

Wright Concept Plan

Introduction

Wright is located in the south-western corner of the Molonglo area, north of the Cotter Road and between the proposed north-south arterial and Stromlo Forest Park. The majority of the suburb is proposed to be developed for residential uses with connections to surrounding suburbs and key features such as the Stromlo Forest Park.



Map 1 – Wright 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 is to facilitate connections to surrounding facilities and features such as the local centre, Stromlo Forest Park, the Molonglo River corridor and Duffy Primary School through an interconnected road and pathway layout and an urban open space corridor.
3. Development in Wright is to accommodate a mix of residential, community facilities and retail/commercial uses in defined locations.
4. Residential densities and heights are to increase generally near neighbourhood centres, the local centre and near areas of higher amenity.
5. 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.
6. Development should incorporate principles of contemporary best practice for energy efficiency, water conservation, solar access and ecological sustainability.
7. 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 Stormwater management

8. Investigate appropriate uses for the land within the water supply easement to the north of the suburb. Such uses must not impede the service function of the easement and must be complementary to surrounding proposed uses.
9. Provision may be made for the use of stormwater for irrigation purposes subject to relevant Territory legislation.

2.2 Streets

10. An interconnected street network is to be provided which maximises access throughout the precinct and solar orientation where practical.
11. The higher order street network will generally be in accordance with *Map 1*.
12. Streets are to be developed with continuous street tree plantings with predominantly large canopy trees. Both native and exotic species should be used for seasonal effects, appropriate to ecological conditions.

13. The north-south arterial is to be designed as an urban boulevard with service streets providing generally continuous address frontage, access and visitor parking access to adjoining buildings – residential and commercial. Large scale canopy trees are to be planted in continuous rows to create a boulevard effect, to minimise the visual impact of the road (locally and in the broader landscape), and to provide attractive address frontage from adjoining development.
14. To reduce the potential barrier effect of the arterial, regular cross streets are to be provided, optimising access between neighbourhoods on either side of the arterial, consistent with traffic safety and efficiency.
15. 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, playing fields, stormwater corridors, ponds and other open space.
16. At the interface of residential development with Stromlo Forest Park, along Uriarra Road and facing the Cotter Road, a service street separated by a minimum 15 metre wide landscape buffer is to be provided, containing large trees and other plants to screen adjoining development. No direct driveway access is to be taken from Cotter Road and Uriarra Road.
17. Uriarra Road will be downgraded at Holden's creek, while still being available for major event access to Stromlo Forest Park, to provide continuous off-road access from the Park though to the river corridor for a range of users including pedestrians, cyclists and equestrians. An equestrian underpass is to be provided under the north-south arterial to provide an equestrian trail from Stromlo Forest Park to the Molonglo River Corridor.
18. Opportunities for event (overflow) parking along Cotter Road and Uriarra Road, serving the Stromlo Forest Park, are to be investigated. Use of residential streets near Stromlo Forest Park for event parking is to be discouraged.
19. Consideration should be given to controlling crossing points at Cotter Road, in order to provide for the safety of students accessing Duffy Primary School.
20. Where traffic noise is likely to affect residential development, appropriate noise attenuation measures are to be incorporated into the design of building forms.

2.3 Territory Plan zoning

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

2.4 Residential and commercial development

22. Residential development within the RZ5 zoning is to be a minimum of two (2) storeys and a maximum of four (4) storeys, with four (4) storeys fronting the north-south arterial. Where adjacent to standard residential, development is to be two (2) storeys.

23. Development within the CZ5 zone is to include opportunities for local convenience retailing. Development is to be a minimum of three (3) storeys and a maximum of six (6) storeys fronting the north–south arterial. Where adjacent to standard residential or the community facility, development is to be two (2) storeys.
24. Development in the local centre (CZ5) is to be designed to address both the north-south arterial and the new north-east collector road into Wright.
25. Business related uses may be located on both sides of the north-south arterial road at the local centre (CZ5).

2.5 Mixed use development

26. Mixed use development in the local centre will generally comprise business use at the ground floor, with upper floors for residential use. Residential use may be permitted at the ground floor provided that measures including increased ground floor ceiling height (to facilitate commercial uses), separate ground and upper level access and parking provision for separate uses are provided.

2.6 Community facility

27. A community facility site of approximately 5000m² is to be provided south east of the CZ5 precinct.
28. A community facility site is to be provided for a non- government school, north of Stromlo Forest Park. The site is to be approximately six (6) hectares, including an oval.
29. An additional community facility site of approximately one (1) hectare is to be provided adjacent to the non-government school to provide for other community uses.