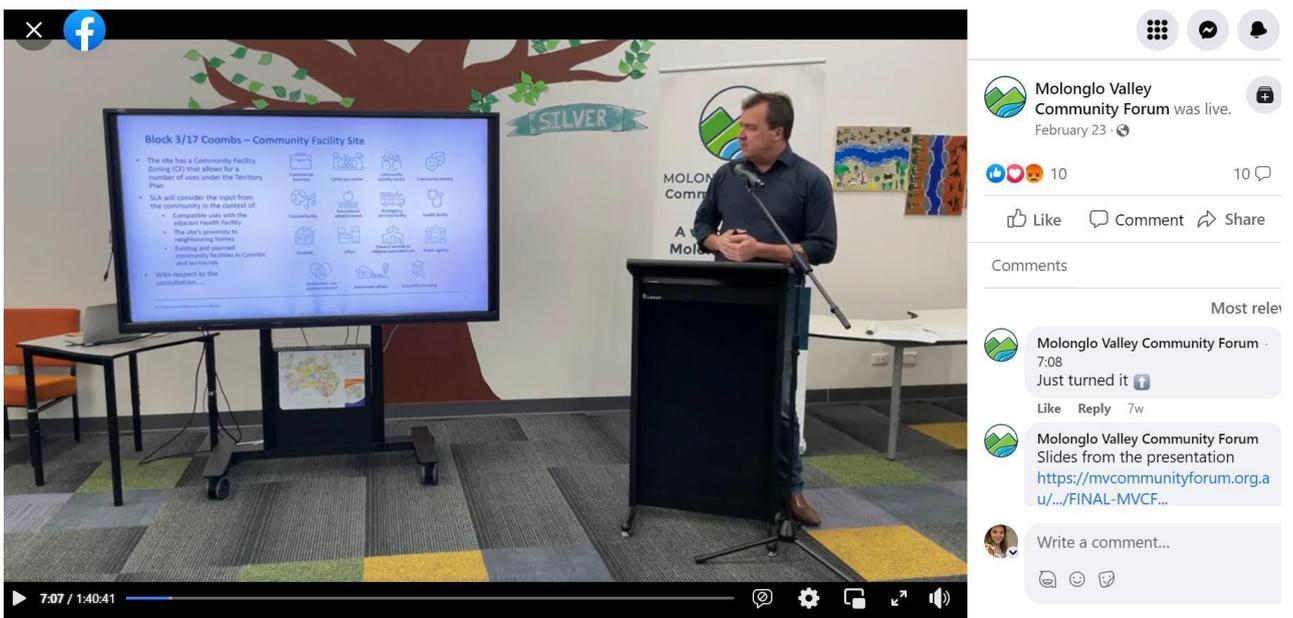


Figure 6. Mr. Simon Tennent presenting to the Molonglo Valley Community Forum public meeting on 23 Feb.



# 3. What we heard

The following outlines what was discovered through each engagement activity. Each activity aimed to complement information garnered across the consultation as well as provide opportunity for people to provide additional feedback that may be unique to their experience within the community.

## 3.1 YourSay community survey

An online survey was open on the YourSay platform for community members from across the ACT to provide input and feedback on the future of the designated part of block 3 section 17.

Participants were asked a series of questions that focused on:

- What community zoned facilities people would like to see established on the block?
- What considerations were most important to see the space work for the Coombs community?
- Perceived challenges in developing this site.

Of the respondents, 79 resided in Coombs, while 21 responses were received from community members residing in Wright and a further 36 from broader ACT community members.

Figures 7 - 10 provide a summary of participant demographics including age, gender, identification as a First Nations person and household demographics.

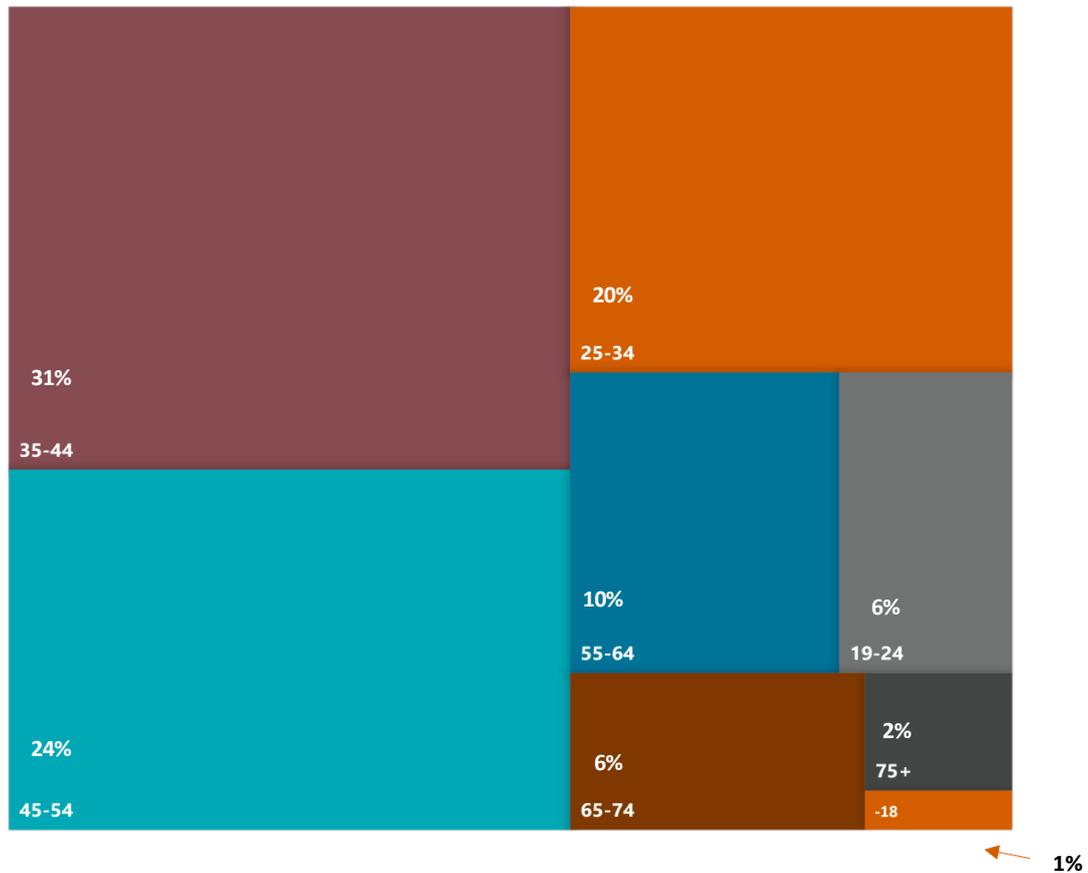


Figure 7. Breakdown of survey participant age.



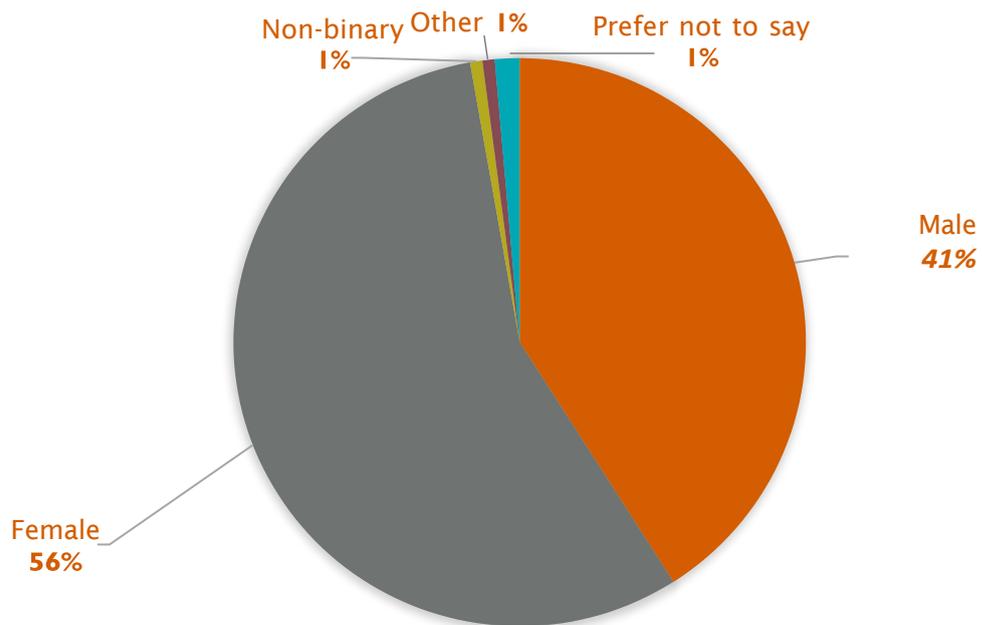


Figure 8. Breakdown of survey participant gender identification.

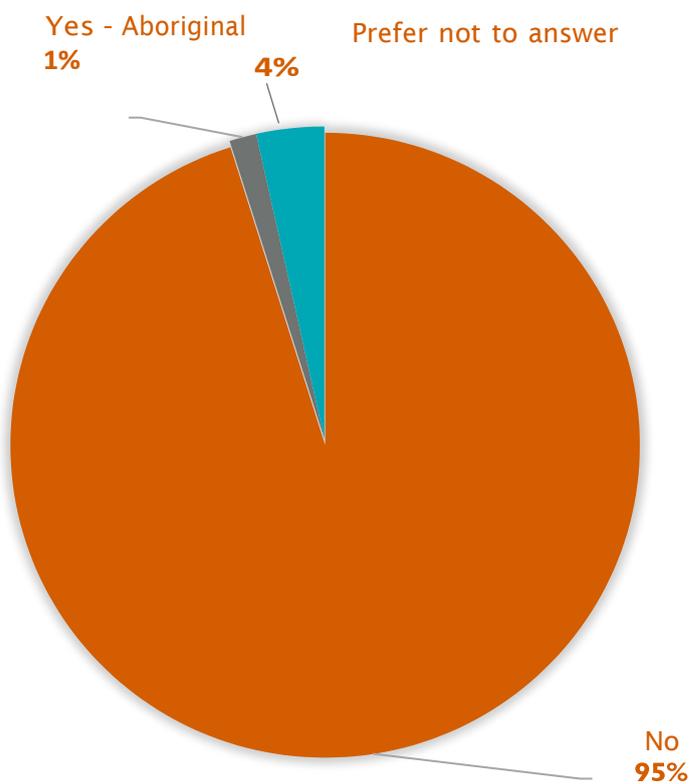


Figure 9. Breakdown of survey participants who identify as Aboriginal or Torres Strait Islander.



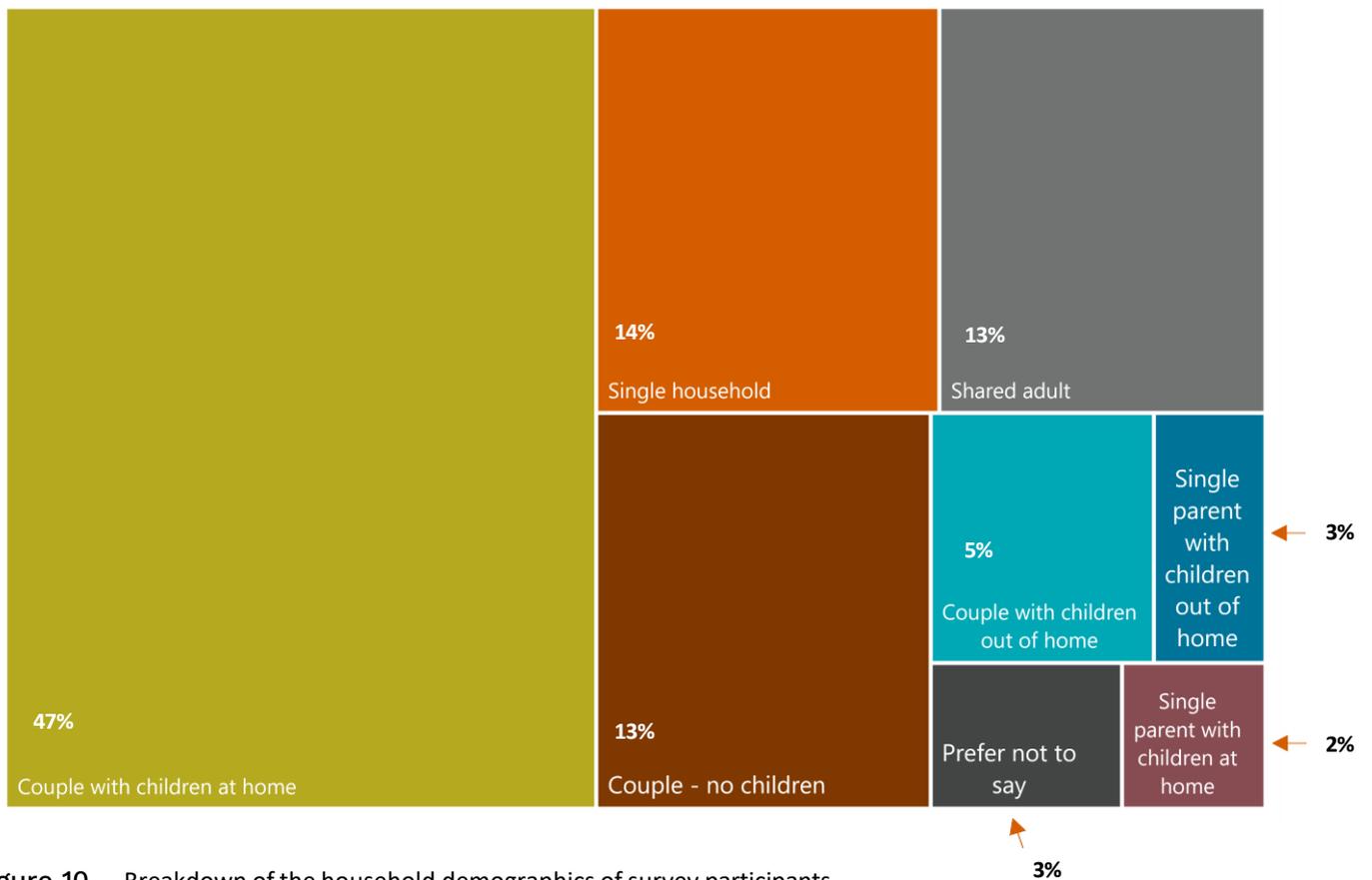


Figure 10. Breakdown of the household demographics of survey participants.

### Stakeholder representation:

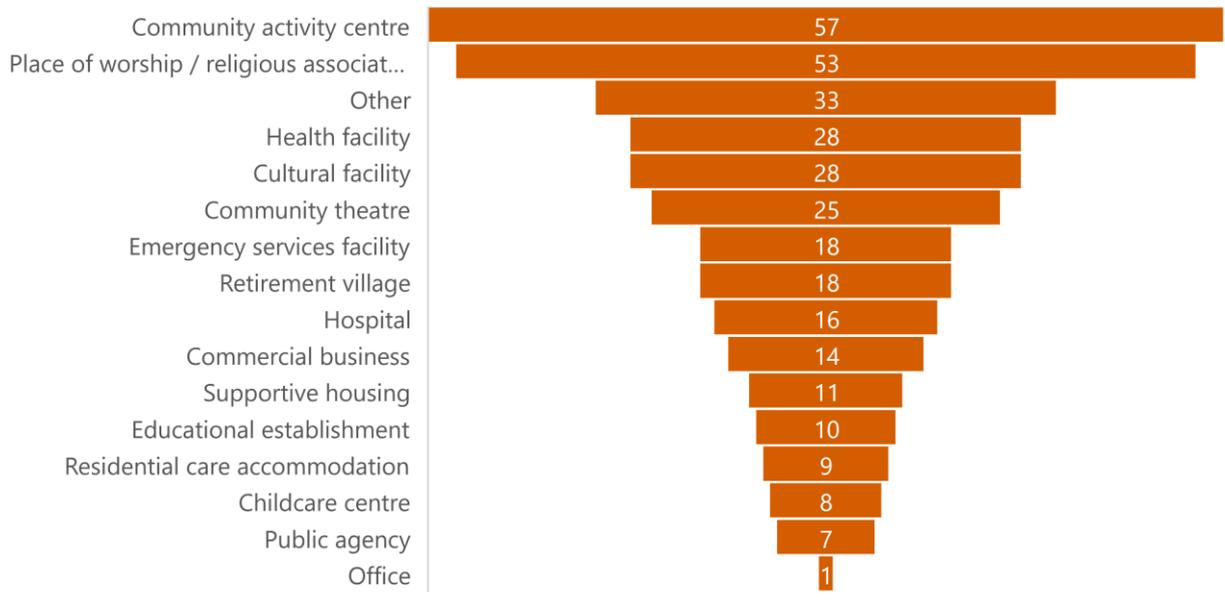
The following cohorts were self-identified by individuals who chose to disclose that they were completing the survey as a representative of a broader group.

- Stromlo Christian Church (meets at Charles Weston Primary)
- St Peter’s Anglican Church
- Task Force 72 (Fleet Base Canberra) – A scale model boat club that operates from the east side of Coombs Pond up to twice a week.
- Muslim Community at Molonglo.



## Areas of preference

The following information summarises community sentiment to questions related to the future development of Block 3 Section 17. Respondents could submit up to four responses per question.



**Figure 11.** Community Facility Zoned uses identified as a top 4 priority in survey responses. Graph shows number of respondents.

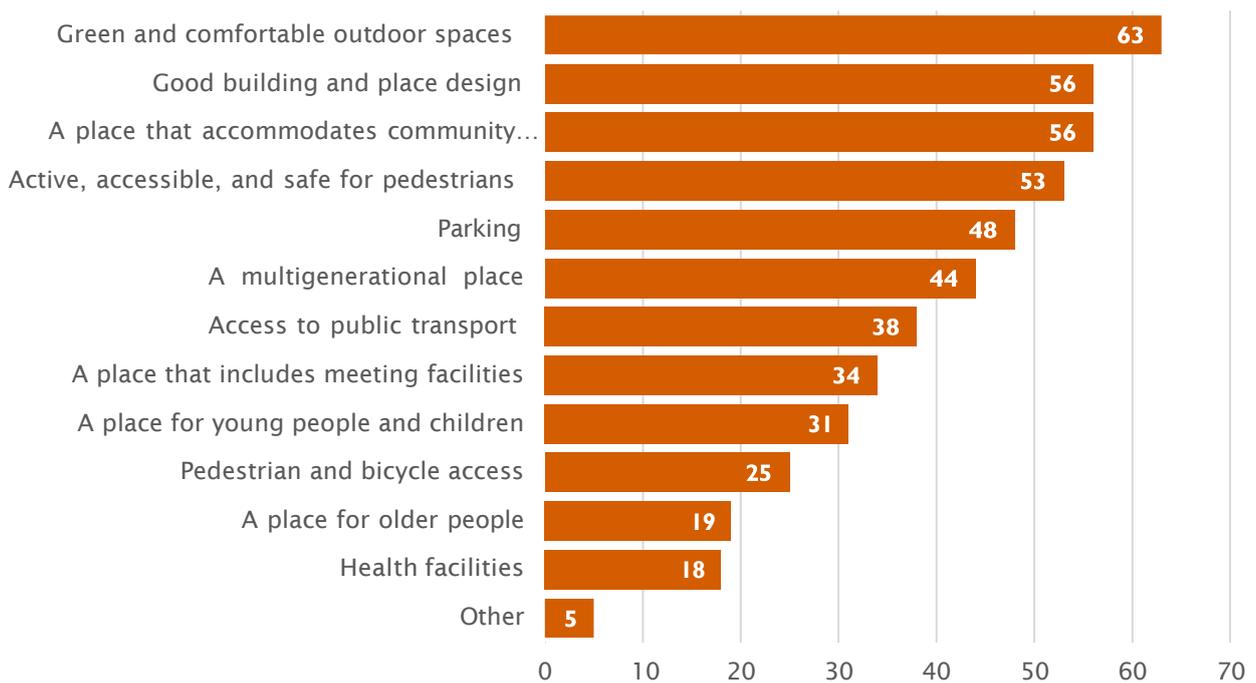
## Additional feedback – Other

Of the 33 ‘other’ responses, 18 suggestions could be accommodated within the site zoning limits as a community zoned use site and with respect to facilities and services appropriate for co-location with the residential treatment facility. A number of these could be attributed to the options presented for selection. The remaining 15 contributions call for sporting facilities which are not being considered for this site.

The 18 alternate uses, that could be accommodated within site zoning, suggested by participants included:

- A dog park
- Community garden
- Green space (no development)
- Women’s / Men’s Shed
- Grocery store
- Youth centre
- Community battery
- Public library
- Adult education facility
- Post office
- Residential inpatient clinic for parents with babies not sleeping or children’s health centre
- Housing for people with dementia or people with disabilities to enjoy independent living
- Public toilets.





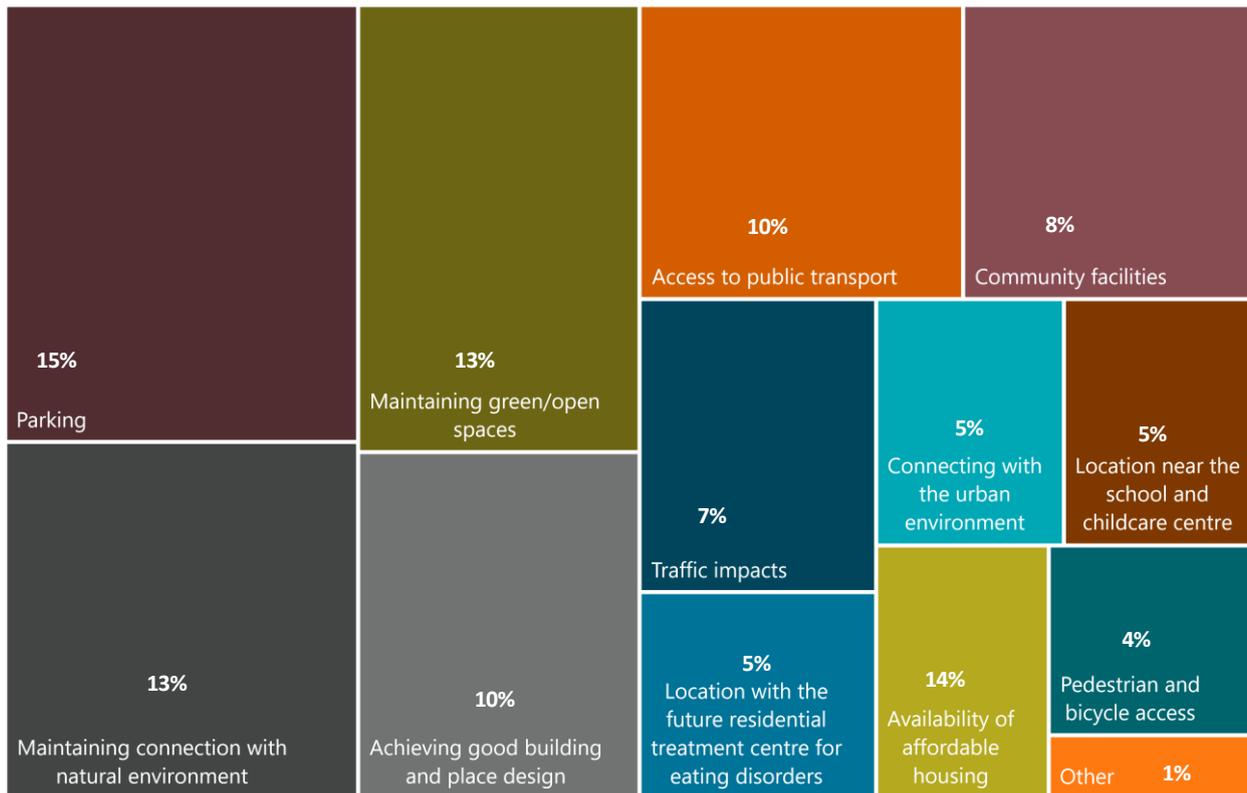
**Figure 12.** Considerations survey respondents identified as a top 4 priority in ensuring the space works and is integrated well with the neighbouring residential clinic. Graph shows number of respondents.

### Additional feedback – Other

Five participants provided additional feedback for their expectations around a successful and useable area for the community via the *other* selection. These included:

- It is important to have places where people of varying faiths are able to meet such as a church
- Shops/stalls selling good quality food
- An IGA
- Toilets
- A place that is fully accessible to all people with disability.





**Figure 13.** Challenges to use of site identified as a top 4 priority in survey responses. Graph shows percentage of responses attributed to each.

### Additional feedback – Other

Additional opinions and commentary participants contributed via the *other* selection included:

- Time
- There are two grocery stores at the Coombs shop but they are specialty stores and don't have a good range of basics and fresh food
- Inflexible Health Directorate which doesn't consider the needs of the local community
- Government committing to support community. Little evidence to date given the total lack of community infrastructure in the area
- Toilets.

General feedback about the development of the site. Including images or documentations to provide ideas.

An additional 48 pieces of feedback were received from survey participants.

Key themes emerging from this commentary included:

- Community facilities
- Religious / cultural facilities
- Green space
- Retirement village / housing for older generations.

Much of the commentary reiterated sentiment reflected in previous survey questions including the desire for the site to be dedicated to a spiritual or religious facility. A comment noted that a Christian or Muslim religious facility would be welcomed.



*“There is currently little in the way of religious facilities in this area. As a member of a church that meets at Coombs school, I can see the need that we can use the land provided. This would work well for Sunday gatherings but would also work well as we would love the chance to work with the community that exists and is planned for this area.”*

A comment also noted the demographics of the growing region and a desire to cater for the different cultural needs across these segments of the community.

*“There is a large and growing population of Muslims in the area, estimated about 300 families. We would need to have place for a mosque, which could also double as a community centre.”*

Building on facilities that could be opened to community use, there was a range of commentary provided focused on community facilities, for both the general community, and focused on local youth.

*“I am a new resident to Coombs and note a lack of community facilities. Given the high number of homes and families in the area I think facilities for leisure and learning/social activities are vital for promoting a healthy connected community. The region would greatly benefit from a range of community facilities.”*

Tying this together there was comment provided noting that a facility that could cater for a range of religious and cultural needs.

*“A place of worship could cater for many community needs and be a hub for community support and connection.”*

Feedback also covered a call for residential options for aging residents living in Coombs who do not want to leave as they get older and require more assistance and care. Having a facility like this to integrate with the broader community continued to be a theme carried through comments.

*“I feel the site should provide independent living residential accommodation (aged care townhouses) with a community hall accessible for all the community to hire at affordable community rates. As residents age and downsize, there need to be options to stay and live locally.”*

Further commentary noted a retirement facility as a positive facility to co-exist with the health treatment facility and primary school.

*“A retirement village would complement and potentially provide positive engagement with the eating disorder facility and nearby primary school. Molonglo has had a substantial investment in playgrounds and government housing. Providing an opportunity for older Molonglo residents to stay in the area as they age should also be an important component of building a strong, diverse community.”*

Further comment noted the appreciation for the local pond and green spaces and sought to explore whether this space could be left as green space.

*“It would be nice to see this area which fronts the pond and is between the school and eating disorder centre be something that is small with minimal impact. It is a lovely area for enjoying the outside space and I think a community garden with a small clubhouse wo/men’s shed would have only a small impact on the physical area. But it could be a space not only the school and the eating disorder centre could use but all generations in the area.”*

A complete record of additional commentary and feedback received is at Appendix A.



## 3.2 Youth workshop

Through the youth-focused workshop the Year 6 Parliament was asked to consider which of 15 defined options they would like to see developed on block 3 section 17, behind their school. Participants were asked to select their three most preferred options. All responses were considered equally, there was no preference weighting on any of the three selections.

The areas facilities and services for consideration were:

- Commercial business
- Childcare
- Community Activity Centre
- Community theatre
- Cultural facility
- Educational establishment
- Emergency services facility
- Health facility
- Hospital
- Office
- Place of worship or religious associated use
- Public agency
- Residential care accommodation
- Retirement village
- Supportive housing

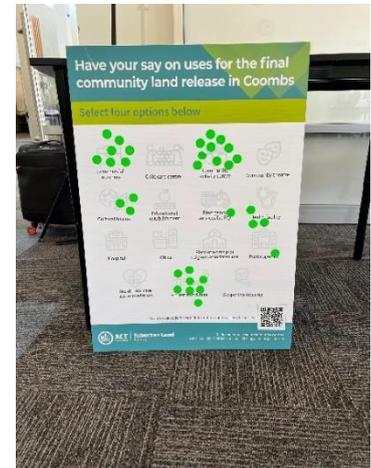


Figure 14. Engagement board utilised with Student parliament.

### Areas of preference

Service and facilities that were most nominated across the group:

- Community Service
- Retirement village
- Commercial business

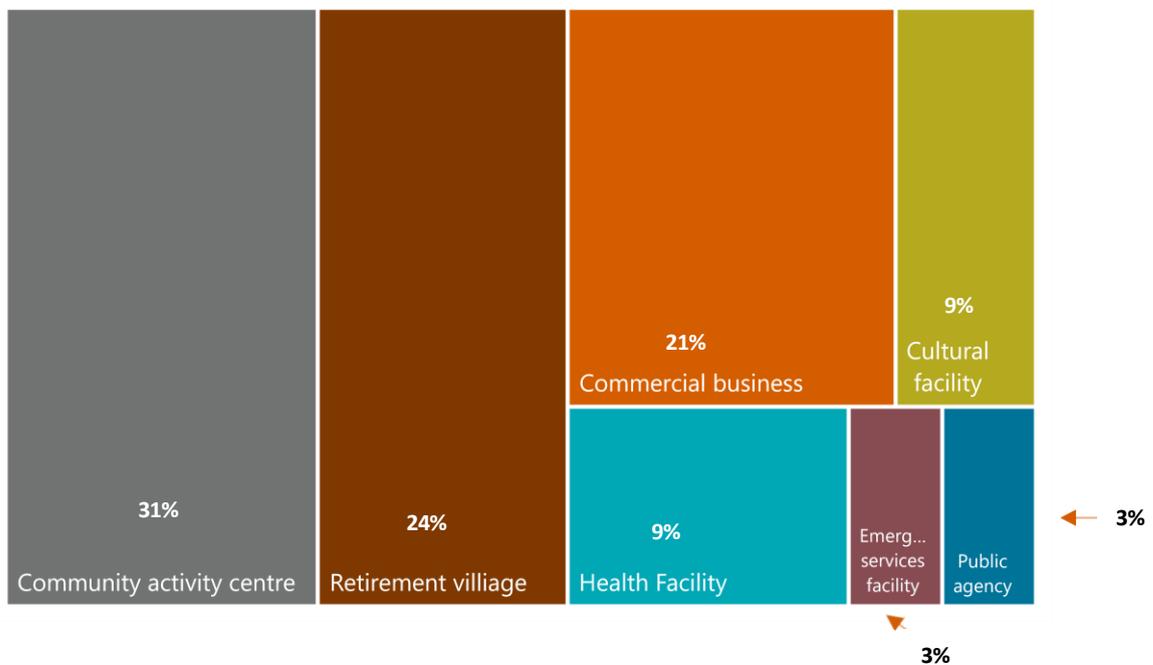


Figure 15. Youth workshop preferences for future development on block 3 section 17 Coombs. Graph shows percentage of responses attributed to each.



## Exploration of preferences

Through group discussion, participants elaborated on what services within these categories they would like to see developed on Block 3 S17. Most of the ideas and information shared centred around the three service and facility types that received the greatest amount of support:

- **Community Activity Centre** – Participants shared that they would like to see a mix of services and facilities on site that would encourage a younger demographic to be active and participate in organised events and come together socially. Suggestions included a restaurant that was co-located with activities such as karaoke and roller skating. There was also the suggestion that well designed free spaces, where the community could self-select activities to run and manage would be very welcome on the land.
- **Retirement village** – Participants said that they would like to have a retirement village near their homes and school so that they might be able to have grandparents and older relatives from other suburbs or interstate reside close by.
- **Commercial business** – Participants noted that they would like to see cafes and shops, a mini suburban centre.
- **Cultural facility** – Many participants noted the broad demographic of Coombs and the Molonglo Valley, also noting that there was a lack of facilities that could cater for many cultural practices, and that even more broadly across Canberra, these facilities, e.g. marriage halls, do not exist, meaning they often have to travel to Sydney or another larger city to hold or participate in cultural celebrations etc.

### 3.3 Drop-in session

At the drop-in event held at Eighty/Twenty Café in Coombs, participants were asked to nominate the three facilities and services they would most like to see developed on the designated part of block 3 section 17.

As with the youth-focused workshop, participants were presented the same fifteen options for consideration, with no preference rating given to their selections.



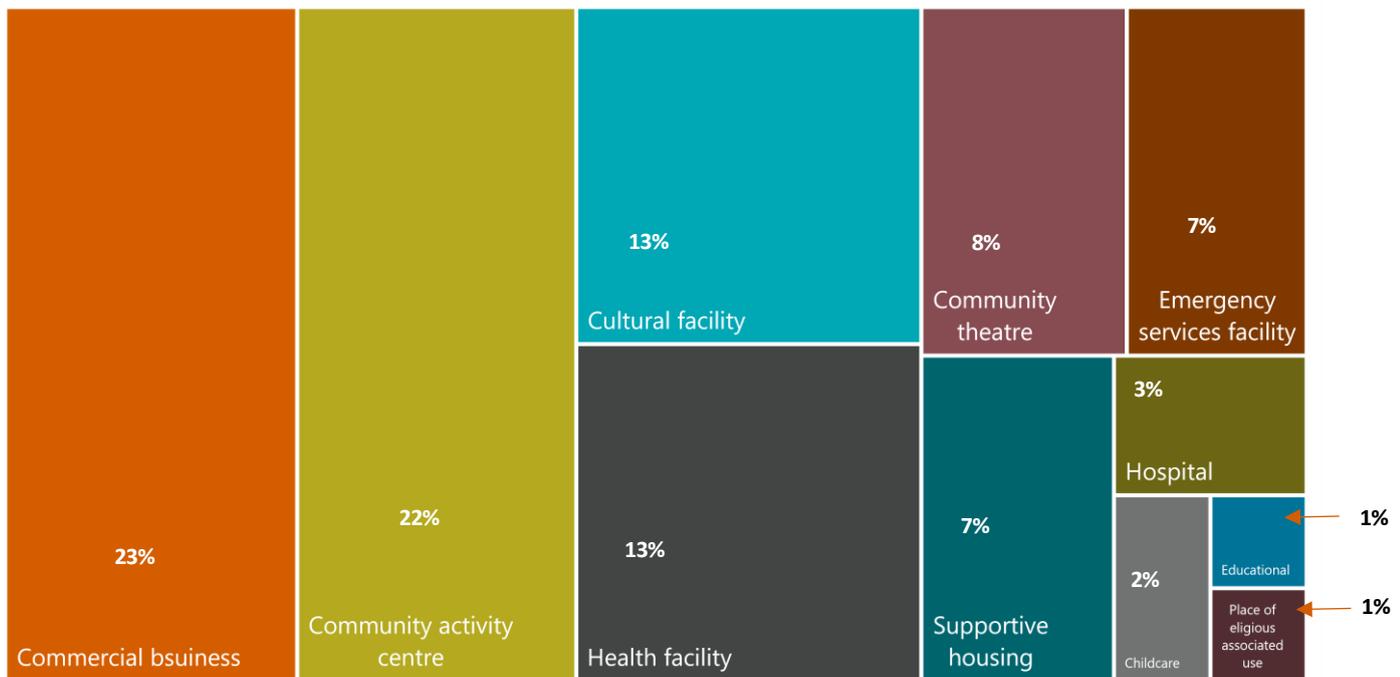
Figure 16. Engagement board utilised for drop-in session.

## Areas of preference

Service and facilities that were most nominated by participants:

- Commercial business
- Community activity center
- Cultural facility
- Health facility
- Community theatre





**Figure 17.** Community Facility Zoned uses identified as a top 4 priority by drop-in participants. Graph shows number of respondents.

Participants expressed a strong preference for facilities and services that could be attended by the community with a recreational purpose, with 45% of respondents selecting a commercial business or Community Activity Centre. A further 13% expressed an interest in the establishment of a health facility or cultural facility on the block. A community theatre was a further consideration for participants with an emergency service facility or supportive housing being nominated by 7% of participants.

### 3.4 Molonglo Valley Community Forum Public Meeting

Following the presentation of information on the engagement activities underway for the future development and sale of Block 3 Section 17, those who attended the Molonglo Valley Community Forum in person and online had opportunity to ask questions and seek clarification on any matters with the block they were unclear on.

In total eleven questions were received by attendees.

#### Participant sentiment

The eleven questions raised themes around the use of the block, the clinic neighboring the block to be released and consultation on the community’s preferences.

Regarding the development of the site, attendees were most interested in services and facilities that could be considered for the site and what limitations there were on the site around what uses were not going to be considered for the site.

Meeting attendees also expressed a lot of interest in the eating disorder clinic, asking for further information about its development and future plans for the site. As the development of the eating disorder clinic sits outside of Suburban Land Agency’s role, these questions were addressed by an ACT Health Directorate representative where relevant.

A complete list of questions is available at Appendix D.



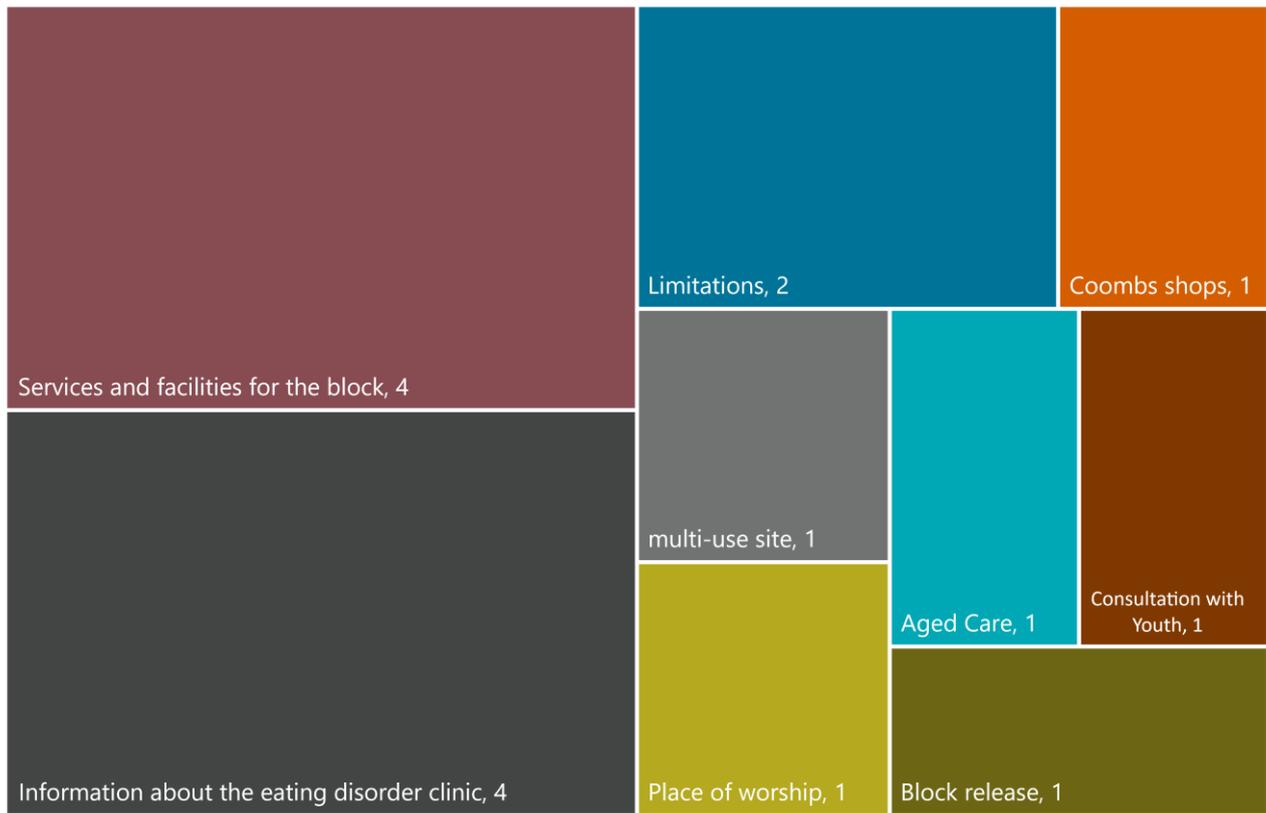


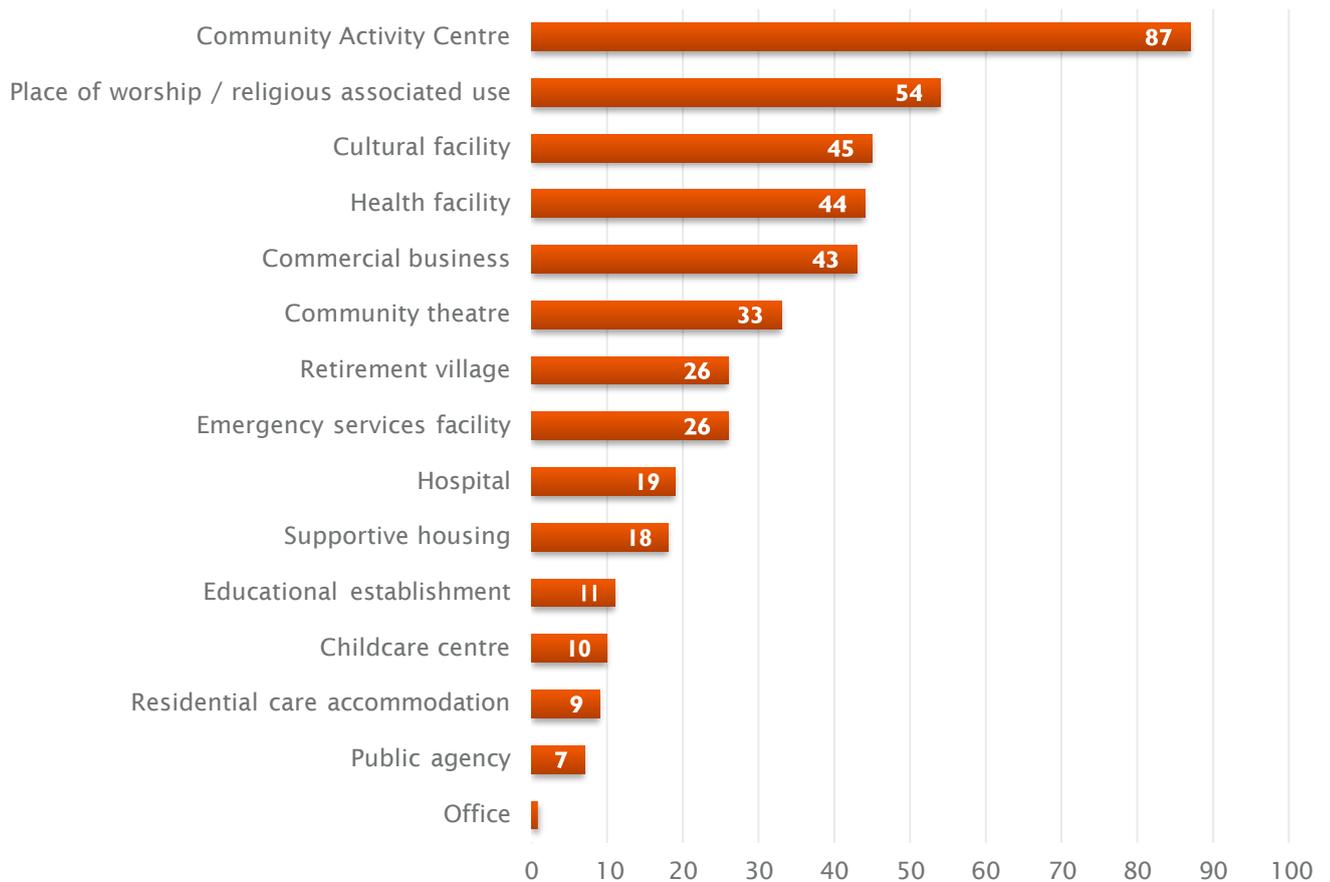
Figure 18. The number of questions asked within a topic relating to the sale and development of Block 3 Section 17.



## 4. Conclusions

Through this engagement clear areas of preference were identified by the community and through the survey.

Across all engagement activities, the Community Activity Centre was raised most regularly by the participants. A place of worship or religious associated use was second highest preference averaged across engagement activity, with a cultural facility, health facility and commercial business also receiving strong support from community.



**Figure 19.** Community Activity Centre identified as a top 4 priority by participants across all engagement activities. Graph shows number of respondents.

Insights provided throughout each engagement opportunity, as detailed in **Figure 19**, reveal that participants showed a strong preference for services and facilities on this block that have a community focus and have multi-use options with three of the top five most selected options being facilities that present opportunity for different groups to gather, interact and undertake activities specific to individual groups.



## Appendices

Appendix A: Additional feedback and insights provided by survey participants.

Appendix B: Engagement activity poster

Appendix C: Engagement information poster

Appendix D: Questions raised at the Molonglo Community Forum public meeting and responses provided (where responses were provided).



Appendix A: Additional feedback and insights provided by survey participants.

<p>Would be great to have something that engages the community!</p>
<p>Would love to see this space used as a place of worship, for gathering and supporting the community spiritually and emotionally.</p>
<p>Would be ideal to have church on the site able to provide community support- food kitchens, childcare and play groups and offer young people support</p>
<p>There is currently little in the way of regions facilities in this area. As a member of a church that meets at the Coombs school, I can see the need that we can use the land provided. This would work well for Sunday gatherings but would also work well as we would love the chance to work with the community that exists and is planned for this area.</p>
<p>A place of worship could cater for many community needs and be a hub for community support and connection</p>
<p>It would be nice to see this area which fronts the pond and is between the school and eating disorder centre be something that is small with minimal impact. It is a lovely area for enjoying the outside space and I think a community garden with a small club house wo/men’s shed would have only a small impact on the physical area. But it could be a space not only the school and the eating disorder centre could use but all generations in the area. We already have an underutilised community centre in Coombs, Denman also has one and I’m sure when the Molonglo valley town centre is established it will have one too. There are so many units/townhouses in the area with limited garden spaces I think a community garden would work fantastically - think produce swaps, teaching sustainability.... Just please don't make whatever goes there large and dominant. It's not what that area needs</p>
<p>I am VERY supportive of having the eating disorder clinic in the Molonglo Valley It is a service that Canberra desperately needs!</p>
<p>It would be great to have a Christian church in the local area. Currently Molonglo has no such facility.</p>
<p>I am very keen to see a resource for spiritual support and worship as we don’t have this in our valley yet (in the newer suburbs). Would be keen to see a place of worship connected to the community and open environment (nature). Really important for our mental health and general wellbeing for by individuals and the community.</p>
<p>A retirement village would complement and potentially provide positive engagement with the eating disorder facility and nearby primary school. Molonglo has had substantial investment in playgrounds and government housing. Providing opportunity for older Molonglo residents to stay in area as they age should also be an important component of building a strong, diverse community.</p>
<p>Would be great to have a sports centre / tennis courts to ensure the children of Molonglo stay active and healthy having these facilities at their doorstep.</p>
<p>There are not enough basketball courts in the Weston Creek/ Molonglo area, we are forced to drive to Belconnen or Tuggeranong to play. It would be great to have some indoor courts in the proposed area, the courts could be multipurpose and cater for other indoor sports, tennis, badminton, martial arts. The community should have the ability to hire the space to bring the community together for fundraising events, cultural events, or just health and fitness activities!</p>
<p>We need more areas to promote outdoors activity such as ovals, tennis courts. The Coombs oval is now fenced, and gate locked for primary school access.</p>
<p>I would like to see kids’ activity related place</p>



Ensure all suburbs have land set aside for churches.
Light, spacious areas while maintaining some green spaces will benefit the place itself so the community wants to go and use it.
Coombs and Wright are difficult suburbs to maintain comfortable community spaces and appealing outdoor areas, the position in the shadow of mt Stromlo and on low lying fields crates a sterile cold environment, as opposed to Chapman or Duffy that capture sunlight nicely. The extreme demand for car infrastructure skews this enough already but as someone who jogs through these suburbs regularly, it's a shame to see such a disconnect in the comfort and community in coombs and wright, maybe this will change naturally when the infrastructure and areas of development are completed, I'm no urban planner.
<ol style="list-style-type: none"> <li>1. I would like to see the ACT Government make Block 3 Section 17 available for contractor parking during the construction of the eating disorder clinic. And, if required, delay settlement of the block until the need for parking is no longer required. The volume of contractors, particularly around a school zone, creates not only a traffic hazard to all residents, but also increases the public safety risk as there is a high volume of pedestrian (including school children) activity on Madgwick St.</li> <li>2. I would like to request that consideration be given to planting additional trees in the treed area between Madgwick St and the clinic on the northern boundary as indicated in red on diagram below. Whilst the initial planting was well received, it was notably sparse and there have been several trees that have died. (Refer attached photo identifying area). Bench seats and picnic tables would also be very well utilised around the pond.</li> <li>3. I think it is very important that the design of any new buildings for Block 3 Section 17, align with the design of the eating disorder clinic, as well as the primary school, i.e. single level, low visual impact and also set back sufficiently from the street to allow planting of privacy trees to the block.</li> </ol>
I have lived opposite this site as a single, older woman, turning 80 this year. I do not want to leave the Molonglo valley, but there is no-where in this area for me to go to when I am no longer able to manage living independently. I am on the land-rent scheme and have a very low income so that I will never be able to afford to buy in to the privately owned retirement-village complexes that are proliferating in Canberra because I can only sell my house, not the land it sits on. I believe this development would need to be Government-run or by a non-for-profit organisation and means-tested. I am not alone in this fearful predicament. As a member of the Mental Health Advisory Committee in the ACT I am well aware of the need for accommodation options, in particular for the older single woman without adequate income. I would like this site to be developed for single-level, two-bedroom units (grand-parents often have children staying or couples need to sleep separately), with a small garden, single garage, well insulated with double glazed windows to keep energy costs as low as possible. The people living in such a complex would be quiet, not impacting the school or the eating disorders unit.
In the Coombs / Wright area, there are a number of Community Facilities sites. So far none of them have been allocated as sites that are actively available for community use. Two half-sites have been taken by the government (for public housing and eating disorder clinic), one site is used by the school, two are (or are to be) medical centres and one is for aged care. So, I hope this site can be genuinely available to the community, but the combination of nearby neighbours and the eating clinic make this very difficult. Sporting facilities are ruled out as well as anything that needs significant parking. A community centre is planned for elsewhere, as is an emergency services facility. It is also the case that the remaining portion of this site is only about 5 to 6,000 square metres, about half a hectare. Most of the options offered above just do not fit within the constraints of this site. I am proposing either a dog park or a community garden. Both are things that would be genuinely available for the local community. Also, both do not involve building stuff, and so do rule out the possibility of the site being used for another purpose in the future if the need arises. There does not seem to be any mechanism in the ACT that allows community activities such as scouts, guides or a men's shed to ever find a home.
Definitely no apartments or more than 2 storeys please.



This is so challenging. My first thought was that this should be a theatre, but I don't want little girls who dream of being dancers exposed to an eating disorder clinic. You've ruled out anything to do with sports or food, and aged care is already being accommodated in Wright.

The area is desperately calling out for recreation options for older children and teens, but again, teens are not compatible with a disproportionate population of underweight people.

The options are really another aged care facility or an office. Pretty pathetic for a community desperate for services.

Our model boat club operates from the east side of the Coombs Pond in the Area of Land between the pond and Terry Connolly street. We would most certainly support any plan to build car parking and toilets in the area east of the pond.  
thank you for the opportunity to comment.

It was extremely disappointing to learn firstly that a block of land earmarked for community usage is being taken away and used instead for another purpose. It is also disappointing that the Directorate (and Minister) who stole this land aren't prepared to allow for the remainder of the site to benefit the local community. This is incredibly selfish.

The ACT Government has previously agreed (2018) to consider opening a branch of the ACT Public Library in the Molonglo Valley.

There are a variety of general community facilities and activities places already in Molonglo. This site should cater for something that isn't already provided. Such as:

- retirement or housing for older people to plan for the future needs of the area; or
- a place of worship - there are no formalised places in Molonglo where faith based communities can regularly gather in large spaces, they have to rely on the local schools, or too small community spaces.

There is a large and growing population of Muslims in the area, estimated about 300 families. We would need to have place for a mosque, which could also double as a community centre.

As an Imam, I see there is a greater need for a permanent place Muslim community to gather and worship and do community activities in the Molonglo valley area.  
I lead regular prayer at one of the rooms at the Denman Prospect Community centre. We are unable to cater women and children there as we do not have space and facility. I also lead Friday prayer at the Coombs Community centre where we get over 150 young and adults (male and female) worshipers where there is no facility designed for religious needs.  
  
Therefore, my humble and sincere request to the ACT government to allocate some portion of this land to our Muslim community to build a multipurpose community hall where Muslims can gather and offer prayer and do community activities. This will be a big help for the growing Molonglo Muslim community.  
Thank you

Please give some of this space for our Muslim Community as we do not have a place of worship for the growing Muslim population at Molonglo Valley.

I feel, this land can be divided into small parcels of blocks to use it for multiple purchases. Remaining 6000 square metres block could be divided into three 2000 square metres block and one of the 2000 square metres block could be given or sold to Muslim Community to build a Community Centre including a hall for Place of Worship.

For example, Muslim Community in the Molonglo Valley is one of the largest practicing faith groups with over 1000 practicing Muslims. We do not have a place to go to. Our closest Mosques are either Yarralumla or Tuggeranong or Gungahlin. We have formally approached to the EPSDD for this block of land to sell a portion of it to us for our community. We are hoping government will help us to have a community space in this parcel of land.



<p>If there build any housing sites it will be crowded.</p>
<p>Green open area/ community garden with walk paths etc. It will be nice to have a community area without buildings and parking and cars where people can enjoy the open green area and also it keeps the area quiet for the neighbourhood and also the patients in the rehabilitation centre.</p>
<p>I don't agree with a treatment centre being put in the could have heaps of other options like but in a doctors practice or a Aldi</p>
<p>I am a new resident to Coombs and note a lack of community facilities. Given the high number of homes and families in the area I think facilities for leisure and learning/social activities are vital for promoting a healthy connected community. The region would greatly benefit from a range of community facilities- community centre offering a range of activities for all ages, community garden to provide residents with a place to grow their own produce especially given the number of apartment dwellers, a town centre; all community and outdoor facilities need toilets, rubbish bins etc. the playground at Coombs near Holden pond's definitely needs a toilet block to avoid it becoming an unused expensive white elephant to encourage families to continue using it- new mums, grandparents and kids all need a toilet facility.</p>
<p>Indoor basketball and other sports facility would be great since there isn't anything nearby. At a minimum some outdoor facilities would be good</p>
<p>Public basketball and tennis courts are needed in coombs</p>
<p>I live across from this site, so would prefer that it is not a youth centre but purposed for older Australians or young children and their parents (sleep clinic for babies) or retirement village or emergency services police/fire brigade</p>
<p>We would also love some family run restaurants. Within appropriate distance from the future eating disorder site. Something to make the area feel more homely and established would be lovely.</p>
<p>I have lived in Coombs for 8 years and would like to stay here when I can no longer manage our home. There are many aged and ageing people in Molonglo Valley and there is no suitable and affordable retirement village in the area. It would be important for the village to be government run, and not commercial, as many people, including myself and my husband will not be able to afford to secure a place in a commercially run property. A retirement village would sit nicely with the activities already in the area, as well as those planned and proximity to the school would be advantageous to people with limited social activity -particularly if programmes were developed jointly between the school and retirement village. The opportunities for residents to interact and perhaps provide voluntary assistance to the school and childcare centre should not be discounted.</p>
<p>We don't have a drop in place or place for teenagers to hang out. Stromlo biking trails are awesome, but we need variety for teenagers and options for them to engage, burn off energy and remain active. Sports are great for community engagement. Having an indoor space with courts and options for teenagers and families would be amazing.</p>
<p>This site needs be usable by the general public, not restricted to private use.</p>
<p>It would be wonderful to have an arts hub to promote community engagement, host playgroups, crafternoons, art shows, activities, and the like, and also hopefully involve patients from the residential treatment centre to help their re- integration into society and recovery.</p>
<p>I feel the site should provide independent living residential accommodation (aged care townhouses) with a community hall accessible for all the community to hire at affordable community rates. As residents age and downsize, there need to be options to stay and live locally. Townhouses or small retirement housing with a community hall would benefit the community. It would complement the eating disorder clinic. The hall would be managed by the retirement housing service provider and available for external hirers. It would benefit the community to have the hall available to hire for free for community groups, playgroups, seniors' groups, cultural groups etc.</p>



Personally, I would love to see a fully accessible community/bush tucker garden established on at least part of this land. With so many cultures in the area, it would be a fantastic way for people to meet and share ingredients and cuisines, and maybe participate in food programs (if facilitated properly). Community gardens can be an eyesore, but the trial one at Denman Prospect shows they can be maintained to a high standard. They have also been successful in community building in public housing in Melbourne, as well as in the Nightingale developments.

A dog park would also be wonderful - I currently drive to Yarralumla every night to access the dog park there. They are not just places for exercising dogs, but for making human friends.

With all the high-density development in the area, restoring the land to native vegetation would provide more habitat for all the beautiful birds near the pond and another ecological 'island' along with Bluett's Block and Barrer Hill.

My personal preferences aside, please do a proper design thinking process on this and not just listen to the loudest voices at community forums and drop ins or on social media. Please consider the concepts of placemaking and community building - things that are sadly lacking in this area at the moment, especially if one is not connected to the school or a faith community. Also, unless one hikes out to Namarag, there is little to nothing in our area to remind us that we are on Ngunnawal/Ngambri country. How might this last piece of land reflect that?

<https://www.cultivatingcommunity.org.au/publichousingcommunitygardens>

<https://cfccanada.ca/en/Home>

<https://www.nightingalehousing.org/projects/placemaking>

Whatever it is used for, please ensure is an actual community facility, not housing or apartments, even social housing. Anything that is actually community orientated is required.

Very concerned at the suggestion that this site could be used for 'supportive housing'. The ACT Government has used the Molonglo Valley as a dumping ground in its program of gentrifying the inner north by moving public housing tenants from suburbs like Ainsley and Dickson. Until we get decent facilities here for local people, we shouldn't have any more 'supportive housing'. It's bad enough that this site has been split in order to use some of the land for a project that doesn't benefit Molonglo Valley people (the eating disorders clinic). How about you use the remaining land for COMMUNITY FACILITIES FOR RESIDENTS OF WRIGHT, COOMBS ETC.

With limited venue options for competitive sport in the Molonglo valley, this would provide a great opportunity. Strong relationships with neighbouring CWSC would also see it become a location to promote physical activity and the wellness of our youth. A multi-purpose, year-round recreational facility would serve our community well.

When the ACT Government develops and releases land, why is it that our developers always denude the landscape by cutting down trees removing grasses and shrubs and stripping away topsoil? During the construction of roads, drainage, water reticulation, and electricity reticulation the bare earth scours away during rainfall, and stones, gravel and subsoil runs off into creeks and waterways causing unnecessary further erosion downstream. This is an environmental nightmare. Much of the native flora and fauna are obliterated. Our rivers and streams are impacted. Why does development need to be carried out in this manner? Surely a more environmentally friendly approach could be adopted. Throughout most of our new suburbs, most of our residents are confronted with years and years of hard work to re-establish gardens, nurture new trees to regenerate an environment that never should have been destroyed in the first place. There MUST be a better way!



# Have your say on uses for the final community land release in Coombs

Select four options below



Commercial business



Childcare centre



Community activity centre



Community theatre



Cultural facility



Educational establishment



Emergency services facility



Health facility



Hospital



Office



Place of worship or religious associated use



Public agency



Residential care accommodation



Retirement village



Supportive housing

Scan the QR code for more information and to access the survey



ACT  
Government

Suburban Land  
Agency

To find out more head to the YourSay website, call SLA on (02) 6205 0600 or email: [SLAengagement@act.gov.au](mailto:SLAengagement@act.gov.au)



# Have your say

## on future facilities for Coombs

You're invited to share your ideas and feedback on what facilities and services could be suitable for the future of this community facility zoned block.



### PUBLIC CONSULTATION MAP KEY

- Proposed Block
- Roads
- Parks
- Water
- Green Space
- Urban Areas



**ACT**  
Government

**Suburban Land**  
Agency



Appendix D: Questions raised at the Molonglo Community Forum public meeting and responses provided (where responses were provided).

Question	Response provided
Would an independent age care facility be okay on the block?	Yes
Why no sporting facility on the list?	A sporting facility was specifically listed as a non-compatible use in light of the adjacent future eating disorder clinic.
Do we have a list of things not allowed on the site?	Only a sporting facility.
Consultation with the school kids?	Yes, there was a specific meeting with year 6 parliament at Charles Weston Primary School
Is the eating disorder clinic going to expand in future? If yes, can they be given this block?	There are no plans to expand the facility into the future . The whole block was offered to Health but they declined.
When will the eating disorder centre be built? Have we finalised the contractor, machines, parking, traffic management, designated parking for contractors etc.?	Construction will commence in the 2023 year. The development application includes traffic management and the successful contractor is IQon Constructions. SLA is making the adjacent block available for parking during construction to minimise impacts in Madgwick Street.
Any timeframe for release of the site?	The site will be release via tender in June 2023
Any dedicated place of worship planned in the area? Can we have a big common area which everyone can use? To fulfill everybody's needs. Probably a multifaith kind of facility.	a. Currently there are no sites earmarked for dedicated places of Worship in Coombs. SLA will consult with the community on the provision of a place of worship in the future Group Centre
Coombs shops building is sitting empty. Can government lease or purchase the Coombs shop building and make a sporting facility etc in that building?	The Coombs shops remains privately owned so the inclusion of any sporting uses on the site is a matter for the current owner.

