



Ngunnawal Gold Creek Homestead Community and Stakeholder Reference Panel

Record of Meeting 2 – 9 November 2019, 9.00am – 4.00pm

Attendees

Panel Members: Evelyn Ashton, Kay Blemings, Stewart Crawford, Christine Crawford, Peter Elford (left at 2pm), Mainul Haque, William Hyland, Norman Ivory, Janice Jennings, Tanveer Khan, Eric Martin, Shaun McGill, Chris Newman, Barry Pepper, Margreet Philp, Jonathon Reynolds, Craig Stedman

Apology: Josephine Reardon

Support team and advisors: Petra Oswald, Suburban Land Agency (SLA); Anna Chauvel, Place Laboratory; Alana King, Philip Leeson Architects; Natalie Bishop, Suburban Land Agency; Helen Leayr, Communication Link (Facilitator); Ellen Samuels, Communication Link

Welcome

Members of the Panel were welcomed to its second meeting by facilitator, Helen Leayr. Helen revisited the discussion at the last meeting and provided a brief overview of the Agenda for this second meeting. She noted that by the end of this meeting it was proposed that emerging themes for inclusion in a draft Precinct Development Brief would be identified to Anna Chauvel to prepare a draft for deliberation at the next meeting.

Review of site 'workshop'

Panel members undertook a workshop exercise to review and share their views of the Homestead site gathered during the site visit at the previous meeting. The Homestead site had been roughly divided up into 5 areas for Panel members to consider – the driveway; the dam; the house and garden; the grove and the hill,

There were two parts to feedback the exercise:

- 1) Panel members provided feedback on the best characteristics, the worst characteristics and how each area made them feel. A complete copy of the feedback provided during this written group exercise is included at Appendix A.
- 2) Panel members were asked to stand beside their 'favourite' part of the site and share why? Panel members also put a sticker next to the key point on their favourite part of the site. Panel members had two stickers each. The outcomes of the sticker prioritisation are included in the table at Appendix A. A record of the values shared as part of this exercise is included at Appendix B.

The areas most commonly identified as important by the Panel members were the house and garden area and the dam, although there were aspects across the entire site that were identified as having value by different members of the group. The group identified an additional area, called 'the field' which was identified as the south-east corner of the site. There was also commentary that the site should be considered as a whole, as well as individual areas.



Feedback from other site 'walkshops'

Helen reminded the Panel that two additional site workshops had been held since the last Panel meeting. These were attended by general members of the public as well as a number of Panel members who were unable to participate at the last meeting. Helen noted that participants completed the same exercise as the Panel.

Helen provided an overview of the feedback received from participants in these workshops. This overview is included at Appendix C.

Response to questions from the Panel

Petra Oswald, Senior Development Manager, Suburban Land Agency addressed the meeting providing a verbal response to questions documented at the first meeting of the Panel. Petra referenced written advice from SLA and other ACT Government agencies. This written advice is attached at Appendix D.

Future potential users of the site

The Panel Members undertook a workshop exercise in small groups to discuss the potential future users of the site.

The Panel identified the following potential users of the site:

- Resident (supported housing, vulnerable users, veterans)
- Resident (school next door)
- Resident of the Grove
- Neighbouring family
- Indigenous community
- Local community (community groups, community gardener, sports users, children's park users)
- Worker (on-site professional, cleaners/tradespeople)
- Developer
- Government

What these different users of the site may be doing, and their needs and expectations were discussed in small groups. The written record of this discussion is included at Appendix E.

Emerging themes

Anna Chauvel presented some draft emerging themes to the Panel members for their discussion and deliberation. Working in small groups Panel Members considered these themes and provided feedback to Anna.

Written feedback recorded during the small group discussion is included at Appendix F.

There was also a session of broader group discussion. Feedback during this session included:

- Consideration of local stories to include indigenous story, the rural/farm story and the environmental story.
- Community uses for the site need to be discussed in more detail – could it explicitly reference aged care? How will broader community uses such as supportive living, veteran care, community facilities etc be reflected in the Precinct Development Brief? The aging in place theme needs to be discussed also.
- Appropriateness is not really a relevant theme. Suggestion this could be about being a good neighbour.
- There was a suggestion that the Precinct Development Brief should focus more on community use rather than public use of the site.
- Sustainability is an important theme that may need further development – need to consider environmental, financial and social sustainability.
- There were no obvious values identified in the earlier discussions of the Panel missing from the draft emerging themes discussion.

Anna took feedback from the written small group discussion and general large group discussion on board and will prepare a Draft Precinct Development Brief for discussion and deliberation at the next Panel Meeting.



Helen noted that discussion at this meeting was to provide a basis for Anna to prepare a draft and that the priority for the next meeting is to work through this draft to reach Panel agreement on the final version. She reiterated that no decisions had been made yet.

Closing exercise

Prior to closing the meeting, Panel Members were asked to consider the following question: *If the site was a person, what type of person would it be?*

The following answers were provided by Panel Members:

- A kind, caring, inclusive human who welcomes all and treats them with dignity and respect.
- Belonging. Included. Invigorated.
- Inviting. Inclusive. User friendly. Value for money.
- Aged with mobility issues¹.
- Considerate of people and environment. Willing to change long held views.
- Creative, natural, attractive.
- Distinguished and caring.
- Humanity, kind, caring.
- If the development was a person, s/he would be very old, safe, in touch with their family (all ages), engaged with world, satisfied with their life and where and how it is nearing its end.
- A grandchild playing in a garden (legacy, discovery).
- Gold Creek Homestead as a person is suffering from being ignored and neglected.
- My vision is like one of our panel members. Connected to heritage and community. Intelligent. Refined.
- A person with many facets.

Meeting close

Helen closed the meeting and thanked Panel members for their participation.

¹ These words have been amended to give consideration to broad audiences



Appendix A – Panel Member feedback on the homestead site.

The following words have been typed from the written notes made by group during discussions the 5 areas of the site.

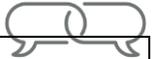
	Best characteristics of this area	Worst characteristics of this area	How did this area make you feel?	Sticky-dot votes
Area 1 – driveway	<ul style="list-style-type: none"> • Good surface. • Water views. • Large trees. • Smell – pine trees, fresh. • Country path and sheep grate and old fences and windmill as gateway to the Homestead’s working past. • Slab hut contributes to place characteristics. • Path rises to unknown. • Sense of nature and birds tweeting. • Remnant fence posts. • Deciduous tree colour. • In touch with the past/stories. • Cultivated, pleasant garden lane. 	<ul style="list-style-type: none"> • Very narrow. • Does not represent the home’s inviting feelings. • Unloved, poor condition. • Views of the rear of homestead/slab hut deterioration. • Dilapidated trees and lack of maintenance and care. • Sudden dip/boggy. • Neglect. • Unsympathetic slab hut restoration – concrete, other modern methods. 	<ul style="list-style-type: none"> • Not very welcoming. • Welcoming and drawn in. • Unimpressed. • Country feel. • Underwhelmed. • Picnic at a country estate – most ‘deliberately’ planned bit of garden. • Rural oasis. • Stories of site and people. 	<p>3 votes in total</p> <ul style="list-style-type: none"> • The driveway and slab hut (2) • Country path and sheep grate and old fences and windmill as gateway to the Homestead’s working past. (1)
Area 2 – the dam	<ul style="list-style-type: none"> • Attractive entry. • Some trees quite majestic and the wildlife. • Water retention/detention on site especially if more hard surfaces. • Recreational fishing opportunities. • Walking opportunities. • Dam: natural water overflow/management/filtering. • Windmill: character and historical/pastoral connection. 	<ul style="list-style-type: none"> • Barren edges. • Dam could be problematic – controls water flows. • Electrical poles. • Neglected. • Steep banks of dam – difficult to traverse. • Area 2 needs to be divided – dam and area on the other side (field). • Weedy trees (especially grove near gate). 	<ul style="list-style-type: none"> • Peaceful. • Sad of decay. • Senses – feels like a farm. • ‘In the country’. • Soothing. • Oasis. 	<p>9 votes in total</p> <ul style="list-style-type: none"> • Peaceful. (3) • Attractive entry. (1) • Some trees quite majestic and the wildlife. (1) • Recreational fishing opportunities. (1) • Walking opportunities. (1) • Dam: natural water overflow/management/filtering. (1)



	<ul style="list-style-type: none"> • Fence – character. • Trees along Gunghalin Dr. • Flatter for accessible path around. • External access to pick paths and underpaths. • Views over to Nichols. • Paddock. • Potential for habitat. 	<ul style="list-style-type: none"> • Proximity to road noise. • Drowning risk? 		<ul style="list-style-type: none"> • External access to pick paths and underpaths. (1)
<p>Area 3 – house and garden</p>	<ul style="list-style-type: none"> • Sense of history, connected to our past. • Story board of the past, historical. • Preserve the original cottage – stone bench under mature pine tree. • Sheltered from wind. • Nice transition from Area 1 (driveway). • View of homestead aesthetically pleasing (verandah and stone walls). • Noises of birds and wildlife/cherry blossoms. • Tennis court – evokes a sense of what people used to enjoy on the site. • Elevated views. • Place to tell a story/history. • Imposing verandah elevation and stone. • Mature trees, treed setting, protected and sheltered. • 1861 tree. • Remedial work freshened up façade (verandah and roof). • Main homestead – mostly visually appealing, has most potential for community use/tennis court. 	<ul style="list-style-type: none"> • Sloped down (to tennis court) – awkward block area. • Water management potential issue. • Proximity to houses. • Unsympathetic additions. • Problematic for wheelchair access. • Neglect. • Garden needs refreshing. • View from verandah not sympathetic – suburbs, few trees. 	<ul style="list-style-type: none"> • Discovery of secret garden. • Where is the café!? • Want to stay and linger. • Sad for deterioration. • Protected. • Meeting place to be shared. • Reflective and happy thinking of past stories. • Sheltered. • Intrigued. • Where is the playground? 	<p>11 votes in total</p> <ul style="list-style-type: none"> • View of homestead aesthetically pleasing (verandah and stone walls). (3) • Preserve the original cottage – stone bench under mature pine tree. (2) • Sense of history, connected to our past. (1) • Tennis court – evokes a sense of what people used to enjoy on the site. (1) • Place to tell a story/history. (1) • Mature trees, treed setting, protected and sheltered. (1) • Main homestead – mostly visually appealing, has most potential for community use/tennis court. (1) • One vote just generally on the area



<p>Area 4 – the grove</p>	<ul style="list-style-type: none"> • Garden beds as a connector to past. • Cluster of trees, their smell and habitat for wildlife (birds, etc.). • Sound of the birds. Trees are a powerful presence. • Remnant garden and pond. • Level ground, accessible. • Wind break. • Open spaces. 	<ul style="list-style-type: none"> • Modern façade. Poor condition of trees, • Views of roofs at Grove. • Exposed to the winds (winds from the west), wind tunnel along boundary. • Junk. • Neglect. • View of the back of the main building doesn't evoke the same sense of history. • Car port and shed particularly unsympathetic. • Bare, lumpy, weedy ground along boundary. 	<ul style="list-style-type: none"> • Sheltered. • Underwhelmed. • Sad. • Adventurous. • Potential for integration with the Grove. 	<p>1 vote in total</p> <ul style="list-style-type: none"> • Garden beds as a connector to past. (1)
<p>Area 5 – the hill</p>	<ul style="list-style-type: none"> • View – hill and rest of homestead, 360 degree view to hills. • Easy to build on? - gradient, firm foundation, separate from other (more valued?) parts of the site. • (Emergency?) Access through road on north boundary. • Fringing trees and possible scar tree as buffer. • Rocks. • Flat/elevated. • Potential community space e.g. BBQ, commemorative area. • Preserve the natural aspect of the rocky area. • Sense of the wider landscape/area. • Gives a different perspective to the block. • Realise this is a valley. • Connection to history – see what undeveloped Gungahlin looked like. 	<ul style="list-style-type: none"> • Rocky. • Exposed/windy. • Long grass and fire hazard. • View to Grove roofs. • Slope and accessibility issues e.g. wheelchair. • So much higher, feels disconnected from the immediate surrounds. • Distance from the entrance driveway. • Poor development could compromise the typology of the land. • Access from main road – distance. 	<ul style="list-style-type: none"> • Possibilities. • Exposed. • Top of the world. • Peaceful and alive. • Uplifted. • Lonely. • Small and insignificant. • Alive. 	<p>5 votes in total</p> <ul style="list-style-type: none"> • Garden beds as a connector to past. (1) • Easy to build on? - gradient, firm foundation, separate from other (more valued?) parts of the site. (1) • Fringing trees and possible scar tree as buffer. (1) • Potential community space e.g. BBQ, commemorative area. (1) • Preserve the natural aspect of the rocky area. (1) • One vote just generally on the area



Area 6 - the field	<ul style="list-style-type: none">• History – grazing land, what about the homestead occupants would have looked out to.• Rural feel (paddock).	<ul style="list-style-type: none">• Water catchment.• Separate to house.		
-------------------------------	--	---	--	--



Appendix B – Values of the homestead site

The following is a typed record of discussion with respect to the values associated with the different areas of the site. It is not a verbatim record.

VALUES SHARING EXERCISE

Area 1

- Entry path – sense of anticipation of what you will find
- Slab hut – stories of people's lives and what was there

Area 2 – the dam / Area 6 – the field

- Most familiar area
- The homestead / farming community
- Looking over that area from Gold Creek Housing Area community garden
- Most potential for the future – possibilities
- Water = life; life of this site
- Looking from the outside, the entry is very attractive; like a farm
- Beauty; rural oasis amongst the concrete
- Rural connection and water
- The people who lived in the homestead would have looked down to Area 6 – social history, garden party, fruit trees, heart of the homestead
- Even though it is unloved now, the sense of the heart that used to be there
- Love the dam; swim in it; leeches – memories of dams being a place of fun

Area 3 – The house and garden

- Approach from over the hill and near road and looked over area; sun was shining and trees were placed, sun was shining through and attracted me.
- History of the site; carriage loop, orchard, tennis court tells a great story – can have great potential space
- Could be utilised for community space – whether open community or closed community
- Love the stone bench – could be preserved (possibly a door separator)
- Original cottage (homestead) – was a favourite

Area 4 – The grove

- Love the pond and manmade landscaping around there. Was created in the Johnny Warren area – everything else we are talking about maintaining is from other eras – this might be the only thing that might be retained from the Johnny Warren era.

Area 5 – the hill

- Potential for community space – rocky outcrop at top of hill
- Rock – sense of story there – natural setting (rock wasn't put there)
- Most hopeful spot – other building will be done that will take up lots of space but if there is one space that is an obvious spot to build on (has reasonably even gradient) but it is set apart and provides hope that building at that point will preserve more at the bottom
- Peaceful and alive
- Fringe near current residence
- Potential scar tree – fascinated by the indigenous story and heritage
- To enable development and minimise impact on lower part of site.



The whole site

- The whole site has to be considered as one
- Potential for homestead – overcome unsympathetic additions
- The site has tremendous potential – it has 27m elevation from top to the bottom – gives diverse potential

- Name is also important – Ngunnawal Gold Creek Homestead. Is what we call the site important?



Appendix C – Community Site Workshop Feedback

Workshop held Friday 1 November

<p>Area 1 – the driveway: Natural entry to the site Non-descript</p> <p>Best characteristics: Entrance to the site Peaceful Old trees Slab hut Elevation</p> <p>Worst characteristics Overgrown, weeds Unkept Litter</p>	<p>Area 2 – the dam: Relaxed, calm peaceful</p> <p>Best characteristics: Natural pond habitat Trees</p> <p>Worst characteristics Dead trees Lack of access at the moment Overgrown, poplars, weeds</p>	<p>Area 3 – the house + garden: Tranquil The elevated outlook Sad to see it neglected</p> <p>Best characteristics: Old trees Stone homestead Cement seat near pine tree Views from the front Garden template</p> <p>Worst characteristics Neglected Additions to original building Derelict buildings</p>	<p>Area 4 – the grove: Happy Interesting area Overgrown backyard</p> <p>Best characteristics: The views Pine trees Landscape potential Homestead well Rockery</p> <p>Worst characteristics Unsuitable for aged care Rundown homestead Out-of-control foliage Close to Grove boundary Uninteresting</p>	<p>Area 5 – the hill: Fantastic Feels like it needs to be developed Peaceful View of suburbs</p> <p>Best characteristics: The views Natural rocks Accessible by road from the back Potential for development</p> <p>Worst characteristics Old pine trees Development may impact neighbours Overgrown Rock shelving</p>
---	---	--	---	---

Workshop held Monday 4 November

<p>Area 1 – the driveway: Indigenous cultural connection Sense of arrival</p> <p>Best characteristics: Feelings of the past Stone hut Trees Flat, accessible Rural</p> <p>Worst characteristics Buildings in poor conditions Road noise Litter Abandoned</p>	<p>Area 2 – the dam: Indigenous cultural connection Mixed feelings, suburbia encroaching</p> <p>Best characteristics: Willows Water ecosystem Undulating terrain</p> <p>Worst characteristics Stale water Dangerous slope Willows Road noise Unkept</p>	<p>Area 3 – the house + garden: Indigenous cultural connection Stepping back in time</p> <p>Best characteristics: Building Trees Birdsong Old stone bench Majestic gum tree Views Stages of building</p> <p>Worst characteristics Buildings dangerous condition View of power poles Uneven slope Neglected</p>	<p>Area 4 – the grove: Indigenous cultural connection Calm – away from suburbia</p> <p>Best characteristics: Old buildings Natural stone Old trees Hidden, sheltered</p> <p>Worst characteristics Condition of the property Brick addition and carport Uneven ground</p>	<p>Area 5 – the hill: Indigenous cultural connection Calm Peaceful</p> <p>Best characteristics: Ngunnawal history Views</p> <p>Worst characteristics Condition of the property Exposed Rocky Barren</p>
---	--	---	---	--



Appendix D – Response to questions from Panel Meeting 1

The document was the basis of a verbal presentation given to Meeting 2.

1. What is supportive housing with respect to the community uses zoning of the site? Does it include palliative care?

Supportive Housing is defined in the Territory Plan as the use of land for residential accommodation for persons in need of support, which is managed by a Territory approved organisation that provides a range of support services such as counselling, domestic assistance and personal care for residents as required. Although such services must be able to be delivered on site, management and preparation may be carried out on site or elsewhere. Housing may be provided in the form of self-contained dwellings. The term does not include palliative care, a retirement village or student accommodation.

Palliative care would fall under the category of residential care accommodation and is also permitted under the community facilities zoning.

2. What community retirement facilities already exist in the Gungahlin area?

Within the Gungahlin town centre catchment, the Grove Ngunnawal and Goodwin Retirement Village in Crace are the only retirement facilities. Premium Care Services in Moncrief offers disability care services. There are currently no residential aged-care facilities in Gungahlin.

The Environment, Planning and Sustainable Development Directorate (EPSDD) is currently undertaking a social infrastructure study for Canberra more broadly and a specific community needs analysis for a Casey site and the Ngunnawal Gold Creek Homestead site. Draft outcomes of this study are due within the next week and we will inform the panel about the preliminary outcomes.

3. How can we better understand the practical options that would work for future developers of the site from a commercial viability point of view?

This question is difficult to comment on as each developer will have a different business model. There might be some more “profitable” uses that are permitted under the Community Facilities Zoning (e.g. child care, number of retirement living dwellings, tenancies for community uses or small businesses). These more profitable uses along with the extent of development could help the developer fund any site infrastructure, including retention strategies for the Homestead.

4. To better understand of the government’s land release requirements; what sits behind the Indicative Land Release Program (ILRP) figure of up to 45 dwellings?

The Suburban Land Agency land sales and dwelling number release are in response to the Indicative Land Release Program published by the Environment, Planning and Sustainable Development Directorate (EPSDD). The site in Ngunnawal is zoned for Community Uses and will be put to the market for a proposal that includes up to 45 dwellings, addresses community values for the site and considers any other permissible uses.

EPSDD’s dwelling number was determined through preliminary analysis for the site with consideration to keep the existing Homestead structures intact and that other community uses could potentially go on the site in addition to the 45 dwellings.

5. What is likely to be the relative weighting in the tender evaluation process of the financial versus non-financial considerations?

The non-financial considerations could be up to 50% of the tender weighted criteria however no decision on this has been made as it depends on the outcomes of the community panel process.



6. More information on the site including:

6.1 Aboriginal heritage assessment

ACT Heritage confirmed that to date no Aboriginal cultural heritage assessment has been undertaken and SLA is currently procuring services for this work with the aim to conclude the work within the next month.

6.2 Tree assessments

51 regulated trees identified.

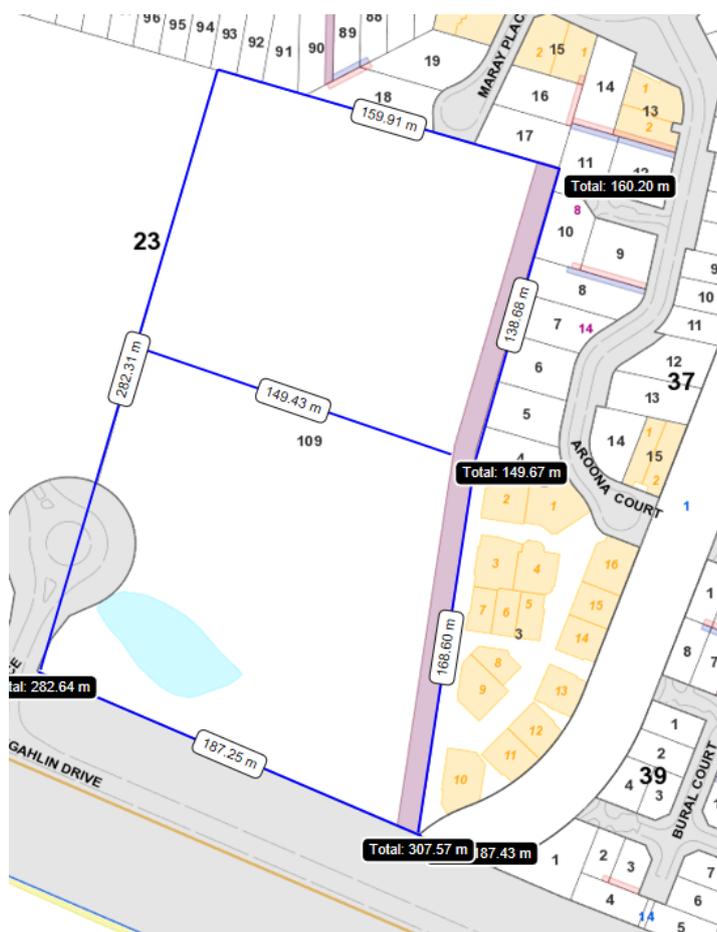
- 2 classified as poor quality
- 14 classified as low quality
- 29 classified as medium quality
- 6 classified as high quality.

The developer must conduct their own assessment and seek approval for modification or removal of any of the trees from the Conservator.

A copy of the tree assessment can be made available on request.

6.3 Where the easement through the edge of the site sits?

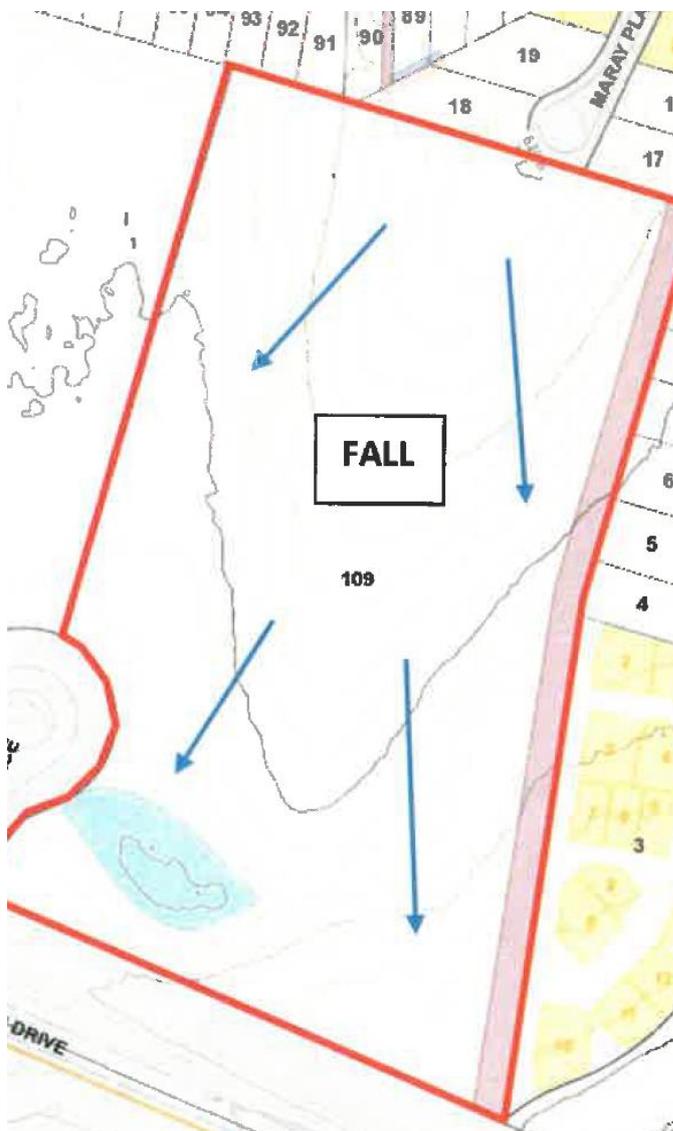
The sewer and stormwater drainage easement sits within the eastern boundary of the site and runs north-south with approximately 10 metres in width.





6.4 Water flow on site

Water drains to southern side of the block towards Gungahlin Drive. The surface grade across the block is generally 5-6%.



6.5 Traffic and access requirements

The Traffic Impact Assessment is currently being updated against the governments revised figures; a copy of the old report can be made available on request.

The previous findings include:

- Both Gungahlin Drive and Monty Place are assessed to be able to handle the additional traffic generation of block 109.
- It is recommended that the Monty Place remains left in left out only.



Appendix E – Workshop of potential future users of the site

The following information is typed up from the work of small groups considering the needs of different site users.

<p>Resident (supported housing, vulnerable users, veterans)</p>	<ul style="list-style-type: none"> • Mobility for residents around site. Walk/scooters. • Involve residents in landscape plan. • Accommodation to suit various needs – where there are gaps – veterans, intellectually disabled. • Parking, accessibility, transport (public, private), social area, facilities. • Feeling of security. • Access – foot, vehicle, impairment, buses. • Supports services – counselling, rehabilitation. • Religious observance – multifaith. • Corner store. • Quiet contemplation. Multi-use site (e.g. park). • Spaces for reflection and healing. • Supportive housing – filling a gap in care.
<p>Resident (school next door)</p>	<ul style="list-style-type: none"> • Feeling of connection to GCH. • Person appropriate use of site i.e. no people with criminal/drug/child abuse issues. • Continued contact with users of site. • Integrate site stories with school curriculum. • Feels safe for students.
<p>Resident of the Grove</p>	<ul style="list-style-type: none"> • Residential high care. • Access to site – walking facilities, ways. • Supporting recreation facilities/activities. • Activities for residence craft/sport. • Social areas, accessibility, facilities, parking, transport access, walkability, local area connectivity.
<p>Neighbouring family</p>	<ul style="list-style-type: none"> • Fix for flooding. • Access through or across site. Access to public facilities. • Access – foot, vehicle, impairment, buses. • Supporting facilities, activities. Recreational areas. Interaction. • Facilities and access. • Noise impact. • Keeping green space – trees. • Feel secure with new residences.
<p>Indigenous community</p>	<ul style="list-style-type: none"> • Angry that no study of indigenous connections to site. • Continuous connection with land and recognition. • Indigenous and other nationalities – catering and religious needs. • Accessibility – foot, vehicle, impairment, buses. • Connections to the past. • Identified areas protected and commemorated.



	<ul style="list-style-type: none"> • Artefacts, history, ceremonies.
Local community (community groups, community gardener, sports users, children's park users)	<ul style="list-style-type: none"> • Access – foot, vehicle, impairment, buses. • Services to public – hairdresser, doctor, podiatrist, medical services, rooms. • Develop the ponds for public use. • Creational areas, sporting facilities. • Facilities – meeting rooms, parking, public transport. • Public/green spaces. Quiet. Watch the birds sitting at the dam.
Worker (on-site, cleaners/ tradespeople)	<ul style="list-style-type: none"> • Needs of the staff in high-level care (facilities – parking, public transport). • Needs to be considered for high-level care and staff 24/7. • Corner store. • Transport. • Access 24/7. Parking. Storage facilities (materials). • Access – foot, vehicle, impairment, buses. • Taxi rank. Parking for all. • Community nurses. Accessors for my aged care. • Hospital in the home. Access for ambulances. Cleaners. Personal care workers.
Developer	<ul style="list-style-type: none"> • Acceptance by community. • Makes money. • Structure, clear requirement. Flexibility to work. • Good brand image. • Profitability. Flexibility. • Pass responsibility to others ASAP. • Maximum money. • Guaranteed outcome with minimal government interference.
Government	<ul style="list-style-type: none"> • Potential best practice site – royal commission into aged care/veterans. • Rates. • Project policy intentions. • Good news stories meeting policy objectives. • Community goodwill (or avoid controversy). • Appear to meet all expressed community needs. Rates.



Appendix F – Emerging themes group discussion

This is a typed record of the written notes made by small groups when discussing emerging themes. The proposed emerging themes which were discussed are identified first. The work of each group is below separate by a horizontal line.

Proposed emerging themes:

- **Rural oasis/farm**
 - **Local stories** – name, Ngunnawal, stepping back in time
 - **Develop vs preservation of the environment** - whole site approach, what's worth conserving?
 - **Appropriateness** - traffic and access
 - **Aging in place** – demonstrated, desired uses, supporting amenity
 - **Public use vs community use** - co-location, partnership, connection between young people and older people, community connections/relationships (e.g. school)
 - **Sustainability** - tree succession plan, stormwater management / waterflow, walkability
-

- Non-monetary aspects – volunteers?

Sustainability

- Trees – canopy.
- Innovation – use of dam water?
- Social – people know neighbours.
- Take residents' social activities to community.
- Governance/strategy to involve neighbourhood.
- Replanting, landscaping.

Public vs. community use

- Specialised aged care that meets community need
- Integration of residents and community.

Appropriateness

- Topography – using gradient to add stories without disrupting view.
- Access/traffic.

Aging in place

- If residential aged care, need facilities for events (e.g. school visits) for connection that make this possible – appealing, neutral space.

Development vs. preservation of environment

- Bird life.
- Biodiversity.
- Tree management process – keep original planting layout, but refresh.
- Homestead – retain and reuse.
- Slab Hut – café? Local history? Resident business (e.g. café/catering)?

Local stories

- Naming (especially 'homestead') helps developer branding – a brand is a promise kept.
- Participation – local identity and pride. Community activities (feel included – public access).



- Findings of Indigenous use study adopted.
- 'New place with a long past'.
- Risk of tokenistic recognition.
- Keeping authentic feel of site (e.g. tree species and layout – point of difference from other developments).
- Reuse of timbers from felled trees onsite.

Rural oasis/farm

- Open space.
 - Retention of structures, dam, windmill.
 - 'Feel': 'view corridors' on site and from road, neighbourhood.
 - Fruit trees? Sheep?
 - Optimistic – people respond to this – emotional connection.
 - Hard to specify and judge success (without being too prescriptive).
 - Sympathetic aesthetic (e.g. new buildings, façade, drainage).
 - Development doesn't impinge on sense of space.
-

- Yes, in agreement the dam, but not the farm house.
 - Story board, slab hut, stone cottage, name – Ngunnawal Gold Creek Homestead.
 - Conserve – dam, nature, trees, etc. Develop everything else.
 - Traffic – only left. Access – more than one.
 - Aged care facility should be a requirement/non-negotiable – high component respite care.
 - Community use – in agreement
 - Important – high priority.
-

Supported living

- Replace 'aging in place'.
- Appropriate.
- More inclusive.
- Adaptable.
- The facility is used by the community (from their needs) – there is a waitlist – so well regarded.

Local stories

- Commemorative.
- Preserving sacredness of site.
- Pictorial story board. Considered – more prioritized in development application.

Development vs. presentation

- Maintain topography.
- Public perception.
- Homestead/Slab Hut – bench – windmill.
- Conserve – move the dam to area '6'?
- D.A takes into account consideration Go/No Go areas and happiness for residents.
- Appropriateness
- There is!
- Traffic and access.
- Emergency egress – multiple emergency egress (only one at this stage).
- Multiple opportunities or use of the site – captures the themes.



- General public can access e.g. hydrotherapy pool.

Sustainability

- Thorough tree assessment – ‘scar tree’.
 - Preservation of former.
 - Replace trees/shrubs that have to be removed.
 - Protection of Indigenous artefacts.
 - Address existing water flow issue and whatever development may change water flow/stormwater. Is there a 50/100yr flood plan? No ongoing flooding – include after development.
-

Development vs. preservation

- To life:
- Keep a representative example (sympathetic rebuild or reuse) of Homestead. Continuum.
- Excites:
- The Homestead remains.
- Concerns:
- Bulldozed no recognition.
- House already stripped of ‘history’.
- Success:
- A recognisable representation that strikes a community chord.
- Maintaining integrity of assets.
- Aging in place
- Desired uses.
- Supporting amenity.
- Demonstrated.

High priority for everyone

- To life:
- Provision of aged care facility.
- Excites:
- Delivers a desirable outcome.
- Concerns:
- Wrong type of facility.
- Profitability?
- Limitation of development conditions.
- Success:
- The establishment of a well-run, happy aged care facility.