

Planning and Development (Plan Variation No 281) Notice 2008

Notifiable Instrument NI2008–352

made under the

Planning and Development Act 2007, section 76(3)

1 Name of instrument

This instrument is the *Planning and Development (Plan Variation No 281) Notice 2008*.

2 Plan Variation No 281

On 18 August 2008, the Minister for Planning approved the attached plan variation under s 76 (3).

Neil Savery
Delegate of the
Minister for Planning

21 August 2008

Variation to the Territory Plan No. 281

Molonglo and North Weston

August 2008

Plan variation returned to the Minister for approval
under s76(3)(a) of the *Planning and Development Act 2007*



Contents

FOREWORD	4
1. INTRODUCTION	5
1.1 Summary of the Proposal	5
1.2 This document	5
2. EXPLANATORY STATEMENT	6
2.1 Background	6
2.2 The National Capital Plan	6
2.3 Environmental assessment	7
2.4 Consultation on the exhibited draft variation	7
2.5 Revisions to the Draft Variation	7
3. VARIATION	10
3.1 Variation to the Territory Plan map	10
3.2 Variation to the Territory Plan Written Statement	11

Interpretation service

Appendix

- 1 Structure Plan - Molonglo and North Weston
- 2 North Weston Concept Plan
- 3 Coombs Concept Plan
- 4 Wright Concept Plan

FOREWORD

Aboriginal people have lived in the region now known as the Australian Capital Territory for tens of thousands of years. The European colonisation of Australia disrupted Aboriginal traditional land use and has constrained the association of Aboriginal people with land, to their detriment. The ACT and wider region is still occupied by descendants of the Aboriginal people who lived in this area and places of Aboriginal cultural heritage places provide tangible reminders of their traditional land use.

The ACT Planning and Land Authority acknowledges the relationship of Aboriginal people to the lands that are the subject of this variation to the Territory Plan, and the significance of the cultural heritage places to the Aboriginal and wider community.

1. INTRODUCTION

1.1 Summary of the Proposal

The purpose of this variation is to enable urban development in parts of the Molonglo Valley and North Weston through the introduction of urban zones and a structure plan for Molonglo and North Weston. It responds to the strategic direction provided by *The Canberra Spatial Plan* (2004) which identified the Molonglo Valley as the next major urban area, and to issues raised during public consultation on the draft variation and the concurrent amendment to the National Capital Plan (No. 63) in 2007. Under this variation Molonglo and North Weston is well placed to accommodate a significant part of the future population growth and change in Canberra over the next 30 years and beyond in a sustainable manner.

1.2 This document

This document contains the background papers in relation to the proposed variation. It comprises the following sections:

- **Section 1** - This introduction.
- **Section 2** - An **explanatory statement**, which gives reasons for the proposed variation and describes how the proposed zones and overlays have been allocated.
- **Section 3** - The **variation**, incorporating revisions made by the Planning and Land Authority in response to directions given by the Minister for Planning under section 76 of the *Planning and Development Act 2007*.

2. EXPLANATORY STATEMENT

2.1 Background

Under this variation urban development at Molonglo and North Weston will accommodate a significant part of the future population growth and change in Canberra over the next 30 years and beyond in a sustainable manner.

The *Structure Plan - Molonglo and North Weston* will provide the basis for more detailed planning including the preparation of concept plans (typically applying to whole suburbs) and estate development plans (detailing the subdivision layout within suburbs) for Molonglo and North Weston.

Note – the concept plans for North Weston, Coombs and Wright are included in this variation. These concept plans will become precinct codes under the provisions of the *Planning and Development Act 2007* (P&D Act).

2.2 The National Capital Plan

The National Capital Plan secures the Commonwealth's continuing interest in ensuring that Canberra and the Territory are planned and developed in accordance with their 'national significance' as set out in section 9 Australian Capital Territory (Planning & Land Management) Act 1998.

The National Capital Plan General Policy Plan identifies land use policies for the ACT. Within Molonglo and North Weston, land use policies include 'River Corridors', 'Hills, Ridges and Buffers', 'Rural Areas', and 'Broadacre'. Areas of land that have special characteristics of the National Capital are 'designated areas'. Designated areas currently apply to Mount Stromlo and its slopes (including land on the north eastern side of Uriarra Road) and to land on the western edge the Tuggeranong Parkway south of Glenloch Interchange.

The Territory Plan cannot be inconsistent with the National Capital Plan. An amendment is therefore required to the National Capital Plan before this variation to the Territory Plan can commence. The National Capital Authority is concurrently progressing an amendment to the National Capital Plan (No. 63) to allow urban development in the Molonglo Valley.

In accordance with section 10 of the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Plan defines the planning principles and policies for Canberra and the Territory, for giving effect to the object of the National Capital Plan and sets out the general policies to be implemented throughout the Territory, including the range and nature of permitted land uses. It also sets out the detailed conditions of planning, design and development for areas that have special significance to the National Capital known as designated areas and identifies special requirements for the development of some other areas.

2.3 Environmental assessment

Preliminary assessment of a draft variation to the Territory Plan (DV281) and major infrastructure associated with urban development at Molonglo and North Weston was released for public comment with the draft variation in 2007.

Following an evaluation of the document, the Environment Minister (as defined by the *Land (Planning and Environment) Act 1991*) has determined that no further assessment of the draft variation is required. A number of recommendations in the Minister's evaluation were made and have, as appropriate, been incorporated into Variation No.281. Further assessment will be required of the major items of infrastructure and any other proposal that triggers an environmental impact statement under the P&D Act (schedule 4).

2.4 Consultation on the exhibited draft variation

Draft Variation No. 281 was released for public comment on 31 August 2007 and duly notified. Written comments were invited until 26 November 2007.

A total of 158 written submissions were received. These are summarised in the *Report on Consultation* which is one of the documents submitted to the Minister for Planning under s69 of the P&D Act and made available for public inspection under s70 of the P&D Act.

2.5 Revisions to the Draft Variation

The following revisions were made to the draft variation as a result of ongoing consultation; the Standing Committee on Planning and Environment Report No. 36; ACT Government commitments; and to ensure consistency with the proposed changes to the National Capital Plan Draft Amendment No. 63.

Key revisions include:

Territory Plan written statement

- Provision to allow the continuing operation of the ACT Forestry Depot located on part Block 1179 Weston Creek District.
- The 'P6 Stromlo Forest Park' overlay is amended to include overnight camping area and tourist facility as additional development.

Territory Plan map

- Central Molonglo is removed from being identified as a future urban area in response to decisions made by the National Capital Authority, in relation to draft Amendment No.63; public comment and the recommendations of the Standing Committee on Planning and Environment Report No 36.

- Minor zone boundary adjustments in the area encompassing North Weston, Coombs and Wright to reflect community consultations; decisions made by the National Capital Authority in relation to draft Amendment No.63; and servicing constraints.
- An area of TZ2 – Services is added, north east of the Molonglo Group Centre, to the north of the Molonglo River, to permit the Molonglo Zone substation.
- Higher density land use zones provided along key transport routes and open space areas with higher amenity, in additional building heights are limited where they adjoin established residential areas.

Structure Plan Molonglo and North Weston

- New policies providing specifically for basic infrastructure including roads, sewerage, water, electricity, gas and telecommunications.
- Strengthened policies relating to required links between Stromlo Forest Park and Canberra International Arboretum and Gardens.
- The requirement for a Heritage Management Plan to be established for the Weetangera Cemetery when the development reaches this location.
- Higher density land use zones provided along key transport routes and open space areas with higher amenity, in additional building heights are limited where they adjoin established residential areas.
- Editorial changes to principles and policies to strengthen their intent.

North Weston Concept Plan

- The concept plan map is updated to reflect additional design and engineering assessment and public consultation.
- New policy that outlines the role of concept plans in setting standards that may depart from development codes.
- New policy that makes provision for the use of stormwater for irrigation purposes subject to relevant Territory legislation.
- New policy that ensures that buildings are designed to attenuate traffic noise where appropriate.
- New policy that requires the CIT arboretum to be considered before development proceeds on this land.
- Higher density land use zones are provided along key transport routes and open space areas with higher amenity; in addition building heights are limited where they adjoin established residential areas.
- Minimum and maximum building heights relating to residential and commercial zones along the arterial and higher amenity areas are specifically identified.
- Hills, Ridges and Buffers areas have been adjusted to maintain consistency with the proposed National Capital Plan draft Amendment No. 63
- Editorial changes to principles and policies to strengthen their intent.

Coombs Concept Plan

- The concept plan map is updated to reflect additional design and engineering assessment and public consultation inputs.
- New policy that outlines the role of concept plans in setting standards that may depart from development codes.
- New policy that ensures that buildings are designed to attenuate traffic noise where appropriate.
- New policy that makes provision for the use of stormwater for irrigation purposes subject to relevant Territory legislation.
- New policy relating to the relocation of the National Bicentennial Trail.
- Higher density land use zones are provided along key transport routes and open space areas with higher amenity.
- Minimum and maximum building heights relating to residential and commercial zones along the arterial and higher amenity areas are specifically identified.
- Editorial changes to principles and policies to strengthen their intent.

Wright Concept Plan

- The concept plan map is updated to reflect additional design and engineering assessment and public consultation inputs.
- New policy that outlines the role of concept plans in setting standards that may depart from development codes.
- New policy that ensures that buildings are designed to attenuate traffic noise where appropriate.
- New policy relating to the relocation of the National Bicentennial Trail.
- New policy relating to the provision of a Leisure and Accommodation Precinct for community facilities.
- New policy that makes provision for the use of stormwater for irrigation purposes subject to relevant Territory legislation.
- Higher density land use zones are provided along key transport routes and open space areas with higher amenity.
- Minimum and maximum building heights relating to residential and commercial zones along the arterial and higher amenity areas are specifically identified.
- Editorial changes to principles and policies to strengthen their intent.

3. VARIATION

3.1 Variation to the Territory Plan map

The Territory Plan map is varied by substituting the current map for the area subject to variation with the map at **Figure 3.1**.

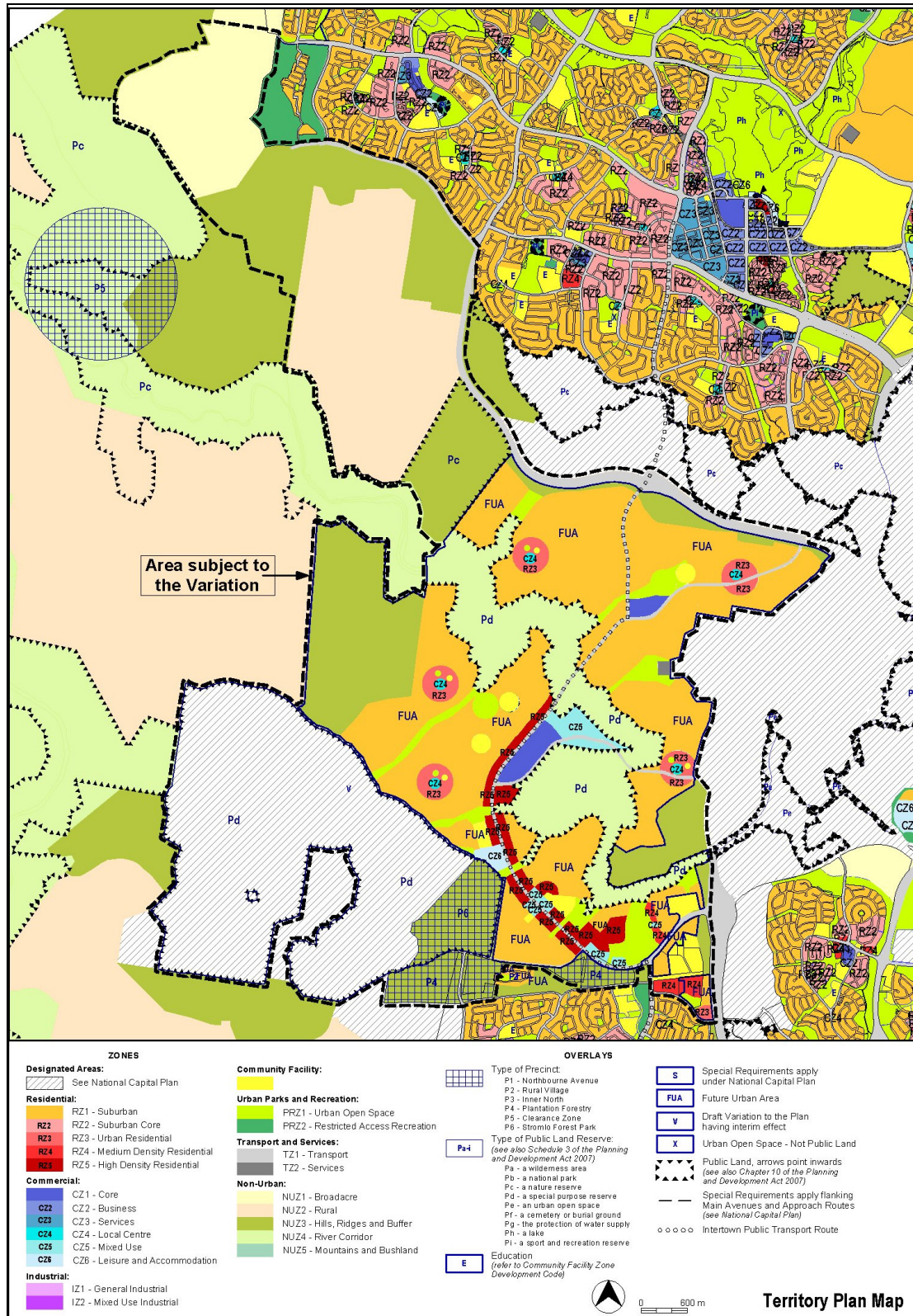


Figure 3.1 Territory Plan Map

3.2 Variation to the Territory Plan Written Statement

Territory Plan Written Statement is varied by:

- a. At Part 9.1 Non-Urban Zones insert the following item (P6 – Stromlo Forest Park) into the NUZ3 – Hills, Ridges and Buffer Zone Development Table, as shown below:

Specific areas have additional developments that may be approved subject to assessment. These areas and the additional developments are listed below		
Site Identifier	Additional Development	Code
P6 – Stromlo Forest Park Overlay	Overnight camping area	Non-Urban Zones Development Code
	Plantation forestry	
	Tourist facility	

- b. At Part 4.1 Commercial Zones - insert the following item (Part Block 1179 Weston Creek) into the CZ5 – Mixed Use Development Table, as shown below:

Specific areas have additional developments that may be approved subject to assessment. These areas and the additional developments are listed below		
Site Identifier	Additional Development	Code
Part Block 1179 Weston Creek	Municipal Depot	Non-Urban Zones Development Code

- c. At Part 12 Overlays and Clearance Zone Policies - 12.6 Precincts, after the section headed “Parkwood Egg Farm, Belconnen Landfill, Mugga Lane Landfill, Canberra Abattoir”, insert the following section:

“P6 – Stromlo Forest Park Precinct”

Land indicated on the Map enclosed by a blue border within which the code ‘P6’ appears the Stromlo Forest Park Precinct. This is a precinct for the purposes of the Territory Plan. The Non-urban zones development tables and the Non-urban Zones Development Code provide detail of the types of assessable development and the controls that apply to this area.”

- d. At Part 1 Structure Plans - Section 1.9 ‘Gungahlin – Suburb of Crace’ insert a new section:

‘Section 1.10 – Molonglo and North Weston’ as shown at **Appendix 1** of this Variation.

- e. At Part 2 Concept Plans - Section 2.9 ‘Moncrieff’ insert three (3) new sections:

'Section 2.10 – North Weston', 'Section 2.11 – Coombs' and 'Section 2.12 – Wright' as shown at ***Appendix 2, 3 and 4*** respectively of this Variation.

Interpretation service

ENGLISH	If you need interpreting help, telephone:
ARABIC	إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjnuna t'interpretu, ċempel:
PERSIAN	اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacımız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, seven days a week

Structure Plan

Molonglo and North Weston

1. INTRODUCTION

This structure plan sets out the principles and policies that apply to the Molonglo and North Weston future urban area in accordance with section 91 of the *Planning and Development Act 2007*.

Concept plans may be prepared for all or part of the area subject to this structure plan.

2. APPLICATION

This structure plan applies to the area edged heavy black in **Figure 1**, but only to future urban areas. Land that ceases to be part of the future urban area through the application of s96 of the *Planning and Development Act 2007* ceases to be affected by this structure plan.

3. PROHIBITED DEVELOPMENT

For the purposes of s136(2) of the *Planning and Development Act 2007*, development by an entity is not prohibited provided that the land on which the development is proposed was transferred to the entity by a Territory authority for the purpose of land development.

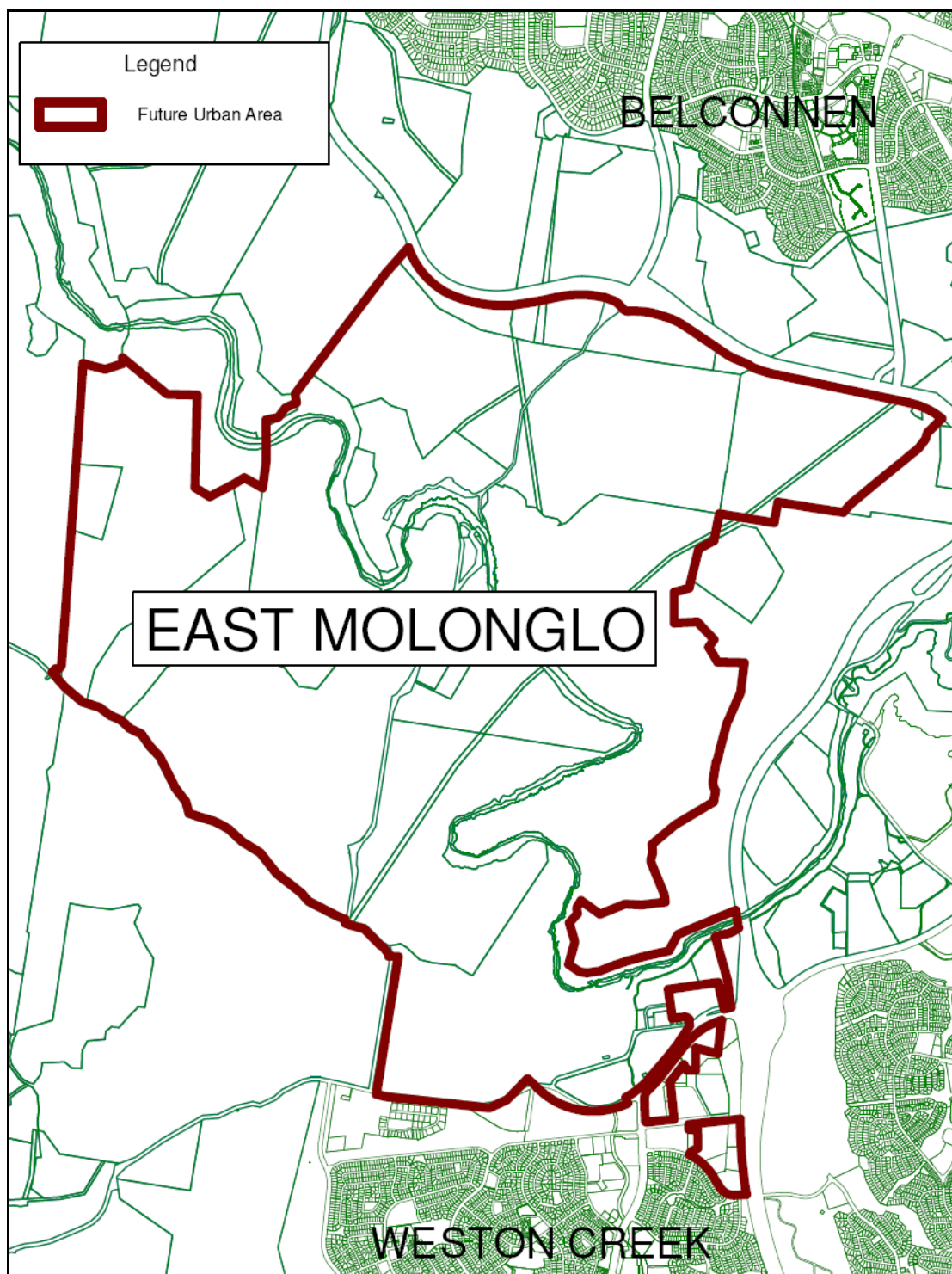


Figure 1 - Future Urban Area at the commencement of the Molonglo and North Weston Structure Plan

4. PRINCIPLES FOR THE DEVELOPMENT OF MOLONGLO AND NORTH WESTON FUTURE URBAN AREA

4.1 Sustainable development principles

1. The development will accord with the principles for sustainable development contained in the Statement of Strategic Directions.

4.2 Social principles

2. Provision will be made for a range of housing types, densities and affordability, to meet changes in household and community needs and encourage the formation of a diverse community.
3. Higher density development will be encouraged within and near major centres, and in other suitable locations well served by public transport, maximising accessibility to services, facilities and employment.
4. Opportunities will be provided for aged persons housing and adaptable and special needs housing within or adjacent to centres and close to public transport.
5. Community facility sites will be located close to public transport and generally in places where, for reasons of safety, people already have a cause to congregate, particularly at shopping centres and schools.
6. Neighbourhoods will be planned to encourage walking and reduce vehicle dependence, with a legible and permeable hierarchy of roads, conveniently located commercial and community facilities, a network of open spaces, an on and off-road system for pedestrians and cyclists where appropriate, and provision for accessible public transport.
7. The location, design and siting of development will promote community vitality and safety, and equality of access (access for people with a disability).
8. Landscape features and community facilities are to be incorporated in the urban design layout at neighbourhoods to create a sense of place and community identity.
9. Development is to meet the requirements of relevant Government affordable housing policies or strategies.

4.3 Economic principles

10. Infrastructure and services will be provided and managed in a cost effective manner taking into account whole-of-life and whole-of-systems costs.
11. Higher density development will be generally located near areas of higher amenity and public transport routes.

12. Commercial and retail activities will be concentrated in centres and other planned nodes well served by public transport to ensure an efficient pattern of development and high levels of accessibility. Opportunities for home business will be provided.
13. The group and local centres will be located on major roads and will have good pedestrian and vehicular access.
14. Centres are to be designed as mixed-use places and supported by residential development, with flexibility to evolve to meet changing community needs over time, within or surrounding the centre.

4.4 Environmental principles

15. The landscape setting and values of Molonglo and North Weston will be recognised and incorporated into the urban design of the area. Boundary hills and significant internal ridges within the urban fabric will be excluded from inappropriate development.
16. Exceptional trees, significant trees and tree stands will be retained and integrated into the urban fabric through the design of parks, streets and other areas, wherever possible.
17. Water sensitive urban design principles will be adopted at all levels of the development (block, neighbourhood, catchment) to minimise potable water consumption and manage water quality in the Molonglo River and its receiving waters.
18. Subdivision design will facilitate energy efficient housing consistent with current best practice and evolving approaches.
19. Aboriginal and European heritage places will be recognised and significant sites conserved in public open space.
20. Bushfire risk assessments and management plans will be prepared consistent with relevant Government guidelines for bushfire mitigation.
21. Critical natural habitats and connectivity will be protected (i.e.: Kama property on the southern side of William Hovell Drive).
22. Upward light spill will be minimised in East Molonglo in recognition of its proximity to the Mount Stromlo Observatory.

4.5 Landscape and open space principles

23. Development will be planned to respond to the topography of the area by minimising cut and fill, responding to key features (eg: views, vistas, ridges and drainage lines) and minimising the visual impacts of development.
24. Appropriate buffer areas will be provided in areas situated adjacent to existing development and existing major roads.

25. The river corridor is recognised as an important natural asset to the ACT and region. It will be planned as an integral part of the National Capital Open Space System by providing for continuity of recreation use with surrounding open space and the Murrumbidgee River corridor.
26. The environmental quality, landscape setting, natural and cultural values of the river corridor will be reinforced by the provision of an open space corridor on each side of the Molonglo River.
27. Provision will be made along the river corridor for a balanced range of recreational activities appropriate to the characteristics of the river and adjacent land, and in a manner that reinforces and protects the natural and cultural values of the river corridor.
28. Open space will be provided as an integrated hierarchical system which provides for a diversity of sport and recreation activities, contributes to the legibility and character of urban development and assists in the effective management of stormwater.
29. Playing fields will be provided in central locations, typically co-located with schools to optimise access and usage.
30. Provision will be made for open space links between Stromlo Forest Park, Molonglo River corridor and the Canberra International Arboretum and Gardens suitable for equestrian, cycling and pedestrian use.

4.6 Urban design principles

31. Subdivision design and road layout will maximise access to 'special places' to enhance the character of Molonglo and North Weston and contribute to a 'sense of place'. Special places include Stromlo Forest Park, the Canberra International Arboretum and Gardens, the group and local centre, neighbourhood activity nodes, active and passive open spaces, riparian (creek and drainage) corridors, riverside parks and other open space corridors.
32. Subdivision and detailed planning will provide for quality design outcomes within residential areas, centres and activity nodes, along principal approach routes and in the interface between public and private spaces (including shared spaces and spaces around buildings).
33. Subdivision and detailed planning will maximise solar access, while responding to topographic and planning constraints.
34. Road and other transport links will provide for high levels of accessibility to areas within Molonglo and North Weston and to surrounding areas. This will be achieved partly through links to the existing arterial road network through, and surrounding, the development.

4.7 Transport principles

35. Current and projected traffic flows in adjacent arterial roads will be considered in the design of the road network for Molonglo and North Weston.

5. POLICIES FOR THE DEVELOPMENT OF THE MOLONGLO AND NORTH WESTON FUTURE URBAN AREA

5.1 General

36. Urban development will be generally in accordance with the zones applying to the future urban area shown on the Territory Plan map.

Notes:

1. The future urban area will diminish as development proceeds. Land that ceases to be part of the future urban area through the application of s96 of the *Planning and Development Act 2007*, ceases to be affected by this structure plan.
 2. The nature and extent of zones under the Territory Plan are confirmed after land ceases to be part of the future urban area.
37. The local neighbourhood is to be generally based on a walkable radius of around 400 metres from an activity node such as a park, bus stop, shops, community facility or school.

5.2 Concept plans

38. Concept plans (which are deemed to be precinct codes under the *Planning and Development Act 2007*) may be prepared where departures from the relevant development codes are proposed. Such matters as higher development densities, increased building heights, and contemporary best practice for energy efficiency, water efficiency and solar access, could be included.

5.3 Environment protection

39. Development is to be generally contained to the west of the ridge that separates Molonglo and North Weston from the Tuggeranong Parkway and Lake Burley Griffin to ensure that it does not visually adversely impact Central National Area (i.e. central Canberra as identified by the National Capital Plan)
40. Important hills and ridgelines which form the skyline of the Central National Area are to be generally excluded from development. These include the east side of the main ridgeline to the west of Tuggeranong Parkway (generally from Dairy Farmers Hill to the Molonglo River).

41. Major roads will be located on less steep land. Where appropriate, the width of the road reservation is to allow for the retention or establishment of large trees to visually reinforce the major route as seen from distant vantage points.
42. Leading practice bushfire risk management is to be implemented in all stages of planning (including concept plans and/or estate development plans) in accordance with the Territory's Strategic Bushfire Management Plan.
43. The staging of development is to be undertaken in a manner that minimises bushfire risk to residents and accords with bushfire mitigation measures.
44. Areas with high conservation value will be protected from development where possible, and the impact of adjacent urban development minimised through suitable mechanisms including the provision of appropriate buffers.
45. A wildlife corridor with associated high value woodlands and grasslands will be provided from the Belconnen Hills to the slopes of Mount Stromlo generally through the 'Kama' property (Blocks 1419 and 1020 District of Belconnen) and Spring Valley Farm (Blocks 402 and 404 District of Stromlo).
46. Buffers for bushfire protection, and to manage urban edge-effects, are to be provided between the identified 'Kama Nature Reserve' and urban development to the east, pending further assessment. The extent of any buffer is to be clearly identified in the relevant future concept plans. Any buffer implemented is to be located outside the boundaries of 'Kama' (Block 1419 District of Belconnen).
47. The lower Molonglo River gorge and Murrumbidgee River corridor are to be managed to protect bird habitats, and high value woodlands and grasslands.
48. In subdivision design, larger lots will generally be situated on steeper/ constrained land to appropriately respond to the topography and minimise cut and fill and maximise tree retention.
49. Upward light spill from East Molonglo will be minimised by:
 - (a) planting dense evergreen trees between the Mount Stromlo Observatory and urban areas
 - (b) minimising reflective ground surfaces
 - (c) applying the relevant Australian Standards such as AS/NZS 1158 (Road Lighting), AS 4282 (Obtrusive Effects of Outdoor Lighting), and AS 2560 (Sports Lighting)
 - (d) applying light-sensitive practices to sportsgrounds including the use of cut-off lighting and limiting hours of operation
 - (e) minimising light spill from outdoor lighting systems, including advertising structures

50. Contamination and heritage assessments must be undertaken for new suburbs prior to, or during, the concept planning stage. If the concept plans have already been prepared (such as in the case of Coombs, Wright and North Weston), such studies will be undertaken concurrently with the estate development plan stage.
51. A Heritage Management Plan must be undertaken for the Weetangera Cemetery prior to the development front reaching this area.

5.4 Residential

52. Zones will be allocated in a variation to the Territory Plan under s96 of the *Planning and Development Act 2007* in accordance with the following principles:
 - (a) Suburban scale housing is to be the dominant housing type.
 - (b) Small-scale community and commercial uses may be allowed within residential areas, outside of local centres, in order to meet local needs (eg. child care centres, health facility, community activity centre).
 - (c) Medium density housing, which may include a higher built form is to be located on land near major transport routes, commercial centres, at activity nodes, and in locations with higher amenity such as near the proposed pond on Weston Creek, adjacent to the Molonglo River Corridor, and other substantial public open spaces.
 - (d) Residential mixed use (ie. residential and commercial or residential and community facilities) to be located near the major and minor group centres, and in areas with high amenity.
53. Precinct codes will be assessed by the Authority against any relevant Government affordable housing policies or strategies.
54. Noise abatement measures will be incorporated into the design of residential buildings along major roads and adjacent to other substantial noise sources, where appropriate.
55. Opportunities for special dwellings and supportive housing are to be provided.
56. Appropriate landscape buffers will be provided to screen urban development adjacent to the Tuggeranong Parkway and sections of Cotter Road, Uriarra Road, and William Hovell Drive.

5.5 Broadacre

57. Broadacre land use zone applies to West Molonglo.

5.6 Commercial

- 58. Residential development up to 6 storeys is permitted at commercial centres.

5.7 Open space and recreation

- 59. The provision of open space for active recreation will generally accord with the relevant Territory guidelines.
- 60. Strong recreational links are to be facilitated in Molonglo and North Weston from Lake Burley Griffin to the Molonglo River, and between Stromlo Forest Park and the Canberra International Arboretum and Gardens.
- 61. Playing fields, ovals and district parks will, where possible, be located on flatter land, accessible to movement systems, and possibly co-located with schools. They will be edged by a local street and provide parking where practicable on edge streets to avoid large surface car parks.
- 62. Land with suitable topographic characteristics is to be reserved for 2 district level playing fields in East Molonglo: one on the southern side of the river preferably adjacent to land set aside for a government high school, and another on the northern side.
- 63. Land with suitable topographic characteristics adjacent to nominated school sites is to be reserved for neighbourhood playing fields, except where district playing fields are already identified adjacent to the school sites.
- 64. Opportunities are to be explored at the concept plan stage for restricted access recreation sites eg. enclosed ovals and special use sporting clubs.
- 65. Local parks will be located generally within 200m of all residents. Local parks will incorporate remnant tree stands where possible, and will generally be edged by streets, not back or side fences.
- 66. Major passive open space areas are to be provided in conjunction with significant drainage lines, lake side reserves, together with prominent hills including Misery Hill and the smaller hill to its south east, and will generally be edged by streets, not back or side fences.
- 67. That part of the National Bicentennial Trail between Uriarra Road in the west to the concrete causeway over the Molonglo River in the east will be replaced by a suitably located mixed use off-road trail, linking Stromlo Forest Park and the Canberra International Arboretum and Gardens.

68. Bridle trails are to be incorporated into the development where required. Where provided, mixed use trails will link to existing equestrian facilities including the National Bicentennial Trail, the Pegasus Disabled Riding School, Forest Park Riding School, the public Equestrian Park in Yarralumla, pony clubs and agistment facilities. The trails will also connect to recreation trails in Canberra International Arboretum and Gardens and Stromlo Forest Park.

5.8 Community facilities

69. Where appropriate, group and local centres and activity nodes are to provide sites for community facilities.
70. Sites will be allocated for at least five government schools. They will be sited on land with suitable topography, in locations that minimise the length of trips to and from school.
71. Other community facilities sites, including sites for non-government schools, community centres and the like may be allocated within or adjacent to residential land.

5.9 Stormwater management

72. A stormwater management strategy will be adopted to control stormwater runoff from the Molonglo and North Weston urban development. This strategy will also seek to improve the water quality of Woden and Weston Creek where possible.
73. A pond on Weston Creek (located between the Cotter Road and the Molonglo River) is to be provided within the urban open space zone. The pond will treat stormwater runoff from the existing Weston Creek district (including North Weston) and a small part of the Molonglo urban development.
74. The Weston Creek pond will be suitably landscaped to provide a high amenity and passive recreation feature.

5.10 Traffic management

75. The north-south Molonglo arterial is to connect Coulter Drive and/or Bindubi Street in the north and to Cotter Road in the south. The road will also form part of a major public transport route for the city.
76. An east-west arterial road is to connect the Molonglo arterial road at the proposed group centre to the Tuggeranong Parkway.
77. An interconnected (generally grid-based) street system is to be provided which facilitates a choice of routes and legible way-finding.
78. The road network is to be appropriately landscaped, consistent with its function and character.

79. The north-south and east-west arterials are to be generally designed as urban boulevards, with service streets and address frontages. Regular cross-streets are to be provided, consistent with traffic safety and efficiency, to minimise the effect of the arterials as a barriers between neighbourhoods.

5.11 Transport

80. Shared paths (bicycle/pedestrian) will provide access to key features within Molonglo and North Weston including the river corridor, group centre and small group centre, local centres, Stromlo Forest Park and the Canberra International Arboretum and Gardens, generally in accordance with **Figure 2**. The paths will also connect to existing shared paths that link Molonglo with the City and the districts of Belconnen, Weston Creek and Woden Valley.

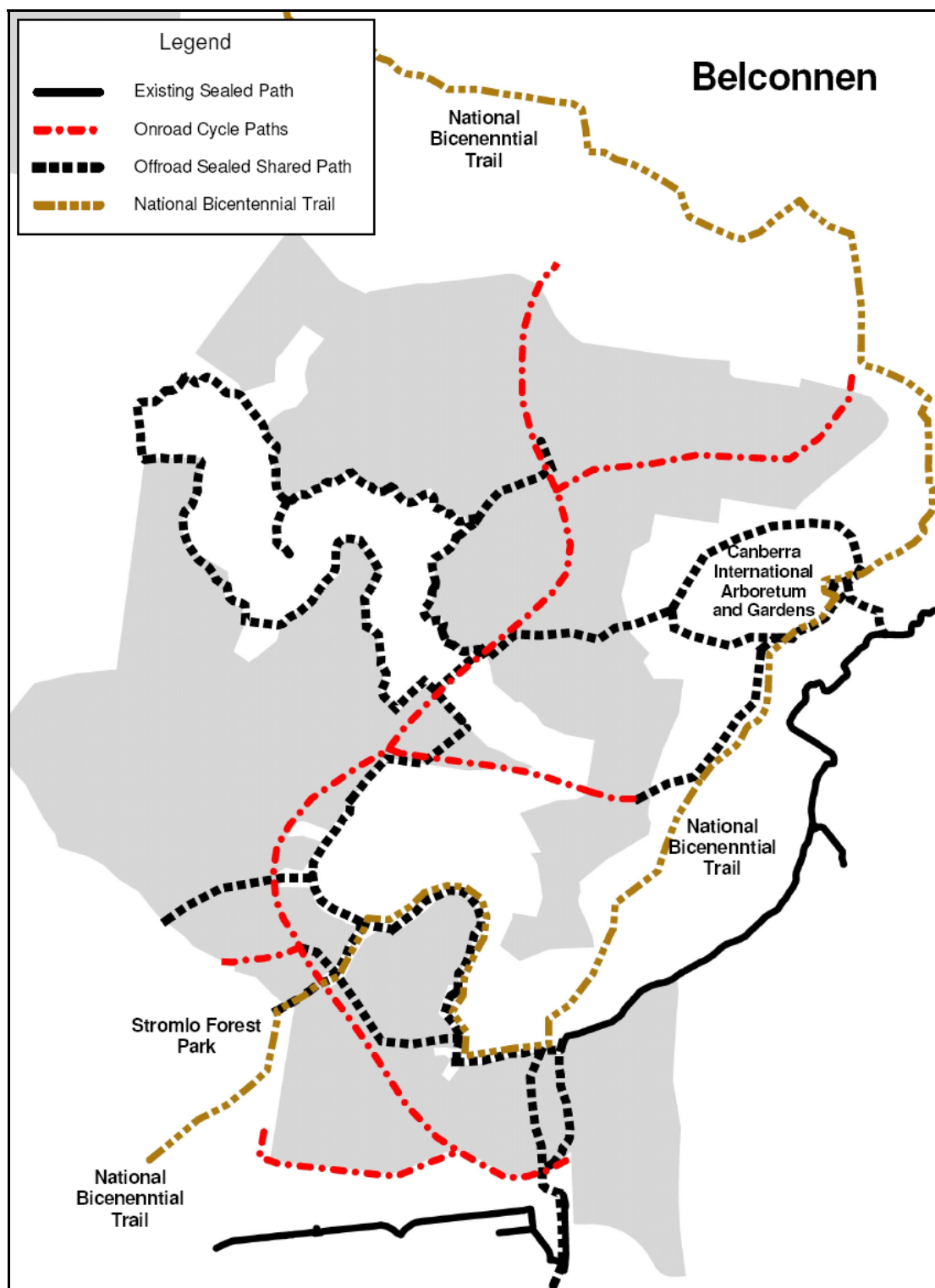


Figure 2 – Indicative trunk shared paths (including National Bicentennial Trail) and on-road cycling routes.

81. The road layout is to be designed to expand the inter-town bus network by creating an orbital system which uses the north-south arterial to link to surrounding districts (eg. Belconnen, Weston Creek, Woden Valley and the City).
82. The Intertown Public Transport (IPT) route will be investigated further to possibly connect to Bindubi Street to the north, and to Adelaide Avenue via Cotter Road to the south.
83. At least two road crossings of the Molonglo River are to be provided, one for the north-south arterial road and the other for the east-west arterial road.

5.12 Commercial centres

84. A large group centre is to be located on elevated land at the junction of the north-south and east-west arterial roads.
85. The large group centre will be a major focus for commercial and community activity, accommodating supermarkets, discount department stores, and a range of other commercial, business services and community facilities. Opportunities for higher density housing will be provided adjacent to, and possibly within, the large group centre.
86. The large group centre may include employment generating development such as office development.
87. A small group centre is to be located beside the north-south arterial road to the north of the Molonglo River. Opportunities for higher density housing will be provided adjacent to, and possibly within, the small group centre.
88. Commercial uses, generally of a non-retail nature, may be located within the CZ5 zone to the north east of the group centre, at the edge of the Molonglo River corridor. These uses may be associated with river corridor activities and/or residential development.
89. Local centres providing for convenience shopping are to be located throughout the development area at key focal points having good pedestrian and vehicular access. Local centres will be located generally in accordance with the Territory Plan map.
90. The siting and design of development within the commercial centres is to comply with the following urban design guidelines:
 - (a) building forms, colours and materials will provide human scale, harmony and variety.
 - (b) architectural emphasis will be given to corner buildings and focal points to provide interest and variety.
 - (c) visible frontages, including side or return elevations, will be designed as part of the main building elevation eg: by providing entrances to activities within the buildings.

- (d) blank facades or open structure car parks on main pedestrian movement routes are not permitted.
- (e) primary and public entrances to buildings will be provided from street frontages or main pedestrian areas or routes.
- (f) street facades will be articulated with elements such as awnings, balconies, emphasised entrances, verandas, loggias, colonnades and like elements.

5.13 Tourist and Recreation Facilities

- 91. Consideration will be given to an appropriate site or sites for tourist accommodation and other related activities within Wright, taking account of the proximity to key attractions including Stromlo Forest Park, the Canberra International Arboretum and gardens, the National Zoo and Aquarium, Lake Burley Griffin and the Central National Area (as defined under the National Capital Plan).

5.14 Emergency Services Facilities

- 92. Facilities to be provided as required.

5.15 Infrastructure

- 93. Provision will be made for the construction of items of infrastructure including, but not limited to roads, sewerage (including pumping stations), town water reticulation (including pumping stations and reservoirs), electricity reticulation (including zone substations and switching stations), gas reticulation, and telecommunications.

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 Streeton 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

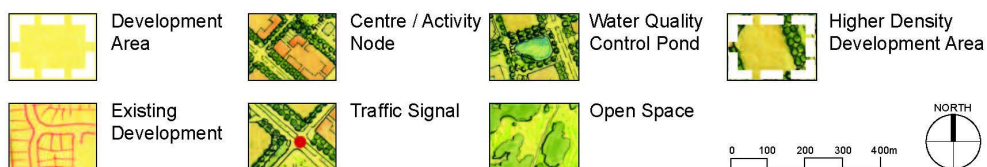
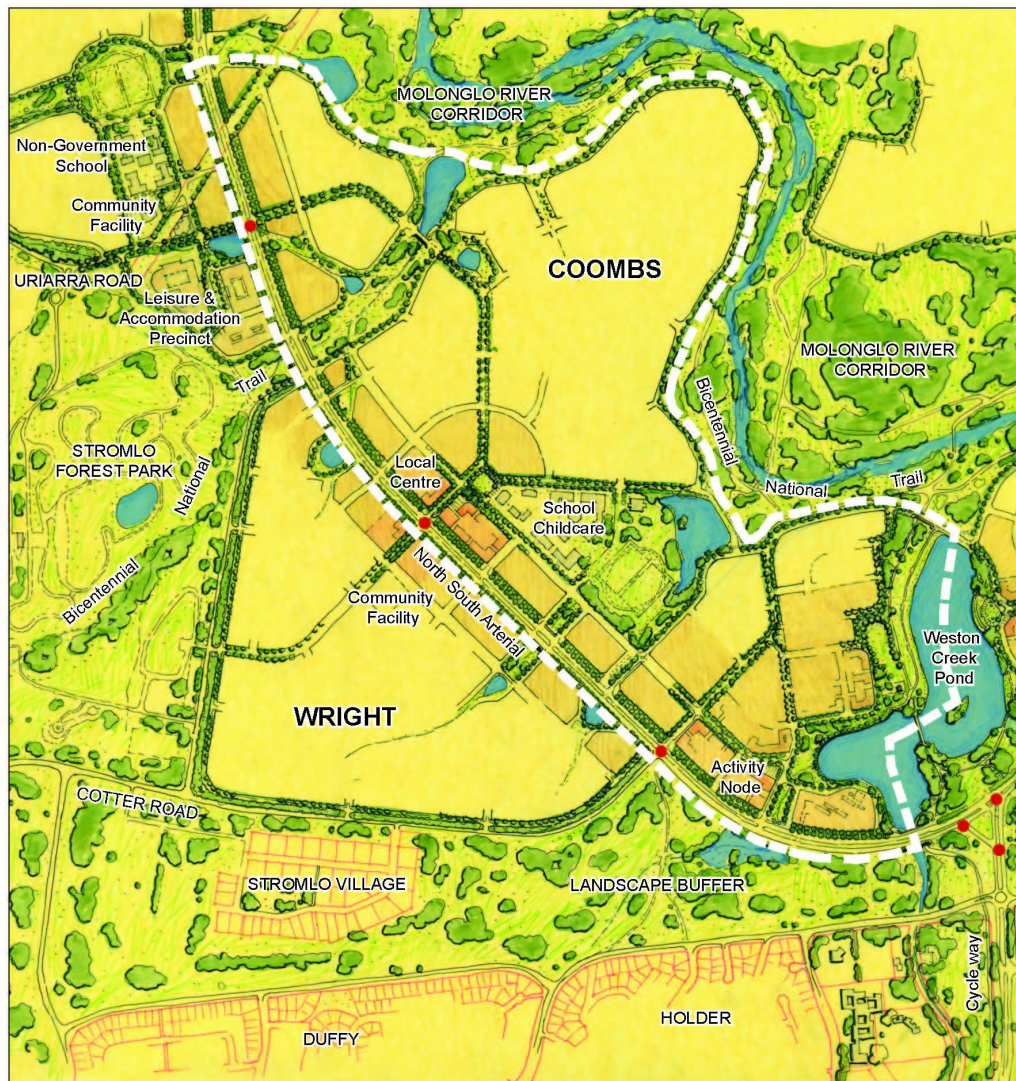
32. Prior to any development taking place, the CIT Arboretum and associated gardens will be subject to a landscape assessment and tree assessment to refine the open space boundaries.

Coombs Concept Plan

Introduction

Coombs is located on the eastern side of the north-south arterial, between the arterial road and the Molonglo River. The suburb is fringed on its northern and eastern edges by open space associated with the Molonglo River Corridor. A local centre and primary school is centrally located to provide convenient access for residents from both Coombs and the adjoining neighbourhood of Wright, and from the adjoining north-south arterial.

In the south-east of the suburb a major stormwater pond will separate Coombs and North Weston, providing a high quality parkland and recreation setting for surrounding development. An opportunity exists for some mixed use development to occur, benefiting from the high amenity of the locality overlooking the pond and parklands, and accessibility from the transport corridor.



Map 1 – Coombs 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 be planned to maximise appreciation of natural and man-made features of the area including views to Black Mountain and the Brindabella Range, access to the Molonglo River and the proposed Weston Creek Pond.
3. Development in Coombs 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 the Weston Creek Pond edge, activity nodes, 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. Water sensitive urban design principles are to be applied throughout the development.
9. Ponds within the suburb are to be designed as features within a connected open space network, generally lined by edge streets and shared paths, with continuous public access, and landscaped in keeping with the local ecology.
10. 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 form a key visual and recreational feature, landscaped as public parkland, with waterside promenades, picnic areas, playgrounds and cycle path connections.
11. Provision may be made for the use of stormwater for irrigation purposes subject to relevant Territory legislation.

2.2 Streets

12. An interconnected street network is to be provided which maximises access throughout the precinct and solar orientation where practical.
13. The higher order street network will generally be in accordance with **Map 1.**
14. 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.
15. Public transport connections will be provided across the north of the Weston Creek Pond wall, through North Weston and connecting to Cotter Road.
16. 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.
17. 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.
18. A collector road, minimum 24 metres wide and suitable for buses, is to connect the activity node located adjacent to the intersection of Cotter Road and the north-south arterial, with the proposed collector road from North Weston crossing the Weston Creek Pond embankment. This road is to be lined with large street trees to form a strong landscape horizon along the ridge line and provide legibility to the hierarchy of streets.
19. A local distributor road is to cross the open space spine and proposed stormwater pond to the north-west of the suburb at the location shown, and to have an underpass suitable for equestrian access (for the Bicentennial National Trail).
20. 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.
21. Where traffic noise is likely to affect residential development, appropriate noise attenuation measures are to be incorporated into the design of buildings.

2.3 Territory Plan zoning

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

2.4 Residential and commercial development

23. 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.
24. Development within the CZ5 zone is to be a minimum of three (3) storeys and a maximum of six (6) storeys. Where adjacent to standard residential, development is to be three (3) storeys.
25. A local centre (CZ5) is to be located at the junction of the north-south arterial and the new north-east collector road into Wright, within the CZ5 zoning.
26. Business related uses may be located on both sides of the north-south arterial road at the local centre, however the primary focus is to the north.
27. 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.
28. An activity node/ local centre is to be provided at the junction of Cotter Road and the north-south arterial road, with localised retail business, bus stop, small north facing plaza space with views to the Weston Creek Pond and parklands, formal open space and higher density housing. This will link with sites fronting the Weston Creek Pond, including the site adjacent to the pond.
29. The Concept Plan shows the long-term intention for the site currently occupied by the Forestry Depot as a mixed-use site overlooking the pond. However, it is anticipated that the Depot will remain on this site for the foreseeable future.

2.5 Mixed use development

30. 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.

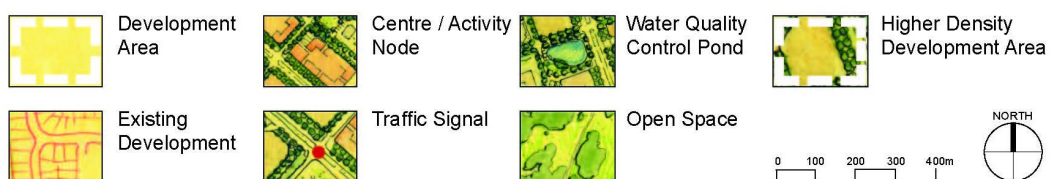
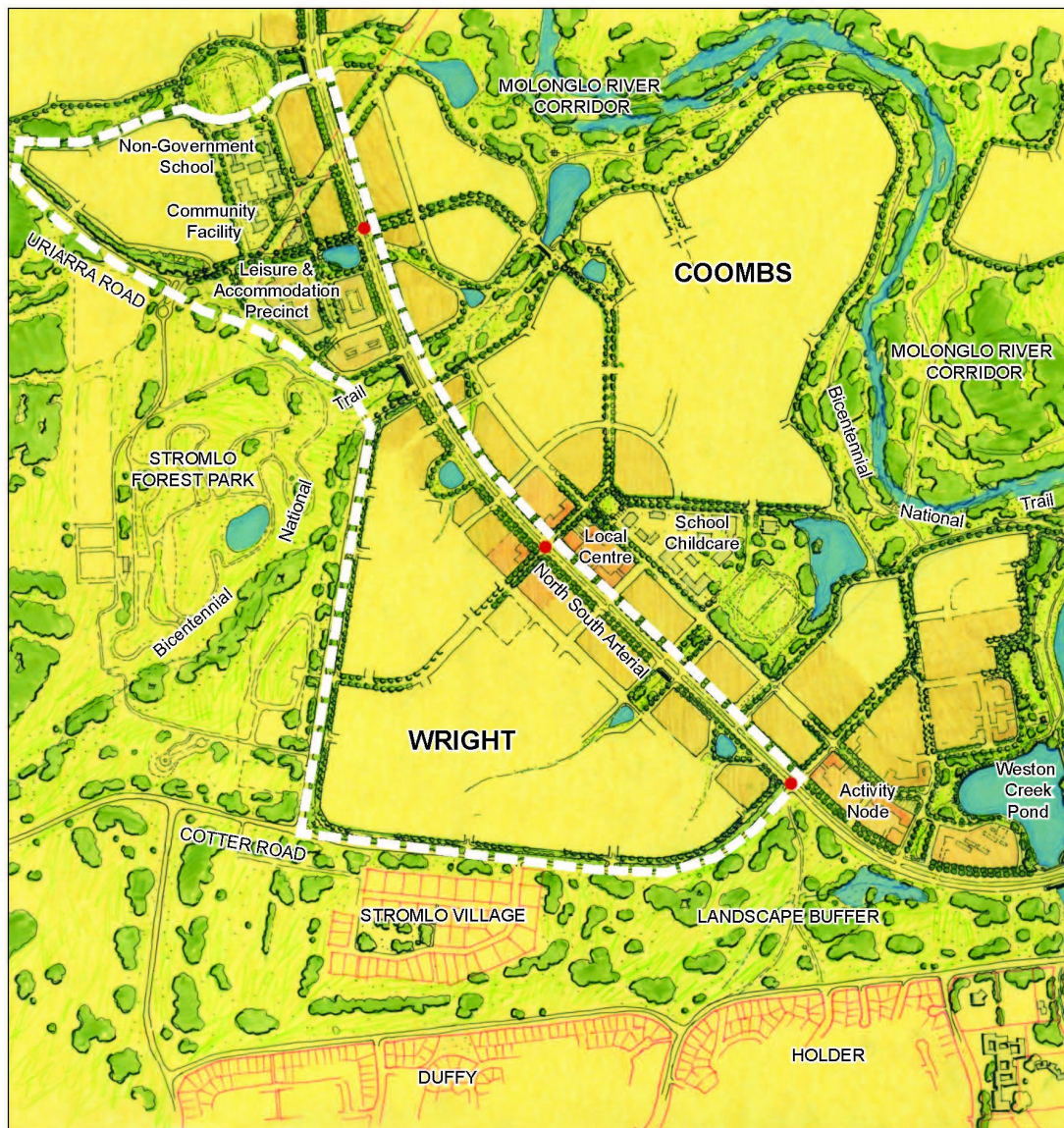
2.6 Community Facility

31. A community facility site of approximately four (4) hectares is to be provided to accommodate a government school and childcare facility. A neighbourhood oval of approximately three (3) hectares is to be provided adjacent to the school.
32. The Caretakers Cottage will be retained within a landscape foreshore setting.

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.