

Coombs and Wright Concept Plan

Amendment History:

Version No. 1 - Commenced on 19 December 2008 following a variation to the *Territory Plan*.

Version No. 2 - Commenced on 22 January 2010 following a technical amendment to the *Territory Plan*.

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Introduction

Coombs and Wright are located in the south-western corner of Molonglo. **Coombs** is located on the eastern side of the north-south arterial road, between the road and Molonglo River. **Wright** is located on the western side of the north-south arterial, between the road and Stromlo Forest Park and north of Cotter Road. The majority of the suburbs are proposed to be developed for residential uses with connections to surrounding suburbs and key features such as Stromlo Forest Park and Molonglo River corridor.

Application

This plan applies to land at **Coombs and Wright** in Molonglo Valley, as shown on figure 1.

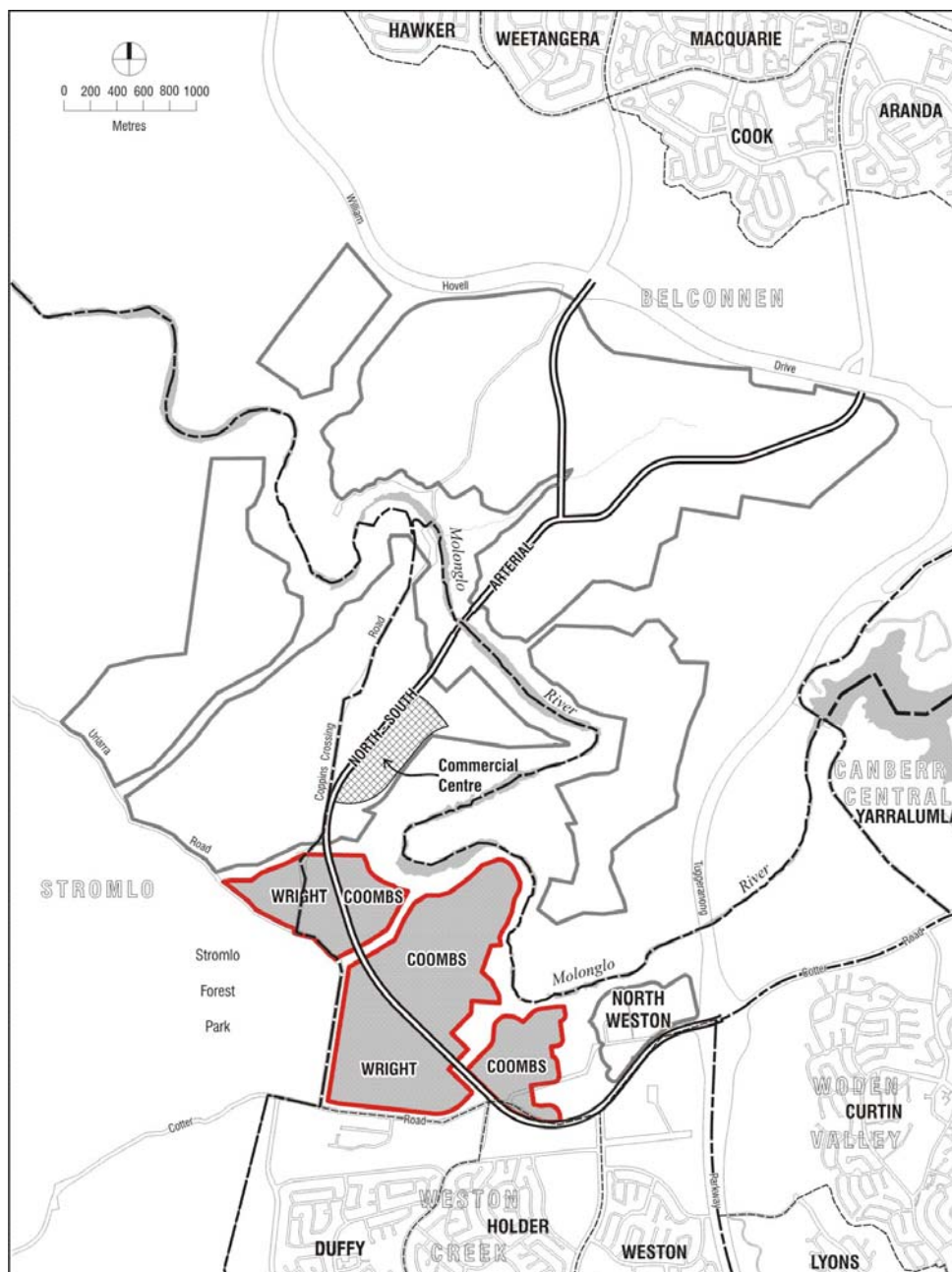


Figure 1: Location of Coombs and Wright in Molonglo Valley

Parts A and B of this plan apply only to the future urban area (FUA) in **Coombs and Wright**. The FUA will diminish in size as estate development plans are approved, and final land use zones established under part 5.5 of the *Planning and Development Act 2007*.

Part C of this plan applies to the whole of **Coombs and Wright**, as defined by figure 1.

This plan contains **rules**, which provide the quantitative or definitive controls for development, and **criteria**, which provide qualitative controls for development. In some instances rules are mandatory. Mandatory rules are marked by the words “This is a mandatory requirement. There is no applicable criterion”, in the adjacent criteria column. Non-compliance with a mandatory rule will result in the refusal of a development application. In other instances the words “There is no applicable rule” are used. In this case the proposal is assessed against the relevant criterion. Where both rule and criterion apply, compliance with the rule is deemed to satisfy the particular requirement. Provided the relevant criterion can be met, strict compliance with the rule is not required.

Purpose

The purpose of this plan is to:

- a. guide the design and assessment of estate development plans (subdivision proposals) in **Coombs and Wright**
- b. inform the allocation of final zones at the time when a parcel of land ceases to be part of the future urban area following subdivision
- c. guide the development of individual blocks in concert with other relevant codes under the *Territory Plan*
- d. guide the development and management of the public realm.

This plan is based on the principles and policies set out in the *Structure Plan - Molonglo and North Weston* of the *Territory Plan*.

Desired planning outcomes

The intent of the development controls (i.e. rules and criteria) is to:

- (a) provide diverse housing types, block sizes, densities and affordability to meet the changing needs of households and to encourage the formation of a diverse community
- (b) allow for zoning to accommodate higher residential densities and building heights, community facilities and mixed use retail/commercial activity centres supported by residential development close to areas of higher amenity and the north-south arterial road which includes a major public transport route
- (c) provide safe, compact, walkable residential precincts with convenient vehicular, pedestrian, cycle and public transport access to recreational, retail/commercial and community facilities
- (d) provide a legible and permeable road network that integrates safe and adequate pedestrian and cycle access to the precinct and connectivity to surrounding suburbs, facilities and features such as Stromlo Forest Park, Molonglo River corridor and Duffy Primary School and the urban open space network
- (e) adhere generally to the principles of a child friendly city promoted by UNICEF
- (f) encourage walking, cycling and the use of public transport
- (g) incorporate principles of contemporary best practice for energy efficiency, water conservation, solar access and ecological sustainability
- (h) retain the landscape setting and significant natural elements of the site as part of an urban open space network that responds to the topography of the area, contributes to ‘place-making’ character, and where possible connects to adjacent suburbs with high levels of public access, amenity and safety

- (i) minimise the impact of the arterial road traffic noise on residential development
- (j) provide for effective buffers between development and potential areas of Pink-tailed worm lizard habitat with a moderate or high quality habitat ranking
- (k) ensure protection of areas or items of heritage significance
- (l) maximise features of the area including views of Black Mountain and the Brindabella Range, and access to Molonglo River and the proposed Weston Creek pond
- (m) reduce bushfire risk and provide appropriate bushfire protection
- (n) provide for a street and pedestrian movement network with a legible hierarchy and function that integrates safe and adequate pedestrian and cycle access and connectivity
- (o) make provision for community facilities and retail/commercial uses with a high level of access and amenity
- (p) employ stormwater management measures and encourage efficient use of water through water sensitive urban design measures
- (q) encourage the efficient use of energy through block energy ratings, the integration of public transport, and a neighbourhood layout that promotes walking and cycling.

Code hierarchy

This concept plan is deemed to be a **precinct code** under the *Planning and Development Act 2007*. More than one type of code may apply to a particular development proposal. Occasionally inconsistencies between the provisions arise, particularly where a precinct code seeks to apply special provisions in response to particular local circumstances or planning issues. Where this occurs, a **precinct code** prevails over a **development code** and a **general code**, but only to the extent of the inconsistency.

Glossary

Zones referred to in this plan:

- CFZ** – community facility zone
- CZ4** – commercial local centre zone
- CZ5** – commercial mixed use zone
- CZ6** – leisure and accommodation zone
- NUZ4** – river corridor zone
- PRZ1** – urban open space zone.
- RZ1** – residential suburban zone
- RZ4** – medium density residential zone
- RZ5** – high density residential zone

Definitions of terms

In this plan:

Block means a parcel of land, whether or not the subject of a *lease*.

Desired character means the form of development in terms of siting, building bulk and scale, and the nature of the resulting *streetscape* that is consistent with the relevant zone objectives.

Dwelling means a building or part of a building used as a self contained residence which must include:

- food preparation facilities;
- a bath or shower; and
- a closet pan and wash basin.

It includes *outbuildings* and works normal to a dwelling.

Net residential density is the ratio of the number of dwellings to the area of land they occupy including internal public streets plus half the width of adjoining roads that provide vehicular access to dwellings.
(AMCORD, PNP 6, p.2)

Northern boundary means a boundary of a *block* where a line drawn perpendicular to the boundary is oriented between 45° west of north and 45° east of north.

Private open space means an outdoor area within a *block* useable for outdoor living activities, and may include balconies, terraces or decks but does not include any area required to be provided for the parking of motor vehicles and any common driveways and common vehicle manoeuvring areas.

Single dwelling housing means the use of land for residential purposes for a single *dwelling* only.

Single dwelling block means a *block* with one of the following characteristics

- a) originally leased or used for the purpose of *single dwelling housing*
- b) created by a consolidation of *blocks*, at least one of which was originally leased or used for the purpose of *single dwelling housing*

Part A – Land use

Notes:

1. Precincts referred to in this part are shown on figure 2, subject to element 2.
2. Roads referred to in this part are shown on figure 3, subject to element 3.
3. Signalised intersections on the north-south arterial road are shown on figure 3, subject to element 3.
4. Sections referred to in this part are shown on figure 4, and they are located by cross sections lines.

Element 1: Land use plan

Rules

Criteria

Note: Desired planning outcomes relevant to this element are: (a), (b), (c), (e), (f), (g), (h), (j), (k), (o), (p) and (q).

R1

The land use plan submitted with an estate development plan (EDP) is in accordance with figure 4.

C1

Precinct A

Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct A,

- a) RZ1, consistent with desired planning outcome (a)
- b) PRZ1, consistent with desired planning outcome (h).

R2

The land use plan submitted with an EDP is in accordance with figure 4.

C2

Precinct B

Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct B,

- a) RZ5, not less than 6.5ha, consistent with desired planning outcome (b)
- b) RZ4, not less than 2ha, consistent with desired planning outcome (b)
- c) PRZ1, following the watercourse, consistent with desired planning outcome (h).
- d) RZ1, consistent with desired planning outcome (a) over the balance.

<p>R3</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C3</p> <p>Precinct C</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct C, CZ5, not less than 0.4ha, consistent with desired planning outcome (b).</p>
<p>R4</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C4</p> <p>Precinct D</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct D, consistent with desired planning outcome (b),</p> <p>a) CZ4 on the south eastern side of road 3, not less than 1.4ha</p> <p>b) CZ5, not less than 0.9ha.</p>
<p>R5</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C5</p> <p>Precinct E</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct E, RZ5, not less than 1ha, consistent with desired planning outcome (b).</p>
<p>R6</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C6</p> <p>Precinct F</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct F a minimum overall area of 17ha comprising,</p> <p>a) CFZ, not less than 6ha, to accommodate, at a minimum, an educational establishment (primary school), community activity centre and child care centre, consistent with desired planning outcome (b)</p> <p>b) PRZ1, not less than 0.3ha at the junction of</p>

	<p>roads 3, 7 and 8 consistent with desired planning outcome (h)</p> <p>c) PRZ1 and NUZ4, in the balance to accommodate Coombs urban open space corridor specified in R23) and C23).</p>
<p>R7</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C7</p> <p>Precinct G</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct G,</p> <p>a) RZ5, not less than 2.7ha, consistent with desired planning outcome (b)</p> <p>b) PRZ1, following the watercourse, consistent with desired planning outcome (h).</p>
<p>R8</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C8</p> <p>Precinct H</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct H, RZ1, consistent with desired planning outcome (a).</p>
<p>R9</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C9</p> <p>Precinct I</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct I, RZ5, not less than 5.9ha, consistent with desired planning outcome (b).</p>
<p>R10</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C10</p> <p>Precinct J</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct J, CZ5, not less than 2ha, consistent with desired planning outcome (b).</p>

<p>R11</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C11</p> <p>Precinct K</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct K, CZ5, not less than 1.7ha, consistent with desired planning outcome (b).</p>
<p>R12</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C12</p> <p>Precinct L</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct L, RZ1, consistent with desired planning outcome (a).</p>
<p>R13</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C13</p> <p>Precinct M</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct M,</p> <ul style="list-style-type: none"> a) RZ5, not less than 4.2ha, consistent with desired planning outcome (b) b) PRZ1 and NUZ4, following the watercourse, consistent with desired planning outcome (h).
<p>R14</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C14</p> <p>Precinct N</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct N,</p> <ul style="list-style-type: none"> a) RZ5, not less than 5ha, consistent with desired planning outcome (b) b) PRZ1, following the watercourse, not less than 60 metres at widest point, consistent with desired planning outcome (h).

<p>R15</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C15</p> <p>Precinct O</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct O, CZ5, not less than 1.7ha, consistent with desired planning outcome (b).</p>
<p>R16</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C16</p> <p>Precinct P</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct P, RZ5, not less than 1.75ha, consistent with desired planning outcome (b).</p>
<p>R17</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C17</p> <p>Precinct Q</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct Q,</p> <ul style="list-style-type: none"> a) RZ5, not less than 2.1ha, consistent with desired planning outcome (b) b) PRZ1, following the watercourse, not less than 75 metres wide, consistent with desired planning outcome (h).
<p>R18</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C18</p> <p>Precinct R</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct R,</p> <ul style="list-style-type: none"> a) predominantly RZ1, consistent with desired planning outcome (a) b) CFZ, not less than 0.85ha, located adjacent to CZ5 in precinct O, with frontage to a collector road c) PRZ1, not less than 1ha, located adjacent to CFZ in precinct R, with frontage to a

	<p>collector road and accessible from the primary shared path network, incorporating not less than 0.5ha that is less than 2% (finish grade) for active recreation, consistent with desired planning outcome (c).</p>
<p>R19</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C19</p> <p>Precinct S</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct S,</p> <p>a) CFZ, to accommodate, at a minimum, an educational establishment (not less than 6ha) and other community uses (not less than 2ha), consistent with desired planning outcome (b)</p> <p>b) PRZ1, over the balance.</p>
<p>R20</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C20</p> <p>Precinct T</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct T, RZ5, not less than 1.6ha, consistent with desired planning outcome (b).</p>
<p>R21</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C21</p> <p>Precinct U</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct U,</p> <p>a) CZ6, not less than 5.5ha, consistent with desired planning outcome (b)</p> <p>b) PRZ1, with sufficient area and width to protect the associated water course, consistent with desired planning outcome (h).</p>

<p>R22</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C22</p> <p>Precinct V</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows in precinct V,</p> <p>a) RZ1, consistent with desired planning outcome (a)</p> <p>b) PRZ1, consistent with desired planning outcome (h).</p>
<p>R23</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C23</p> <p>Coombs urban open space corridor</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows Coombs urban open space corridor, PRZ1 and NUZ4, consistent with desired planning outcome (h) that,</p> <p>a) follows the unnamed water course from Wright to its confluence with Molonglo River</p> <p>b) includes a neighbourhood park, oval, cycleway and stormwater measures.</p>
<p>R24</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C24</p> <p>Weston Creek urban open space corridor</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows Weston Creek urban open space corridor, PRZ1, consistent with desired planning outcome (h).</p>
<p>R25</p> <p>The land use plan submitted with an EDP is in accordance with figure 4.</p>	<p>C25</p> <p>Holdens Creek urban open space corridor</p> <p>Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows Holdens Creek urban open space corridor, PRZ1 and NUZ4, consistent with desired planning outcome (h).</p>

<p>R26</p> <p>The land use plan submitted with an EDP includes PRZ1 to incorporate a buffer not less than 20 metres wide (where measured wholly outside the habitat areas) around areas of moderate and high quality Pink-tailed worm lizard (<i>Aprasia parapulchella</i>) habitat, as shown on figure 5 and section viii.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>Element 2: Precincts</p>	
<p>Note: Desired planning outcomes relevant to this element are: (b) and (c).</p>	
<p>Rules</p>	<p>Criteria</p>
<p>R27</p> <p>The land use plan submitted with an EDP complies with precincts shown on figure 2.</p>	<p>C27</p> <p>Subject to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP identifies precincts with the following characteristics:</p> <ul style="list-style-type: none"> a) precinct A is bounded by Holdens Creek urban open space corridor, Molonglo River corridor, road 8 and precinct B b) precinct B is bounded by precinct C, Holdens Creek urban open space corridor, precinct A, road 3, precinct D and the north-south arterial road c) precinct C is bounded by Holdens Creek urban open space corridor and precinct B, and may adjoin precinct A d) precinct D is part of the Coombs/Wright local centre. It is bounded by precinct B, road 7, precinct E and the north-south arterial road. It is transected by road 3 e) precinct E is bounded by precinct D, road 7, the urban open space corridor draining to Coombs pond and the north-south arterial road f) precinct F is the Coombs community facilities precinct. It is bounded by road 3, road 8, Molonglo River corridor, Coombs urban open space corridor and road 7 g) precinct G is bounded by the urban open space corridor draining to Coombs pond, road 7, road 4 and the north-south arterial road h) precinct H is bounded by Coombs urban open space corridor, Molonglo River

	<p>corridor, the urban open space surrounding the proposed Weston Creek pond, precinct I and road 7</p> <p>i) precinct I is bounded by precinct H, Weston Creek urban open space corridor and road 7</p> <p>j) precinct J is bounded by road 4, road 7, Weston Creek urban open space corridor and the north-south arterial road</p> <p>k) precinct K is the site of the ACT Forestry Depot. It is bounded by Weston Creek urban open space corridor and the north-south arterial road</p> <p>l) precinct L is bounded by Molonglo River corridor, Holdens Creek urban open space corridor, precinct M and the existing water supply easement</p> <p>m) precinct M is bounded by the north western boundary of Coombs, precinct L, Holdens Creek urban open space corridor and the north-south arterial road. It is transected by the existing water supply easement</p> <p>n) precinct N is bounded by Holdens Creek urban open space corridor, the north-south arterial road, precinct O, precinct R and Uriarra Road</p> <p>o) precinct O is part of the Coombs/Wright local centre. It is bounded by precinct N, the north-south arterial road, precinct P and road 6. It is transected by road 5</p> <p>p) precinct P is bounded by precinct O, the north-south arterial road, Coombs urban open space overland flow corridor and road 6</p> <p>q) precinct Q is bounded by Coombs urban open space overland flow corridor, the north-south arterial road, Cotter Road and road 6</p> <p>r) precinct R is the balance of Wright south of Holdens Creek. It is bounded by precinct N, road 6, the north-south arterial road, Cotter Road and Uriarra Road</p> <p>s) precinct S is bounded by the northern boundary of Wright, the north-south arterial road, precinct T, the existing water supply</p>
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	<p>easement, precinct V and Uriarra Road</p> <p>t) precinct T is bounded by the north-south arterial road, the existing water supply easement and precinct S</p> <p>u) precinct U is bounded by the existing water supply easement, the north-south arterial road, Holdens Creek urban open space corridor and Uriarra Road. It is transected by road 1</p> <p>v) precinct V is bounded by Uriarra Road, precinct S and precinct U</p> <p>w) Coombs urban open space corridor,</p> <p style="padding-left: 20px;">i. follows the unnamed water course from Wright to its confluence with Molonglo River</p> <p style="padding-left: 20px;">ii. includes a neighbourhood park, oval, shared paths and stormwater measures</p> <p>x) Weston Creek urban open space corridor contains the proposed Weston Creek pond and surrounding urban open space and stormwater measures</p> <p>y) Holdens Creek urban open space corridor follows Holdens Creek from Uriarra Road to its confluence with Molonglo River and includes a pond, shared path and a section of the Bicentennial National Trail.</p>
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Element 3: Identification of key roads

Note: Desired planning outcomes relevant to this element are: (d), (f) and (n).

Rules	Criteria
<p>R28</p> <p>The land use plan submitted with an EDP complies with the location and configuration of the north-south arterial road, including lanes, underpasses, entry points, junctions and signals as shown on figure 3.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R29</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C29</p> <p>Road 1</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 1, that is the realignment of the eastern end of Uriarra Road to form a new junction at signalled intersection 3.</p>

<p>R30</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C30</p> <p>Road 2</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 2. Its key function is to provide convenient access to the northern part of Coombs (precincts L and M) from signalised intersection 3.</p>
<p>R31</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C31</p> <p>Road 3</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 3, the principal collector road to the Coombs low density residential area (precinct A) from signalised intersection 2.</p>
<p>R32</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C32</p> <p>Road 4</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 4, which links signalised intersection 1 with north Weston via a proposed bridge and embankment at the northern extremity of the proposed Weston Creek pond.</p>
<p>R33</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C33</p> <p>Road 5</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 5, which links signalised intersection 2 to Uriarra Road.</p>

<p>R34</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C34</p> <p>Road 6</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 6, which forms the boundary between the medium and high density residential and mixed use zones abutting the north south arterial and the lower density residential zones in Wright. Its key function is to provide a convenient link between abutting land uses and the signalised intersections on the north-south arterial road, and links road 5 and Cotter Road.</p>
<p>R35</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C35</p> <p>Road 7</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 7, which links roads 3 and 4, and forms the boundary between the medium and high density residential and mixed use zones abutting the north south arterial and the balance of Coombs. Its key function is to provide a convenient link between abutting land uses and the signalised intersections on the north-south arterial road.</p>
<p>R36</p> <p>The land use plan submitted with an EDP identifies key roads 1-8 in accordance with figure 3.</p>	<p>C36</p> <p>Road 8</p> <p>Subject to the zoning of land that is not in a future urban area, and to previously approved EDPs, the land use plan submitted with an EDP shows and identifies road 8, which links road 3 with the edge road to Molonglo River corridor, and forms the boundary between Coombs CFZ (precinct F) and Coombs RZ1 (precinct A).</p>

Part B – Subdivision

Notes:

1. This part is applicable to the preparation and assessment of estate development plans (EDP). It should be read in conjunction with other relevant codes.
2. Precincts referred to in this part are as defined in Part A and shown on the relevant land use plan submitted for a development application where an EDP is required.
3. Sections referred to in this part are shown on figure 4, and they are located by cross sections lines.

Element 4: Block sizes

Note: Desired planning outcomes relevant to this element are: (a) and (b).

Rules	Criteria
<p>R37</p> <p>RZ1 in each precinct,</p> <p>a) has a maximum of 50% of blocks less than 500m², and</p> <p>b) a maximum of 20% of blocks are less than 250m².</p> <p>Note: The 20% in b) is a subset of the 50% in a). This rule applies to each precinct, independently, i.e. without reference to proposed subdivision of RZ1 in other precincts.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 5: Multi-unit housing

Note: Desired planning outcomes relevant to this element are: (a) and (b).

Rules	Criteria
<p>R38</p> <p>In addition to the maximum number of dwellings on multi-unit blocks, an EDP identifies the minimum number of dwellings on multi-unit blocks, in accordance with Part C.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 6: Open space

Note: Desired planning outcomes relevant to this element are: (a), (b), (c), (d), (e), (f), (g) and (p).

Rules	Criteria
<p>R39</p> <p>Edge streets are provided to not less than 75% of the common boundary between blocks in urban zones (other than single residential blocks) and PRZ1 and NUZ4 in accordance with sections ii, iii, iv, v, ix and x.</p>	<p>C39</p> <p>Edge streets are provided to the common boundary between blocks in urban zones (other than single residential blocks and precinct C), and PRZ1 and NUZ4 to achieve the following:</p> <p>a) ease of access to urban open space corridors</p>

	<ul style="list-style-type: none"> b) surveillance of urban open space corridors c) avoidance of rear boundary fencing at the common boundary to PRZ1 and NUZ4 d) ground floor dwelling address to urban open space where there is no edge street.
<p>R40</p> <p>There is no common boundary between a single residential block and PRZ1 or NUZ4. Edge streets are provided to the common boundary between single residential blocks and PRZ1 or NUZ4.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R41</p> <p>Cotter Road edge treatment in Wright is in accordance with the following characteristics:</p> <ul style="list-style-type: none"> a) a minimum 15 metre wide landscape buffer between Cotter Road and the service street b) no direct access to residential blocks permitted off Cotter Road. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R42</p> <p>Uriarra Road edge treatment in Wright in accordance with the following characteristics:</p> <ul style="list-style-type: none"> a) a minimum 15 metre wide landscape buffer between Uriarra Road b) no direct access to residential blocks permitted off Uriarra Road. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R43</p> <p>Continuous edge roads are provided along the boundary between urban development and Molonglo River corridor and associated urban open space.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R44</p> <p>Coombs urban open space overland flow corridor is in accordance with figure 4 and the following characteristics:</p> <ul style="list-style-type: none"> a) is located adjacent to the school b) includes a neighbourhood park, oval, cycleway and stormwater measures. 	<p>C44</p> <p>Coombs urban open space overland flow corridor:</p> <ul style="list-style-type: none"> a) follows the unnamed water course from Wright to its confluence with Molonglo River b) includes a neighbourhood park, oval, cycleway and stormwater measures.

Element 7: Shared paths

Note: Desired planning outcomes relevant to this element are: (c), (d), (e), (f), (h), (l), (n), (o) and (q).

Rules	Criteria
<p>R45</p> <p>An off-road network of cycleways and pedestrian paths to link key community and urban open space destinations in the neighbourhood is provided in accordance with figure 4.</p>	<p>C45</p> <p>An off-road network of cycleways and pedestrian paths to link key community and urban open space destinations in the neighbourhood subject to element 1 is provided including:</p> <ul style="list-style-type: none"> a) a trunk cycleway following Molonglo River corridor b) a trunk cycleway following road 8 from Molonglo River corridor trunk cycleway to the local centre adjoining precinct F c) links to parks and neighbourhood facilities including shops and schools d) an underpass under the north-south arterial road to provide access to Molonglo River corridor from: <ul style="list-style-type: none"> i. the urban open space corridor north of the school in precinct S ii. Holdens Creek urban open space corridor, to provide trunk cycleway and equestrian access (for the Bicentennial National Trail) from Stromlo Forest Park through Holdens Creek urban open space corridor iii. Coombs urban open space corridor, to road 6 cycle path system network iv. Weston Creek urban open space corridor. e) a continuous primary pedestrian path along both sides of the length of the north-south arterial road of: <ul style="list-style-type: none"> i. a minimum 2 metres wide on the Coombs side of the road ii. a minimum 1.5 metres wide along the Wright side of the road.

Element 8: Road network	
Note: Desired planning outcomes relevant to this element are: b, c, d, e, f, g, i, l, n, o and q.	
Rules	Criteria
<p>R46</p> <p>Junctions with the north south arterial are limited to the following:</p> <ol style="list-style-type: none"> a) locations shown in Figure 3 b) an uncontrolled T-intersection adjacent to the Stromlo Forestry Depot (temporary only) c) a left-in/left out arrangement near the Holdens Creek bridge accessing to the east d) protected right turn arrangements at the following locations – <ol style="list-style-type: none"> i. adjacent to the Stromlo Forest Depot [in place of temporary arrangements referred to in item b)] ii. approximately 100m to the west of the junction referred to in item d)i) iii. approximately mid way between intersections 1 and 2 shown on Figure 3 accessing both sides iv. at Holdens Creek accessing Uriarra Road e) a left-in/left out arrangement at the location referred to in item d) ii). 	<p>C46</p> <p>Intersections on the north-south arterial road will be located and configured to achieve all of the following:</p> <ol style="list-style-type: none"> a) convenient and safe vehicular access b) pedestrian and cyclist safety c) minimal impact on through traffic flow.
<p>R46A</p> <p>Vehicular access to Wright complies with both of the following:</p> <ol style="list-style-type: none"> a) not fewer than 1 access from Uriarra Road b) not fewer than 1 access from Cotter Road. 	<p>C46A</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R46B</p> <p>Vehicular access from the north south arterial to adjoining blocks is permitted only from service streets.</p> <p>This rule does not apply to the Stromlo Forestry Depot.</p>	<p>C46B</p> <p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 9: Stormwater	
Note: Desired planning outcomes relevant to this element are: (g), (h), (k), (l), (m) and (p).	
Rules	Criteria
<p>R47</p> <p>Stormwater treatment ponds and overland flow paths are provided as indicated on figure 4 and sections i, ii, iii, iv, v, vii, ix, x, xi and xii for the purpose of stormwater management.</p>	<p>C47</p> <p>Stormwater treatment measures are provided for the purpose of stormwater management to:</p> <ul style="list-style-type: none"> a) form a key visual and recreational feature b) provide landscaping to enhance local ecological features and provide recreational amenity such as public parkland with waterside promenades, picnic areas and playgrounds c) provide public access d) create linear park systems with pedestrian/cycle links.
<p>R48</p> <p>Molonglo surge protection line is provided in Coombs as indicated on figure 4. No leases (other than holding leases) are to be issued down-slope of this line until it is demonstrated that Scrivener Dam meets flood safety and operational requirements, based on the applicable Australian National Committee on Large Dams (ANCOLD) guidelines.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Part C – Buildings and structures

Note: Sections referred to in this part are shown on figure 4, and they are located by cross sections lines.

Note: Building heights referred to in this part exclude minor structures such as garbage enclosures, fences and the like.

Element 10: Residential density

Note: Desired planning outcomes relevant to this element are: (a), (b), (c) and (e).

Rules	Criteria
R49 In RZ4 and RZ5 zones in precincts B, E, G, I, M, N, P, Q and T, the minimum average residential density for these zones in each precinct is one dwelling for each 200m ² of site area (rounded to the nearest whole number).	This is a mandatory requirement. There is no applicable criterion.
R50 In CZ4 and CZ5 in precincts D, J, K and O, the minimum residential density on each block is one dwelling for each 150m ² of site area (rounded to the nearest whole number).	This is a mandatory requirement. There is no applicable criterion.
R51 In RZ1, the maximum <i>net residential density</i> is 20 dwellings/hectare.	This is a mandatory requirement. There is no applicable criterion.

Element 11: Residential buildings – RZ5

Note: Desired planning outcomes relevant to this element are: (a), (b), (c), (g) and (i).

Rules	Criteria
R52 Buildings in RZ5 (section vi) have minimum building height of 2 storeys, with a minimum of 3 storeys fronting the north-south arterial road.	This is a mandatory requirement. There is no applicable criterion.

Element 12: Local centre/mixed use node – CZ5/CZ4

Note: Desired planning outcomes relevant to this element are: (b) and (o).

Rules	Criteria
R53 Buildings in CZ5 at the junction of the north-south arterial road and the east-west collector road: a) address both the north-south arterial road and the east-west collector road b) have minimum building height of 3 storeys.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C54 Buildings in CZ5 at the junction of the north-south arterial road and east-west collector road, and fronting the collector road, are designed to be adaptable for commercial use.

R55 Buildings in CZ5 in precinct C on figure 2 and section xi have a maximum building height of 3 storeys.	This is a mandatory requirement. There is no applicable criterion.
R56 Buildings in CZ4 have the following characteristics: a) minimum building height of 3 storeys b) an external pedestrian plaza fronting the east-west collector road.	This is a mandatory requirement. There is no applicable criterion.
There is no applicable rule.	C57 Buildings in CZ4 are designed to be adaptable for commercial use.
Element 13: Community facilities	
Note: Desired planning outcomes relevant to this element are: (b) and (o).	
Rules	Criteria
R58 Buildings in CFZ specified in R6) and C6) in precinct F on figure 2 and figure 4 must provide for community use.	This is a mandatory requirement. There is no applicable criterion.
Element 14: Access to and from Uriarra Road	
Note: Desired planning outcomes relevant to this element are: (c), (d) and (n).	
Rules	Criteria
R59 No direct vehicular access is permitted to or from residential blocks abutting Uriarra Road.	This is a mandatory requirement. There is no applicable criterion.
Element 15: Multi-unit sites	
Note: Desired planning outcomes relevant to this element are: (b), (c), (e), (f) and (h).	
Rules	Criteria
There is no applicable rule.	C60 The common boundary between urban zones (other than single residential blocks) and PRZ1 and NUZ4 achieves the following: a) ease of access to urban open space corridors b) surveillance of urban open space corridors c) avoidance of rear boundary fencing d) ground floor dwelling address to urban open space where there is no edge street.

Element 16: Building envelopes – all zones	
Note: Desired planning outcomes relevant to this element are: (a) and (g).	
Rules	Criteria
16.1 Building envelope – Residential buildings with three storeys or fewer	
<p>R62</p> <p>This rule applies to single dwelling housing or multi unit housing with three storeys or fewer.</p> <p>Buildings are sited wholly within the building envelope formed by projecting planes over the subject <i>block</i> comprising lines projected at 45° to the horizontal from an infinite number of points on a line of infinite length 3.5m above each side and rear boundary, except for <i>northern boundaries</i> of adjoining <i>residential blocks</i>, which are dealt with by the next rule.</p> <p>Refer Figure A1.</p>	<p>C62</p> <p>Buildings achieve all of the following:</p> <p>a) consistency with the <i>desired character</i></p> <p>b) reasonable levels of privacy for <i>dwelling</i>s on adjoining <i>residential blocks</i> and their associated <i>private open space</i>.</p>
<p>R63</p> <p>Buildings are sited wholly within the building envelope formed by projecting planes over the subject <i>block</i> comprising lines projected at X° to the horizontal from an infinite number of points on a line of infinite length 1.8m above the <i>northern boundary</i> or boundaries of an adjoining <i>residential block</i>.</p> <p>X° is the apparent sun angle at noon on the winter solstice. For the purposes of this rule values for X are given in Table 1.</p> <p>Refer Figure A1.</p>	<p>This is a mandatory requirement. There is no applicable criterion</p>

Table 1 – Apparent sun angle (X) at noon on the winter solstice (21 June)

Aspect of <i>northern boundary</i> or <i>north facing window</i> (bearing of line drawn perpendicular to the boundary or window)	Angle (X)
North 0-9° East North 0-9° West	32°
North 10-19° East North 10-19° West	35°

North 20-29° East North 20-29° West	37°
North 30-39° East North 30-39° West	39°
North 40-50° East North 40-50° West	41°

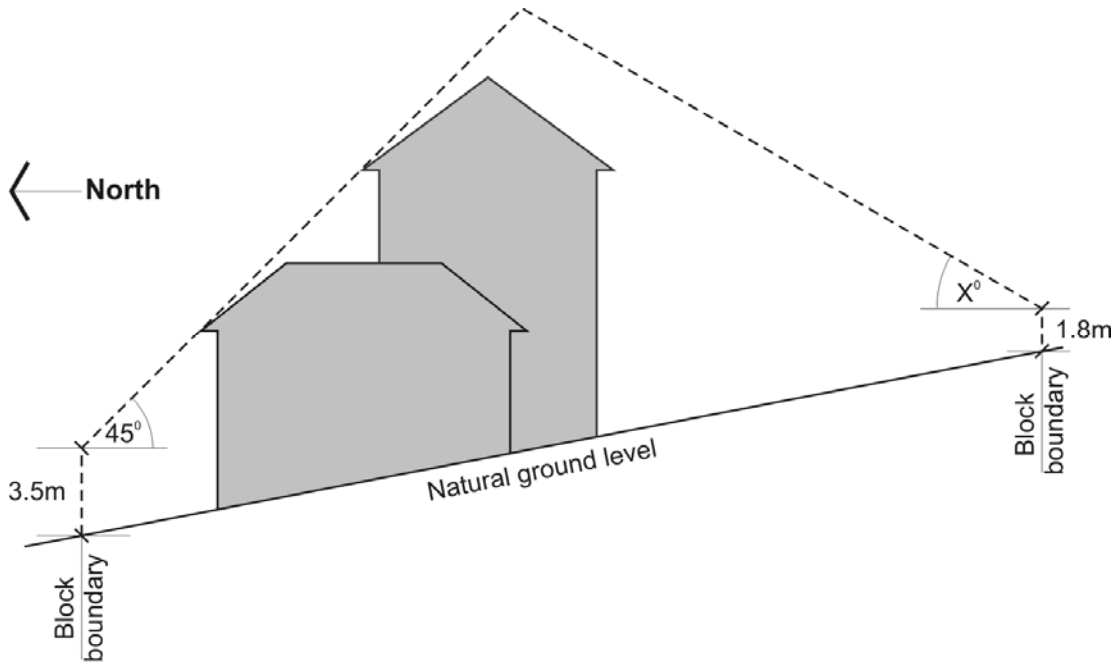


Figure A1 - Typical Building Envelope

Note: height of building and boundary setback provisions also apply

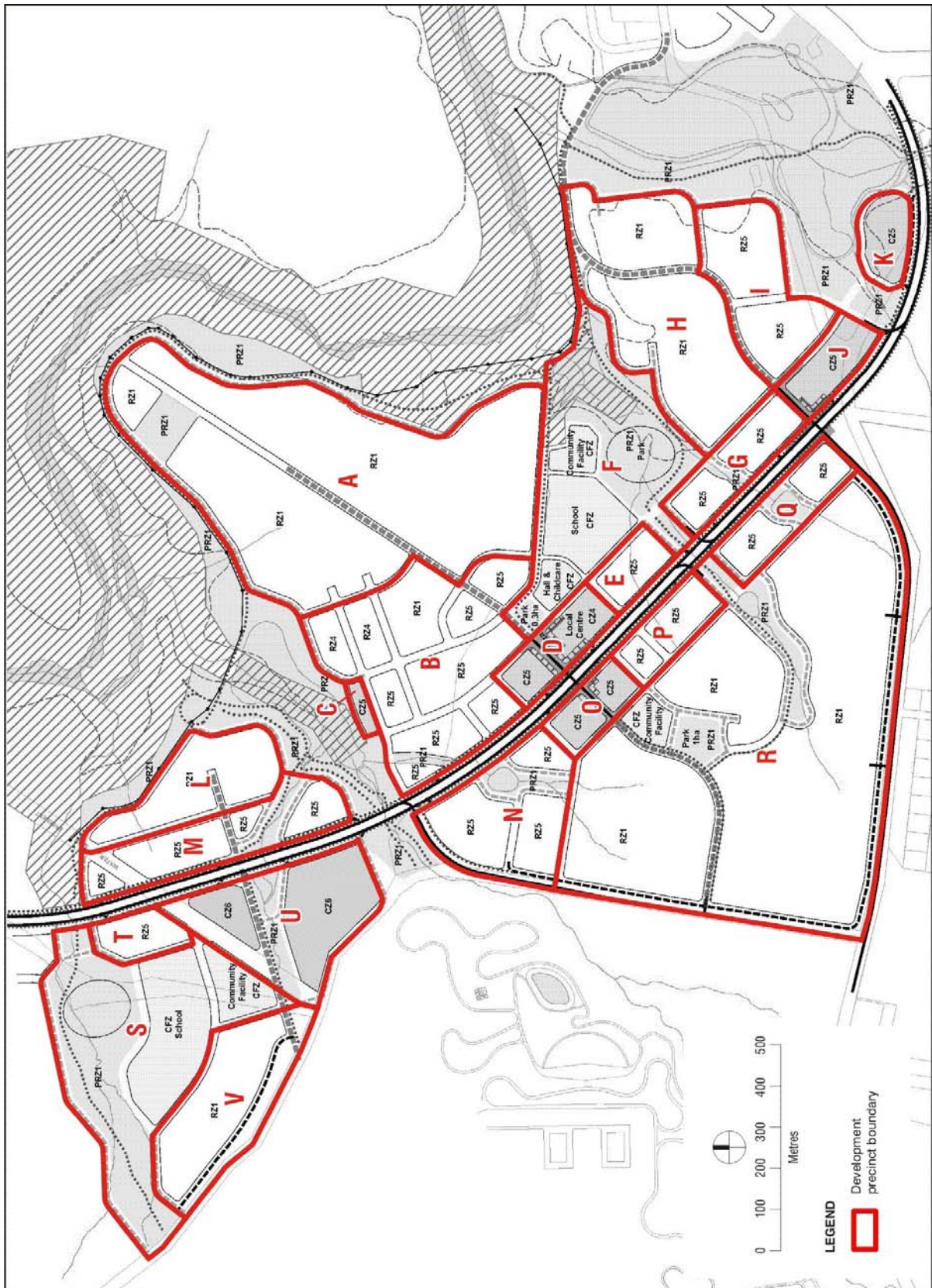


Figure 2: Development precincts

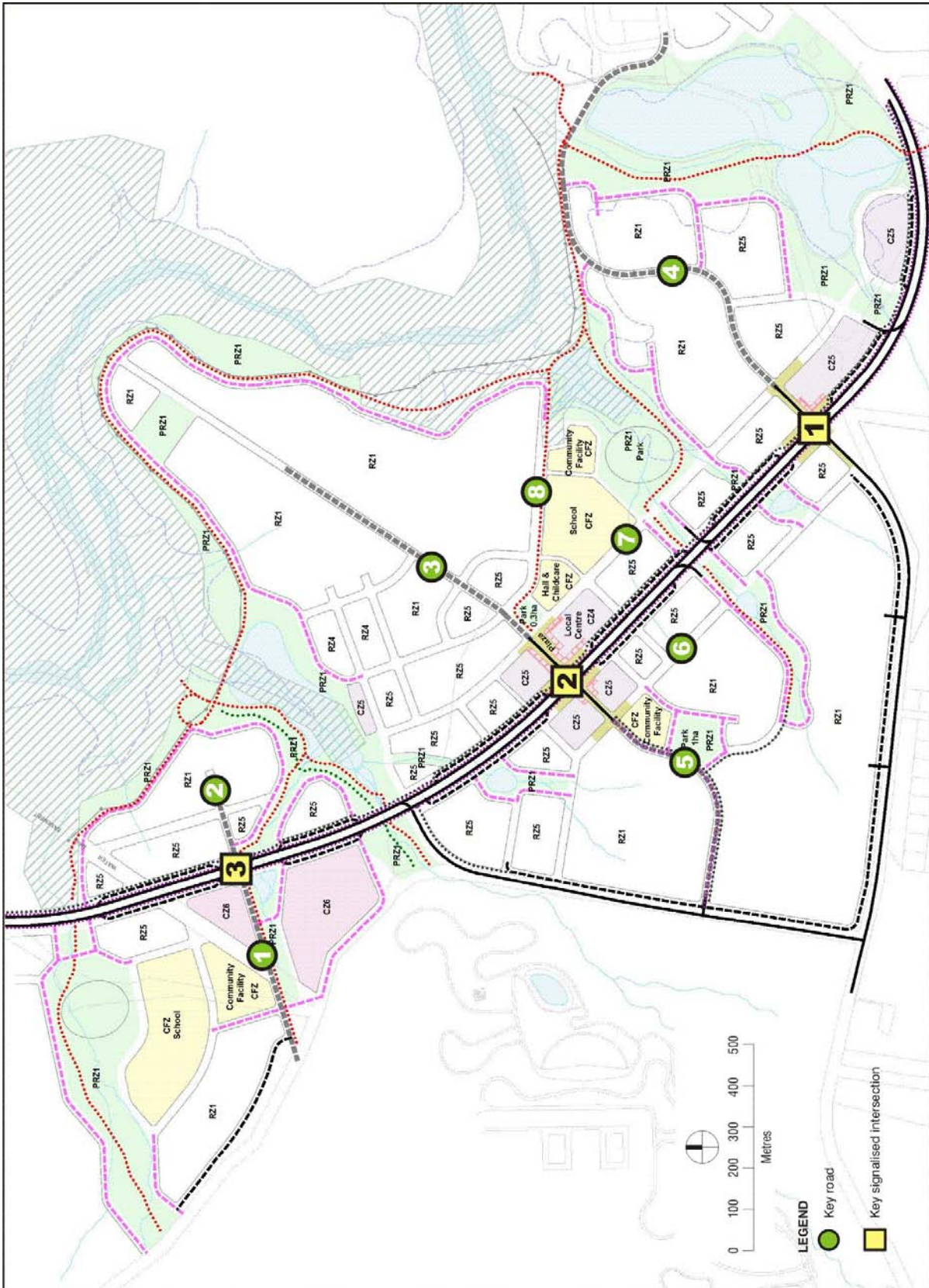


Figure 3: Key roads and signalised intersections

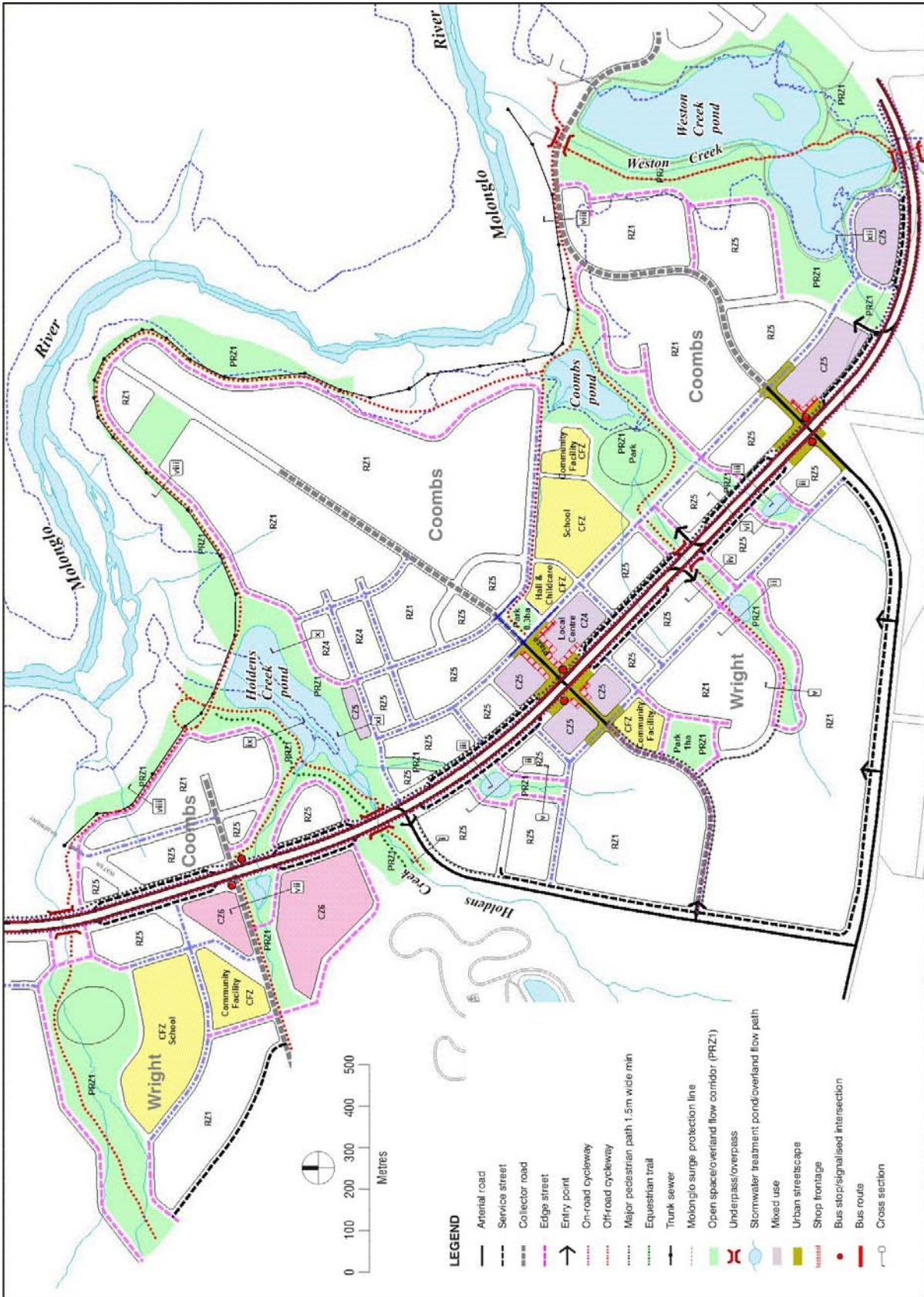


Figure 4: Concept plan

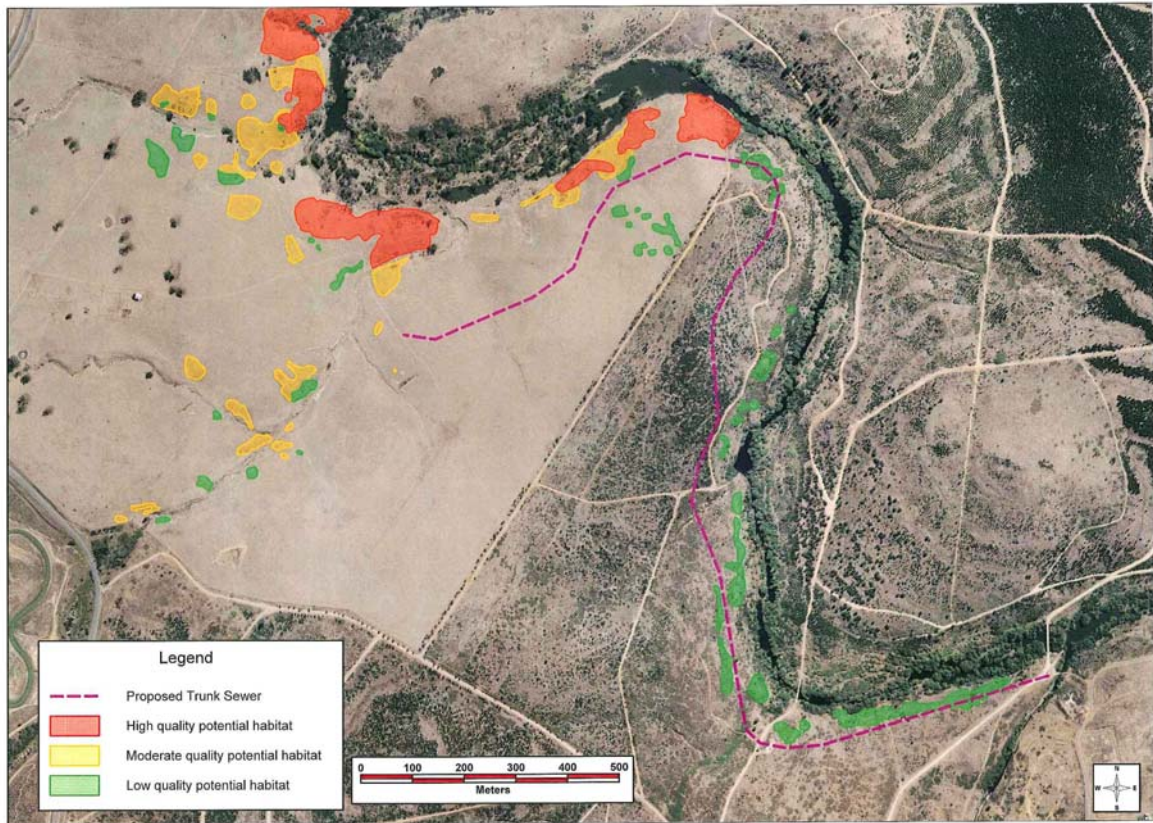
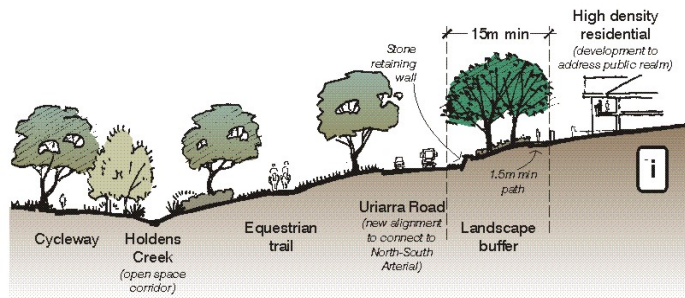
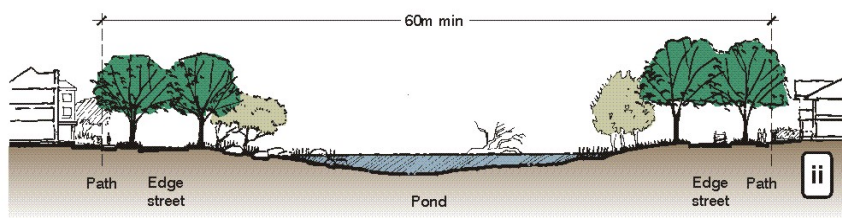


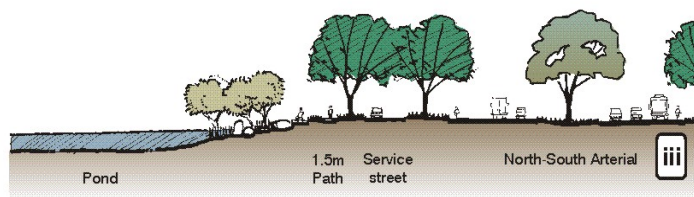
Figure 5: Areas of Pink-tailed worm lizard (*Aprasia parapulchella*) habitat



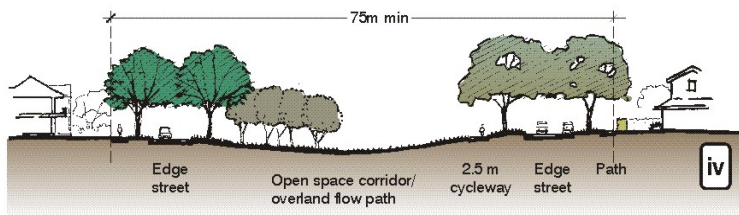
Uriarra Road between Holdens Creek and precinct N



Ponds in precinct N

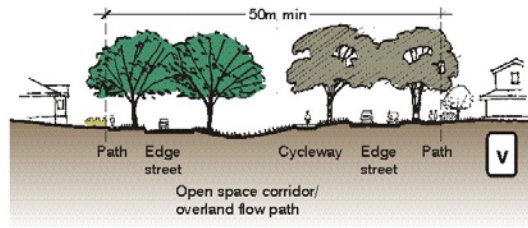


North-south arterial road, service street and pond in precinct N

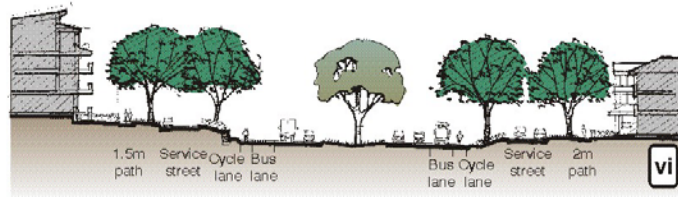


Open space corridor between precincts P and Q

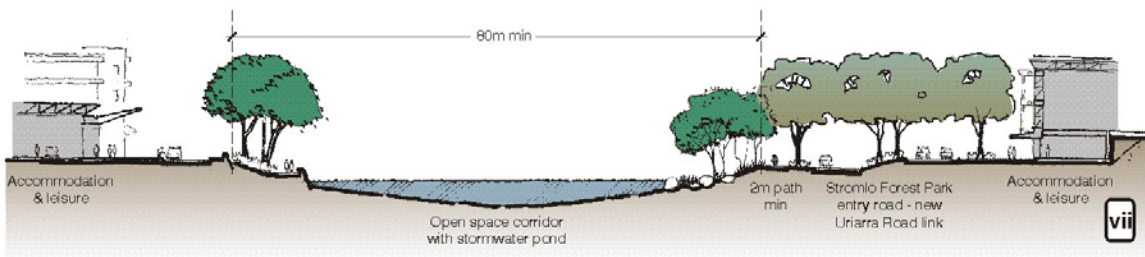
Sections i-iv



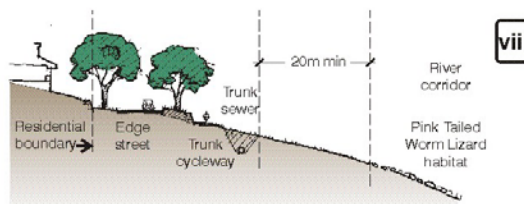
Open space corridor in precinct R



North-south arterial road - boulevard cross section

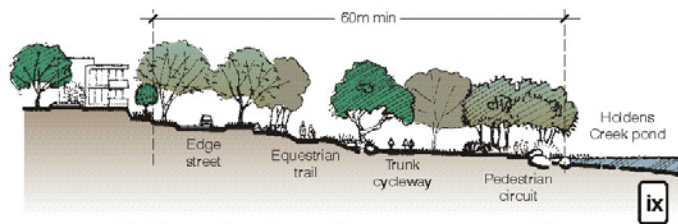


Stromlo Forest Park entry precinct

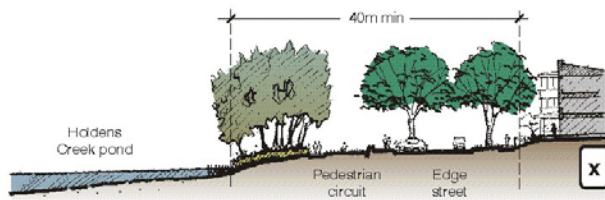


Molonglo River corridor

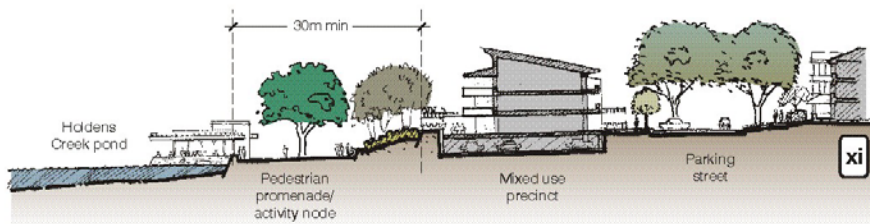
Sections v-viii



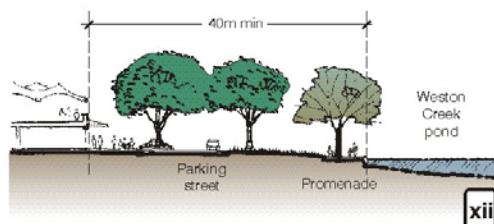
Holdens Creek pond open space corridor



Holdens Creek open space corridor



Holdens Creek pond open space corridor



Weston Creek pond mixed use precinct

Sections ix-xii