

# **North Weston Concept Plan**



# Introduction

Due to its location and accessibility to the greater Canberra area, North Weston will serve as a predominantly community facility and residential area with the possibility of small scale retail/ commercial uses in defined locations.

In the northwest of the suburb a major stormwater pond will separate Coombs and North Weston, providing a high quality parkland and recreation setting for adjoining development.



**Map 1 – North Weston Concept Plan**

# 1 GENERAL POLICIES

1. Development, including roads, open space, community facilities and land uses, should generally be consistent with the design intent as shown on *Map 1*.
2. Development in North Weston is to accommodate a mix of residential, community facilities and small scale retail/commercial uses in defined locations.
3. Residential densities and heights are to increase generally near public transport routes, centres and areas of high amenity such as Weston Creek Pond and CIT arboretum.
4. Where specific provisions of this code, such as building height and density, are inconsistent with general development codes of the Territory Plan, this code prevails.
5. Development should incorporate principles of contemporary best practice for energy efficiency, water conservation, solar access and ecological sustainability.
6. A bushfire risk assessment is required to be undertaken. The identified mitigation measures are to be incorporated into the detailed planning.

## 2 SPECIFIC POLICIES

### 2.1 Weston Creek Pond

7. A pond is to be provided along Weston Creek, within the Urban Open Space zoning. The primary purpose of the pond is for stormwater management; however it will also form a key visual/ recreational feature for the Molonglo and North Weston development, landscaped as public parkland, with waterside promenades, picnic areas, playgrounds and cycle path connections.
8. Provision may be made for the use of stormwater for irrigation purposes subject to relevant Territory legislation.
9. A network of shared paths for continuous public access is to be provided around the pond, including a bridge link to the Caretakers Cottage and activity node to the south west. An underpass beneath Cotter Road is to provide pedestrian/cycle access from established areas of Weston and Holder.

### 2.2 Streets

10. Existing uses are to be served by an interconnected street network which maximises access throughout the precinct and solar orientation, where practical.
11. The higher order street network will be generally in accordance with *Map 1*. A collector road connecting North Weston (across the Cotter Road) is to be provided.

12. The primary vehicle access to the development north of Cotter Road will be via a formal approach route, on the alignment of Kirkpatrick Street, directly linking to the proposed activity node on the eastern side of Weston Creek Pond. This route will have a road reservation of a minimum 24 metre width, suitable for buses, and will link with the proposed collector road from Coombs crossing the pond embankment.
13. The Cotter Road from Weston Creek to the Tuggeranong Parkway is to be landscaped with extensive verge plantings of large canopy trees to provide an attractive approach road to Weston and Molonglo and filtered screening to adjoining development.
14. Denser screening is to be provided to development facing the Tuggeranong Parkway and the Cotter Road intersection.
15. Residential development facing Cotter Road is to have continuous service streets, with street trees and address frontage.
16. The street network will accommodate public transport and provide appropriate street frontage to existing institutions and facilities (subject to their security and other requirements).
17. Improvements will be made to the Dixon Drive, Unwin Place and Streeeton Drive junction to improve efficiency and public safety.
18. A rear lane is to be provided abutting the north western boundary of Block 15 Section 83 Weston, with a verge at the boundary of sufficient width to accommodate three (3) rows of large trees.
19. A local street is to be provided abutting the western boundary of Block 12 Section 94 Weston, with a verge at the boundary of sufficient width to accommodate three rows of large trees.
20. Subject to a demonstrated need in consultation with ESA, two new roads are to be provided from the west of Hickey Court. If only one road is required, it is to be located between block 12 section 94 and block 15 section 83 Weston and a pedestrian path be provided north of block 15 section 15 Weston to Hickey Court.
21. For that part of North Weston south of Cotter Road, the minimum road reservation for new roads is to be 18 metres, except for where additional width is required to accommodate trees, as described above.
22. For the primary access road to development north of Cotter Road, large trees are to be planted to provide a formal approach to Weston Creek Pond to form a landscape backdrop along the ridge line.

### **2.3 Territory Plan zoning**

23. Zones are to be generally in accordance with the intent of *Map 1*.

24. The Plan shows the intention for the site occupied by the RSPCA (block 1173 Weston Creek District) to become residential. Options are currently being investigated to relocate the RSPCA to a larger more appropriate location. The Plan also shows the intention for the sites occupied by the Police Services Facility (block 1 section 82 Weston) and by the Australian National University (block 7 section 96 Weston) becoming residential. However, it is anticipated that these uses will remain on their respective sites for the foreseeable future. The existing use and operation by the RSPCA, Police Service Facility and the Australian National University are unaffected by the Plan.

## **2.4 Residential development**

25. Larger standard blocks are to be provided adjacent to the Tuggeranong Parkway, south of Unwin Place to optimise tree retention on the ridge forming a landscape backdrop to North Weston.
26. Where traffic noise is likely to affect residential development, appropriate noise attenuation measures are to be incorporated into the design of buildings.
27. Medium density housing between Unwin Place and Heysen Street is to be a maximum of three (3) storeys and be provided adjacent to open space incorporating the CIT arboretum and gardens.
28. Residential development adjacent to Heysen Street is to be a maximum of two (2) storeys. Residential development adjacent to the Orana School is to be a maximum of two (2) storeys.

## **2.5 Mixed use development**

29. Mixed use development incorporating commercial and residential uses are to be accommodated on the site zoned CZ5 on the eastern side of the Weston Creek Pond, in a building of minimum 2 storeys, maximum 4 storeys, with ground floor accommodation suitable for shop(s), café/restaurant(s), small office(s).

## **2.6 Open space**

30. Public open space is to be provided generally in accordance with *Map 1*.
31. Edge roads, with address frontage and street trees, are to be provided adjacent to areas of open space including the Weston Creek Pond, the River Corridor and areas currently exposed to view from the Tuggeranong Parkway.

## **2.7 CIT arboretum and gardens**

32. Prior to any development taking place, the CIT Arboretum and associated gardens will be subject to a landscape assessment and tree assessment to refine the open space boundaries.