

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.

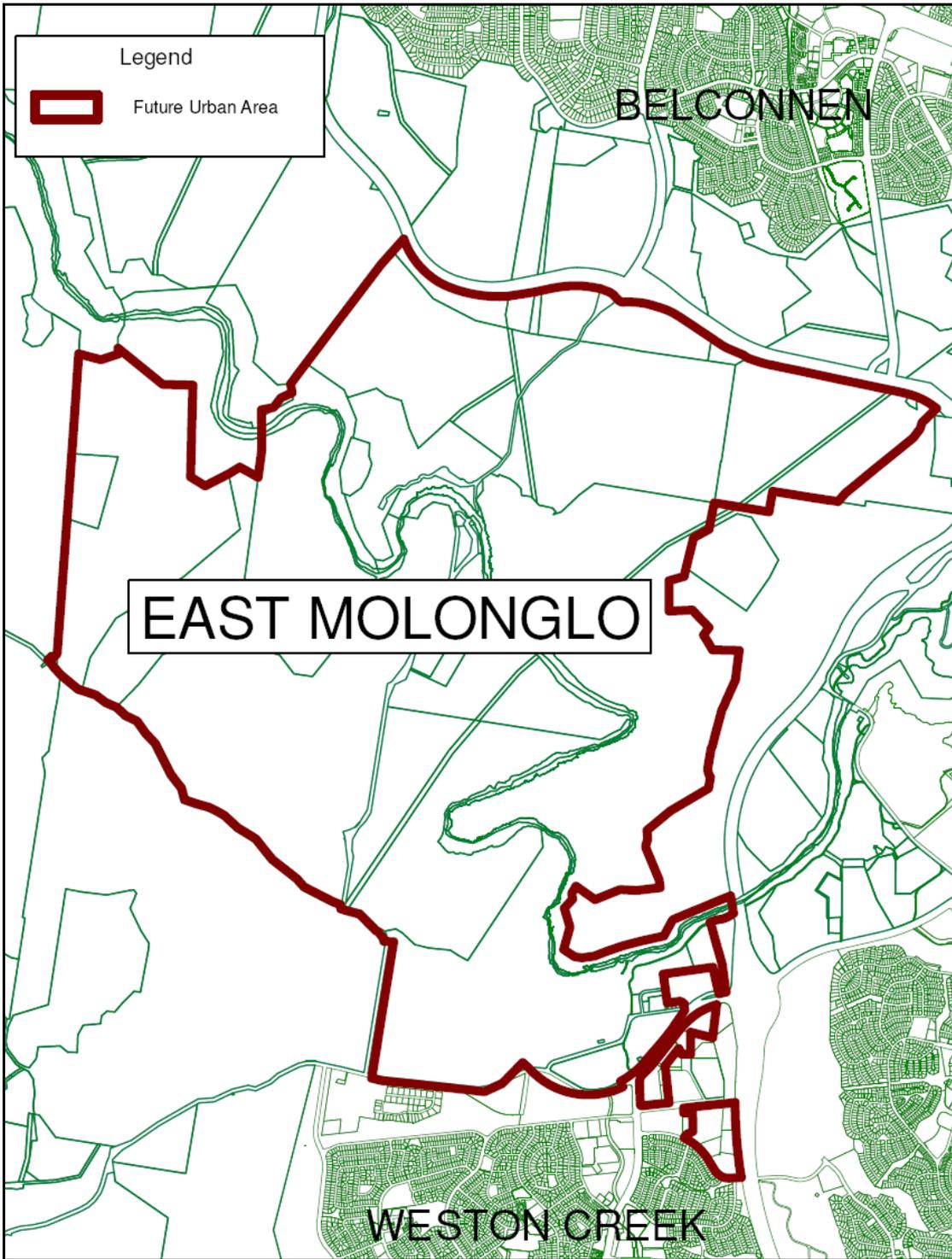


Figure 1 - Future Urban Area at the commencement of the Molonglo and North Weston Structure Plan

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 run-off 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.

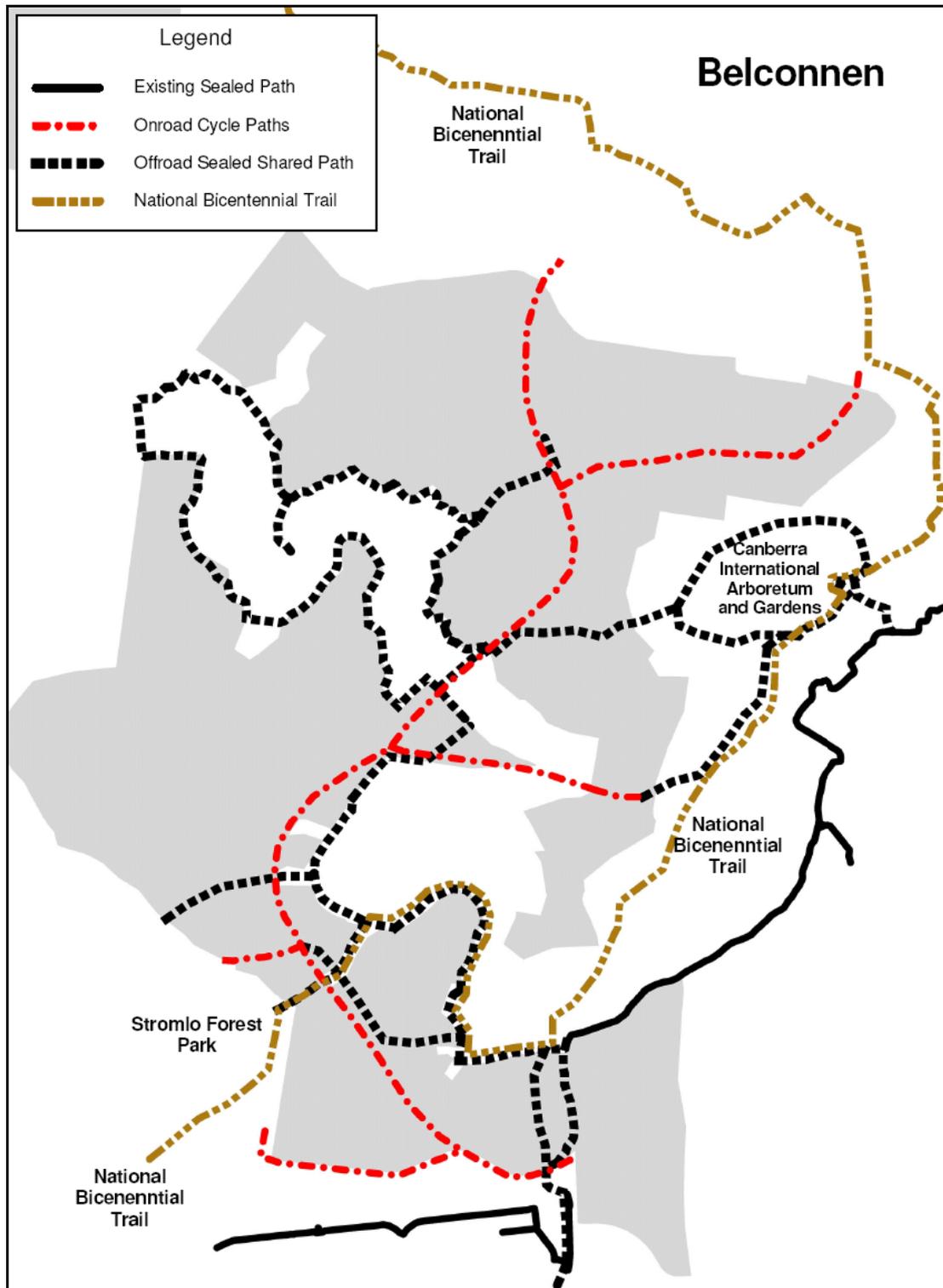


Figure 2 – Indicative trunk shared paths (including National Bicentennial Trail) and on-road cycling routes.

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.