

# July PUBLIC MEETING



MOLONGLO  
VALLEY  
COMMUNITY  
FORUM



**MOLONGLO  
VALLEY  
COMMUNITY  
FORUM**

# Objective of the MVCF

To preserve and improve the social, cultural, economic and environmental wellbeing of the Molonglo Valley and its community.

*We ask that any questions or matters raised at this meeting are relevant to the Molonglo Valley.*

# MEETING AGENDA



**MOLONGLO  
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## **Opening**

Ryan Hemsley, Interim Spokesperson, MVCF

## **Presentations**

Simon Tennent - Development Director – Molonglo,  
Suburban Land Agency

Ryan Hemsley, Interim Spokesperson, MVCF

## **MLA Address**

Opportunity for MLAs to address the audience

## **Questions and Answers Session**



**ACT**  
Government

**Suburban Land**  
Agency

Great places, where communities thrive

# Molonglo Valley Community Forum



We acknowledge the Ngunnawal people, the traditional custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.



**ACT**  
Government

**Suburban Land**  
Agency

# Coombs and Wright Village Design and Place Framework

Simon Tennent

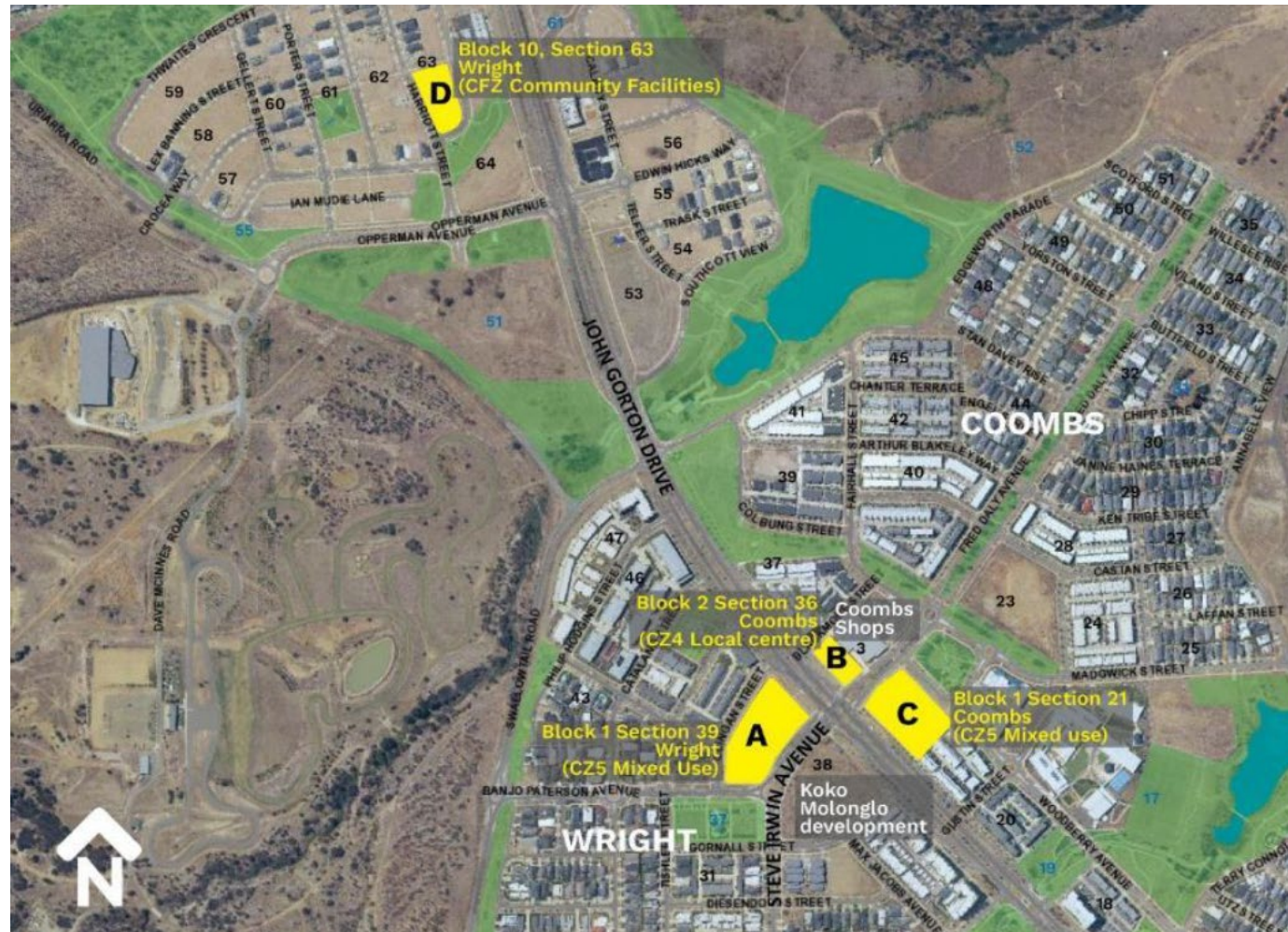
Development Director Molonglo Valley

July 2021

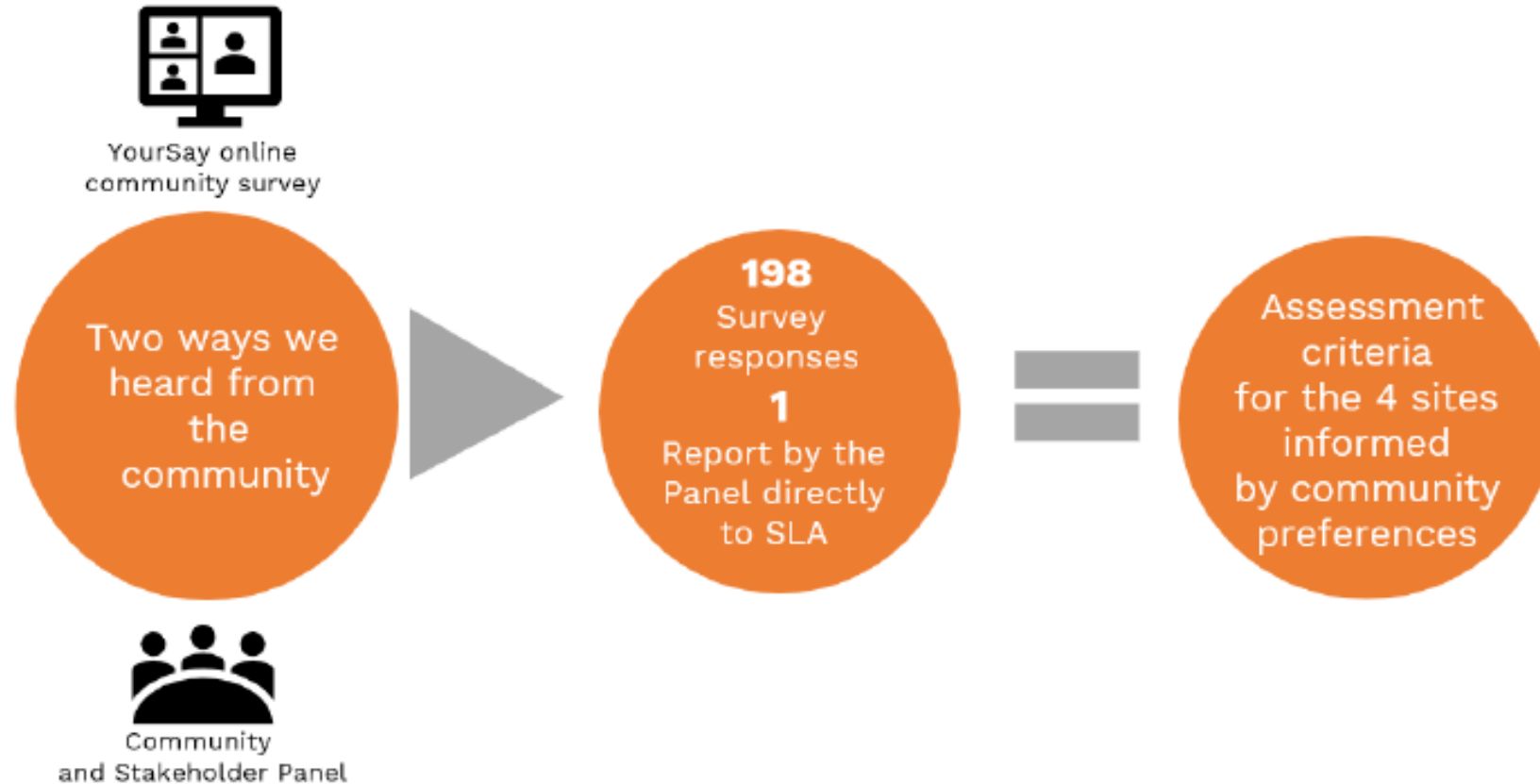


We acknowledge the Ngunnawal people, the traditional custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.

# Final Land Releases – Coombs and Wright



# Community Consultation – February to March 2020



# Site D - Block 10, Section 63 Wright – Community Facility Zoning





# Site D - Block 10, Section 63 Wright

## What the survey said...

- Three specific uses were mentioned by over 40 per cent of respondents which were:
  - a community activity centre
  - wellbeing facilities, and
  - general outdoor space



## What the Community Panel said...

- The Community Panel were able to consider the site in light of:
  - The location of the site in among single residential homes and serviced by narrow streets
  - the future provision of two community activity centres on separate sites near the Coombs Shops and behind the Koko development
- The Panel recommended lower impact community uses such as independent living for older people, integrated with community facilities such as a cafe or community space.

# Site D - Block 10, Section 63 Wright

- The site is now in the market under a Request for Tender
- Uses are limited through the Crown Lease to:
  - residential care accommodation;
  - retirement village; and
  - supportive housing.



# Coombs and Wright Village – Land Releases



# Coombs and Wright Village – Consultation Outcomes

## What the survey said...

- The most common responses about desired future uses across the 3 sites were:
  - Food and beverage; retail and recreation facilities.
  - Outdoor dining, community gatherings, celebrations, markets.
  - Green and comfortable outdoor spaces.
  - A Community Activity Centre
- Survey participants were also asked to identify potential challenges to be considered in the release and development of the 3 sites. The main responses were:
  - managing traffic impacts,
  - parking,
  - maintaining green/open spaces, and
  - achieving good building and place design.



# Coombs and Wright Village – Consultation Outcomes

## What the panel said...

- That there be a mixture of commercial and non-commercial activity across the sites.
- The Coombs sites could link the school and 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.



# Village Framework and Release Method

- The SLA has embedded these consultation outcomes into the Coombs and Wright Village Design and Place Framework
- Coombs and Wright Village Centre will have:
  - A complementary mix of uses, activities and events
  - An integrated, permeable network of well-designed public spaces, paths and streets that support vibrant public life and high connectivity
  - Buildings and structures of high architectural quality and environmental performance
- **All 3 sites released under a 2 stage Tender and to be delivered under a Concept Delivery Deed**
- **SLA will stay involved and have influence through to the approved DA stage. Post DA amendments will need to be endorsed by SLA**



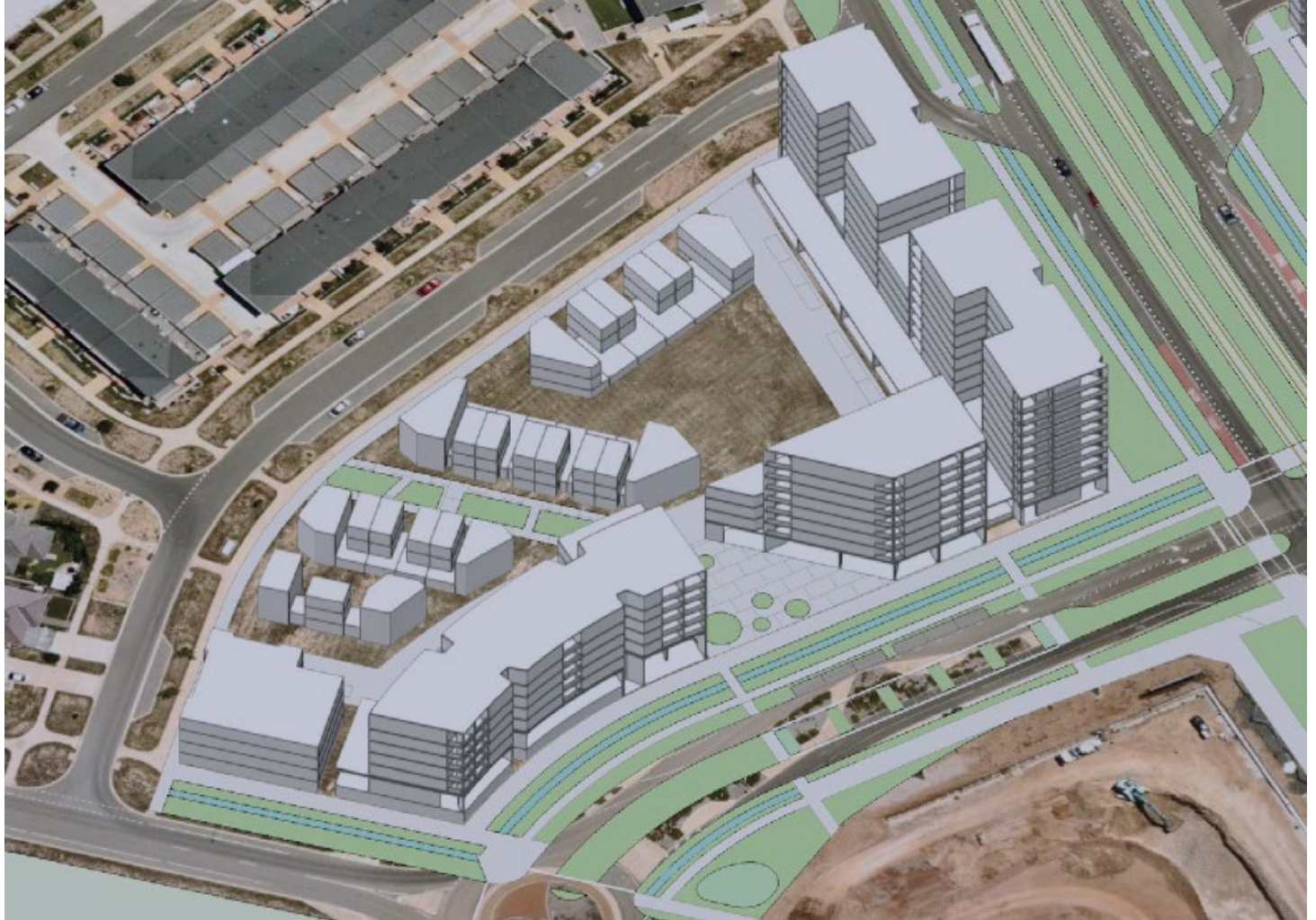
# Coombs and Wright Village Framework

- 511 dwellings and 5,500 sqm of ground floor mixed use across the 3 sites
- The Framework embeds the NSW Apartment design guidelines (SEPB 65) and requires a mix of housing types from terraces to large and small apartments sizes.
- Includes the creation of two public squares
- Offsite works to be managed by the SLA comprising:
  - A Community Activity Centre on the corner of Fred Daly and Beecroft Street
  - Reconfiguration of Fred Daly and Steve Irwin Avenues
  - A shared zone on Beecroft Street
  - A public pavilion including toilets in Coombs Park
  - Additional tree planting



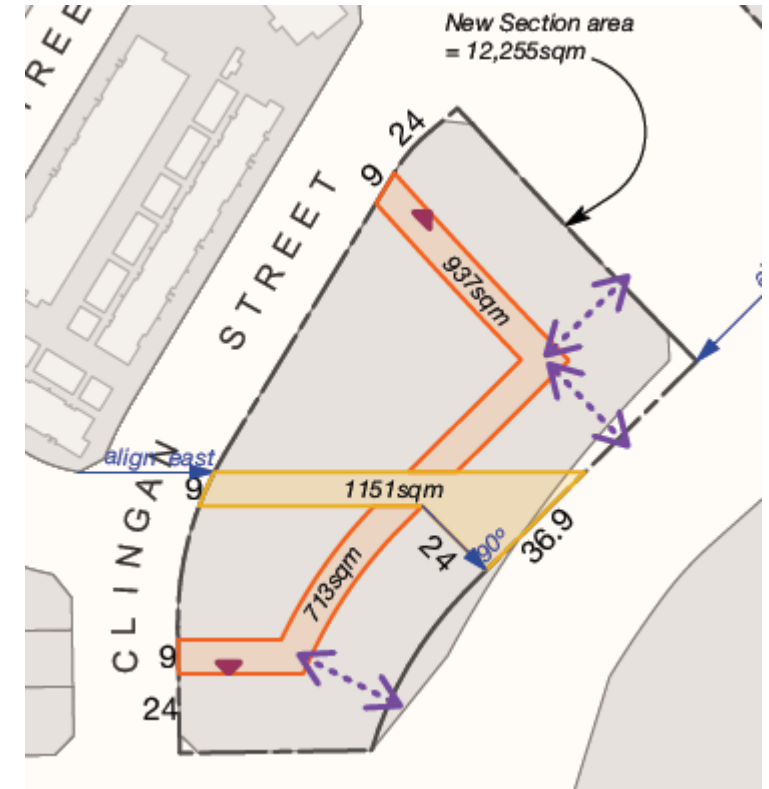
# Village Framework - Site A (Section 39 Wright)

- The Coombs and Wright Village Design and Place Framework outlines:
  - The maximum number of dwellings is **237**.
  - The minimum ground floor commercial NLA to be provided is **2100sqm**.
  - Public Laneway and Plaza
  - Central Laneway Easement
  - Through Block Links
  - Basement Entry Locations



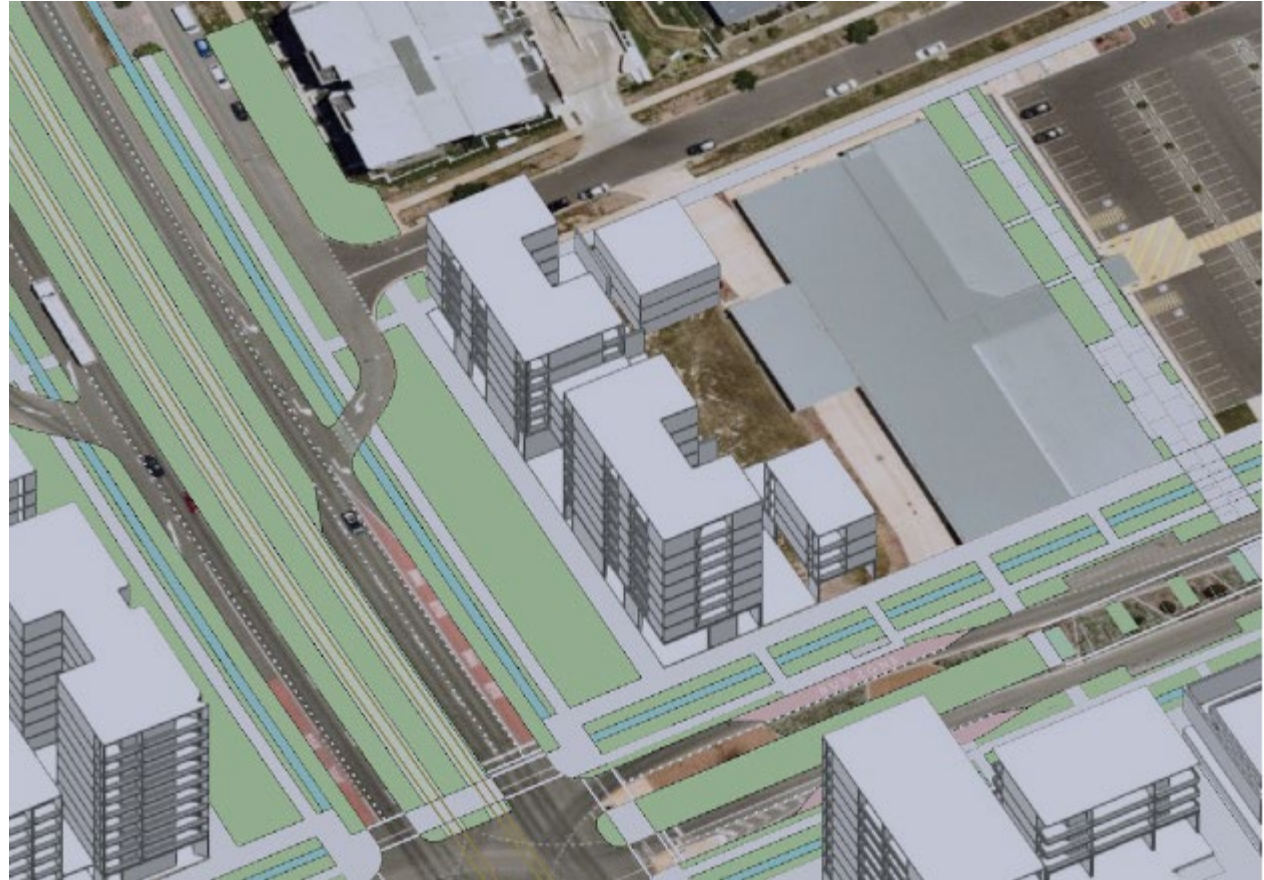


# Village Framework - Site A (Section 39 Wright)



# Village Framework - Site B (Section 36 Coombs)

- The Coombs and Wright Village Design and Place Framework outlines:
  - The maximum number of dwellings is **70**.
  - The minimum ground floor commercial NLA to be provided is **800sqm**.
  - Basement Entry Location

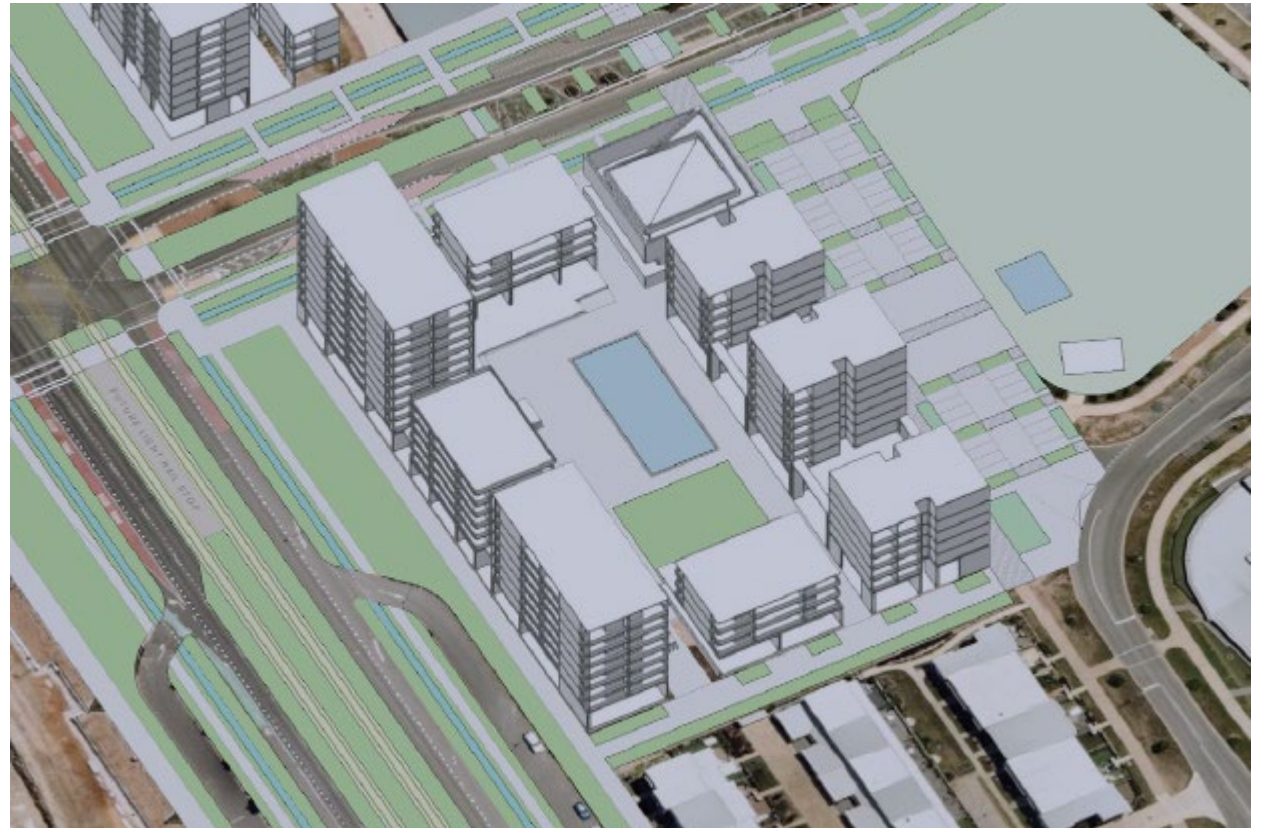


# Village Framework - Site B (Section 36 Coombs)

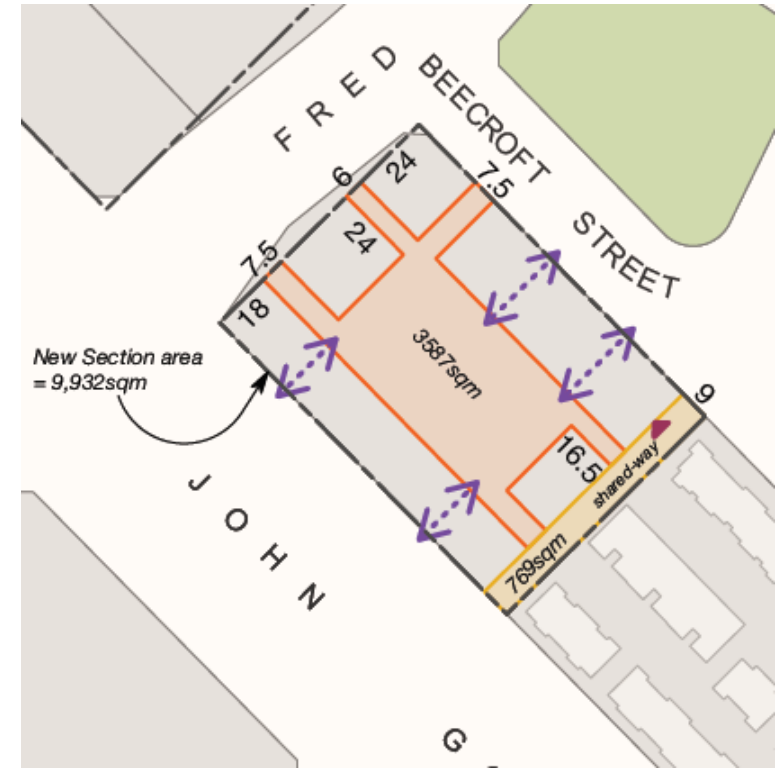


# Village Framework - Site C (Section 21 Coombs)

- The Coombs and Wright Village Design and Place Framework outlines:
  - The maximum number of dwellings is **194**.
  - The minimum ground floor commercial NLA to be provided is **2600sqm**.
  - Basement Entry Location
  - A Shared Way and Central Easement
  - Through Block Links
  - Subdivision and return to Government of a 600sqm site for a Community Activity Centre



# Village Framework - Site C (Section 21 Coombs)



# Other matters

- **Enforceability of the Coombs and Wright Village Framework**
  - 2 stage tender process – design and previous successes included as evaluation criteria
  - Developers contractually bound to have a DA approved consistent with the framework or the contract can be terminated prior to settlement
  - Any post settlement DA amendments will need to be endorsed by SLA
  - ACAT appeals mechanisms are still available to developers
- **Offsite Works and Timing**
  - SLA will be responsible for the offsite works. This will ensure they are cohesive and complement future developments on the sites
  - Commencement dates to be determined following the completion of the Tender Process. Indicatively commencing in Mid 2022
- **John Gorton Drive Beautification Project**
  - A \$1m project in partnership with Capital Estate Developments
  - 700 new and replacement trees to be planted along John Gorton Drive
  - Project launch in two weeks time to coincide with the first plantings
  - Additional plantings from the Coombs and Wright Village Framework will complement this project.

# Thank you



**ACT**  
Government

**Suburban Land**  
Agency



[suburbanland.act.gov.au](http://suburbanland.act.gov.au)



1800 777 952



# QUESTIONS



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# UPDATE FROM THE FORUM



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# MVCF UPDATE



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Officially a  
**community  
council**

# MVCF UPDATE

New **community centre** in Coombs



# MVCF UPDATE



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Timing of:

- Molonglo River Bridge
- Molonglo Town Centre



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# MVCF UPDATE

## Coombs Peninsula



# MVCF CONSTITUTION



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The draft constitution is available at  
[mvcommunityforum.org.au/constitution](https://mvcommunityforum.org.au/constitution)

Monday 23 August 2021

**Special General Meeting** | Online | 7:30pm

Eligible members must submit their forms  
before **31 July 2021** to vote

# MVCF ELECTION



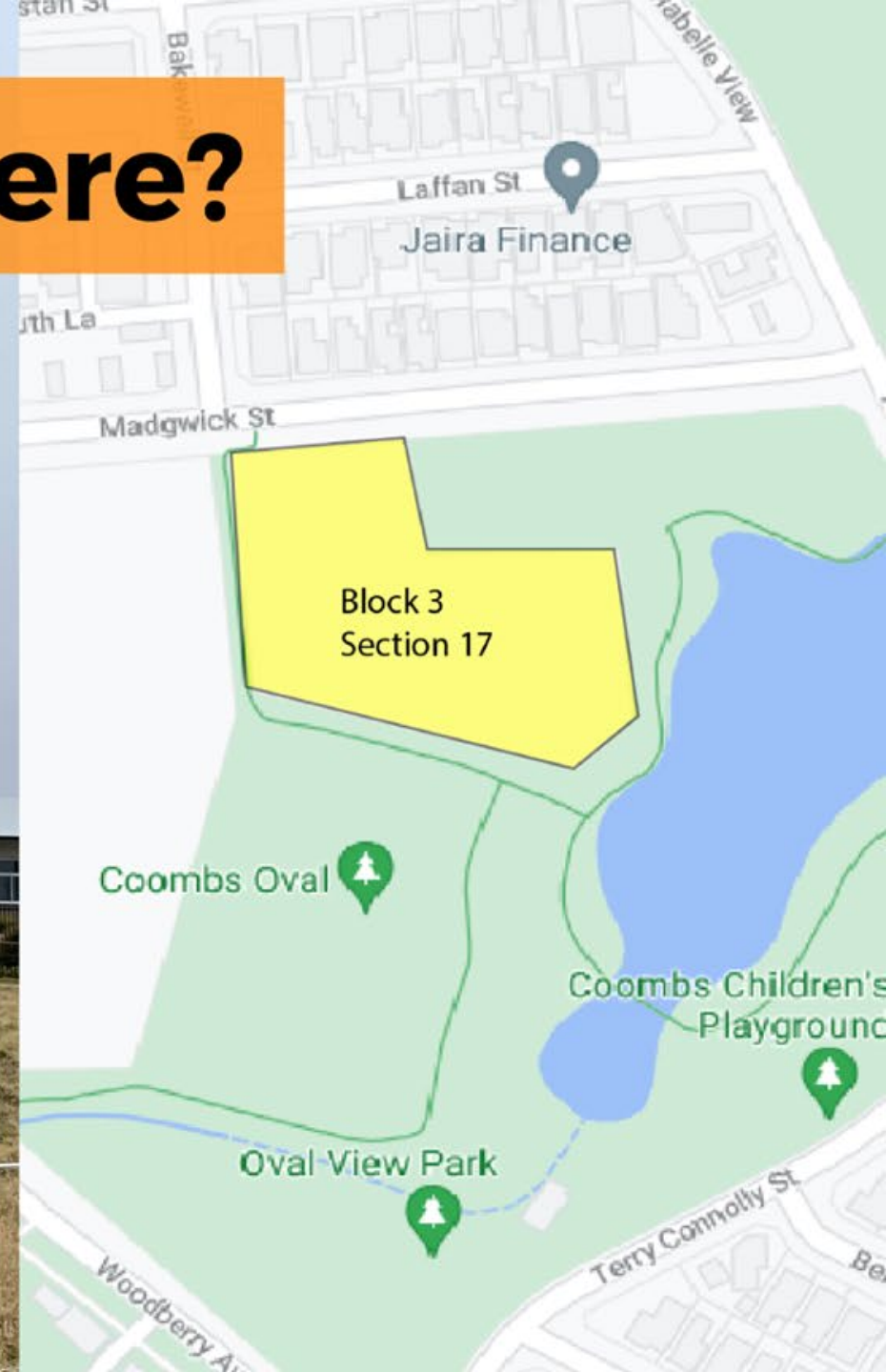
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Election for the MVCF Committee will be held in **October** and most likely conducted online by the ACT Electoral Commission

All positions are **volunteer**, with no remuneration for committee positions

More information will be provided at the next meeting

# What should go here?





# SURVEY

**Ends Friday 24 July 2021**



**MOLONGLO  
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Have you completed the **survey** about the last vacant community zoned land in Coombs?

Access the survey via our website  
**[mvcommunityforum.org.au/survey](https://mvcommunityforum.org.au/survey)**




# Census


## The Census is coming this August

You can start your Census as soon as you receive instructions, if you know where you'll be on Census night, Tuesday 10 August.

You can complete your Census online, by paper or with help from us.

 [www.census.abs.gov.au](http://www.census.abs.gov.au)

 1800 512 441

 For help in your language, call the Translating and Interpreting Service (TIS National) on 131 450

Every stat tells a **story**.

# Census

## Tuesday 10 August 2021

Your participation is vital. Information from the Census helps governments, businesses and not for profit organisations across the country make informed decisions.

Community groups (like the Forum) use Census data to help in our discussions about services and needs in your district.

You can start your Census as soon as you receive instructions, if you know where you'll be on the census night.

# QUESTIONS



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# MEMBERS OF THE LEGISLATIVE ASSEMBLY



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# Q&A SESSION



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# THANK YOU

Next public meeting

Thursday **19 August**

**2021**



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