

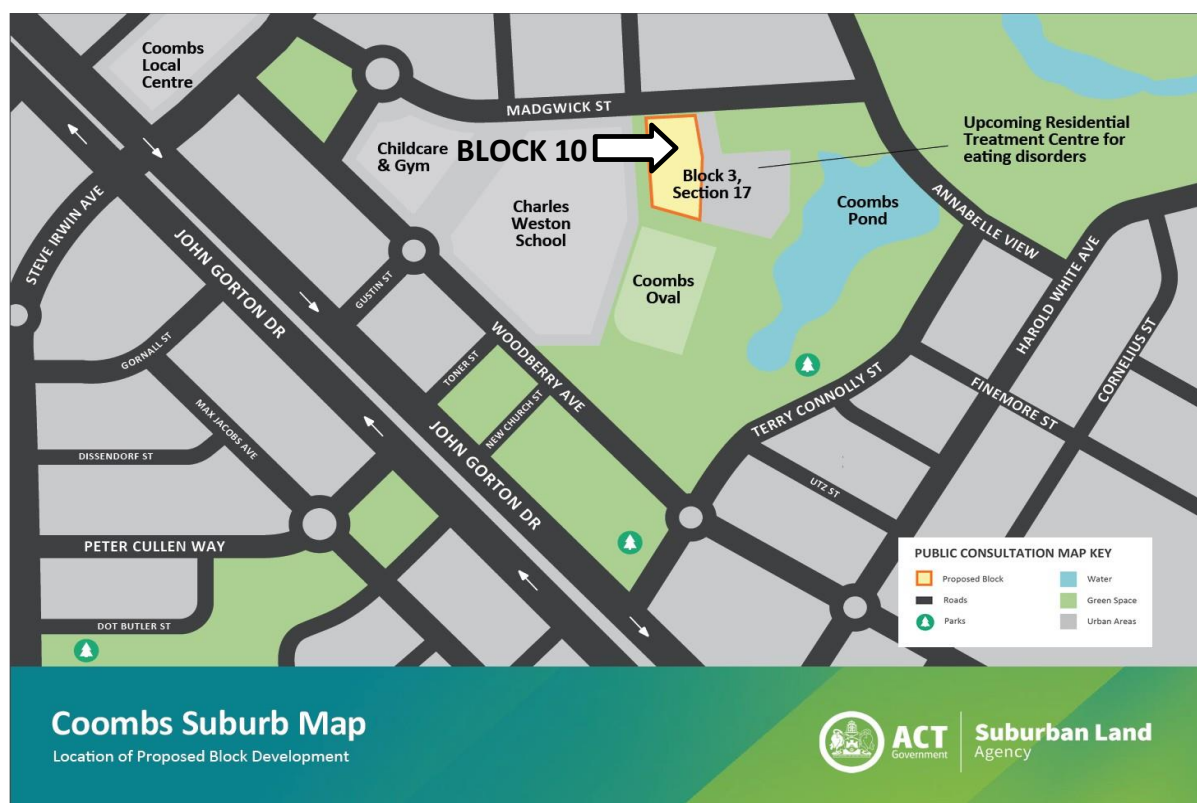
## Site Release Intentions – Block 10, Section 17 Coombs

Suburban Land Agency (SLA) is preparing to release the final community zoned land in Coombs.

Block 3 Section 17 is zoned community facility and is located on Madgwick Street next to the Coombs Oval (school oval) and adjacent to Charles Weston School.

SLA is currently in the process of subdividing Block 3, Section 17 with a portion of the site (Future Block 9) committed to ACT Health for the development of a new Residential Treatment Centre for eating disorders.

The remaining portion of the site (Future Block 10) is being prepared for release in the first half of 2023. The block was subject to community consultation in early 2023 via both a YourSay online survey, and a community pop-up at the Coombs Shops.



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**What the community said...**

The community in Molonglo Valley actively provided their inputs indicating their desired uses for the site. The engagement activities included an online survey on YourSay platform, a café drop-in session, a presentation at Molonglo Valley Community Forum's (MVCF) monthly meeting, and a consultation workshop with local youth.

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

- Community Activity Centre
- Place of worship or religious associated use
- Cultural facility
- Health facility

Insights provided throughout each engagement opportunity revealed 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.

**Post Consultation analysis of permissible site uses**

The site presents a number of challenges in accommodating any high impact community uses.

The site is nestled within a low-density residential environment, and with the location of a residential health facility next door, uses that generated higher than average noise levels or significant car movements were considered incompatible, and more appropriately located in the future Molonglo Group Centre. The post consultation analysis also considered the current and future availability of community facilities in the Coombs and Wright area.

In light of this, each use was assessed for compatibility as follows:

**Child care centre**

Permitting the use of the site for a child care centre was ruled out for the following reasons:

- The traffic, parking and noise impacts would impact the amenity of adjacent, existing homes and health facility.
- Additional future demand for child care in Coombs could instead be accommodated in development of the sites at Coombs Wright Village as well as the future Molonglo Group Centre.



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### Community activity centre

Permitting the use of the site for a community activity centre was ruled out for the following reason:

- There has been an increase in the current availability of and future planning for community activity centres in Coombs and Wright.
- In addition to the currently operational Stromlo Cottage, Coombs Health Hub Activity Centre, and the Denman Village Community Centre, the Suburban Land Agency is currently preparing a design for a Community Activity Centre in the Coombs and Wright Village, and a private developer has submitted a development approval for a community activity centre in Diesendorfer Street Wright.

### Cultural facility

Permitting the use of the site for a cultural facility was ruled out for the following reasons:

- The traffic, parking and noise impacts would impact the amenity of adjacent, existing homes and health facility.
- Future sites that will permit cultural facilities are planned for the Molonglo Group Centre.

### Educational establishment

Permitting the use of the site for an educational establishment was ruled out for the following reasons:

- The traffic, parking and noise impacts would impact the amenity of adjacent, existing homes and health facility.
- Future sites that will permit educational establishments are planned for the Molonglo Group Centre.

### Emergency services facility

Permitting the use of the site for an emergency services facility was ruled out for the following reasons:

- The traffic, parking and noise impacts would impact the amenity of adjacent, existing homes and health facility.
- A site in Duffy has been identified for a future Molonglo Emergency Services Facility.



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### Hospital

Permitting the use of the site for a hospital was ruled out for the following reasons:

- The traffic, parking and noise impacts would impact the amenity of adjacent, existing homes and health facility.
- No current demand has been identified for a hospital (private or public) in Molonglo.

### Indoor recreation facility

Permitting the use of the site for an indoor recreation facility was ruled out for the following reasons:

- ACT Health advised the use would be incompatible with the effective functioning of Block 9 for an Eating disorder clinic.
- Future sites that will permit indoor recreation facilities are planned for the Molonglo Group Centre.

### Outdoor recreation facility

Permitting the use of the site for an outdoor recreation facility was ruled out for the following reasons:

- ACT Health advised the use would be incompatible with the effective functioning of Block 9 for an Eating disorder clinic.
- Future sites that will permit outdoor recreation facilities are planned for the Molonglo Group Centre.

### Parkland

Retaining the site as Parkland was not considered to be in the interest of the community, given the limited supply of zoned community facility land in Coombs and Wright and the numerous existing local parks and green belts in and nearby to Coombs including the Ruth Park playground, Molonglo River Reserve and Mount Stromlo recreation reserve.

### Place of worship

Permitting the use of the site for a place of worship was ruled out for the following reasons:

- The traffic, parking and noise impacts would impact the amenity of adjacent, existing homes and health facility.
- A combined multi-faith place of worship is being considered for the future Molonglo Group Centre.



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### Site Release Decision

Based on the feedback from the community, and considering the limitations of the site due to its residential location and adjacent use, the Agency will release the site with the restricted community facility zoned uses of:

- Religious associated use
- Residential care accommodation
- Retirement village
- Supportive housing
- Business agency
- Health facility
- Office
- Public agency



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