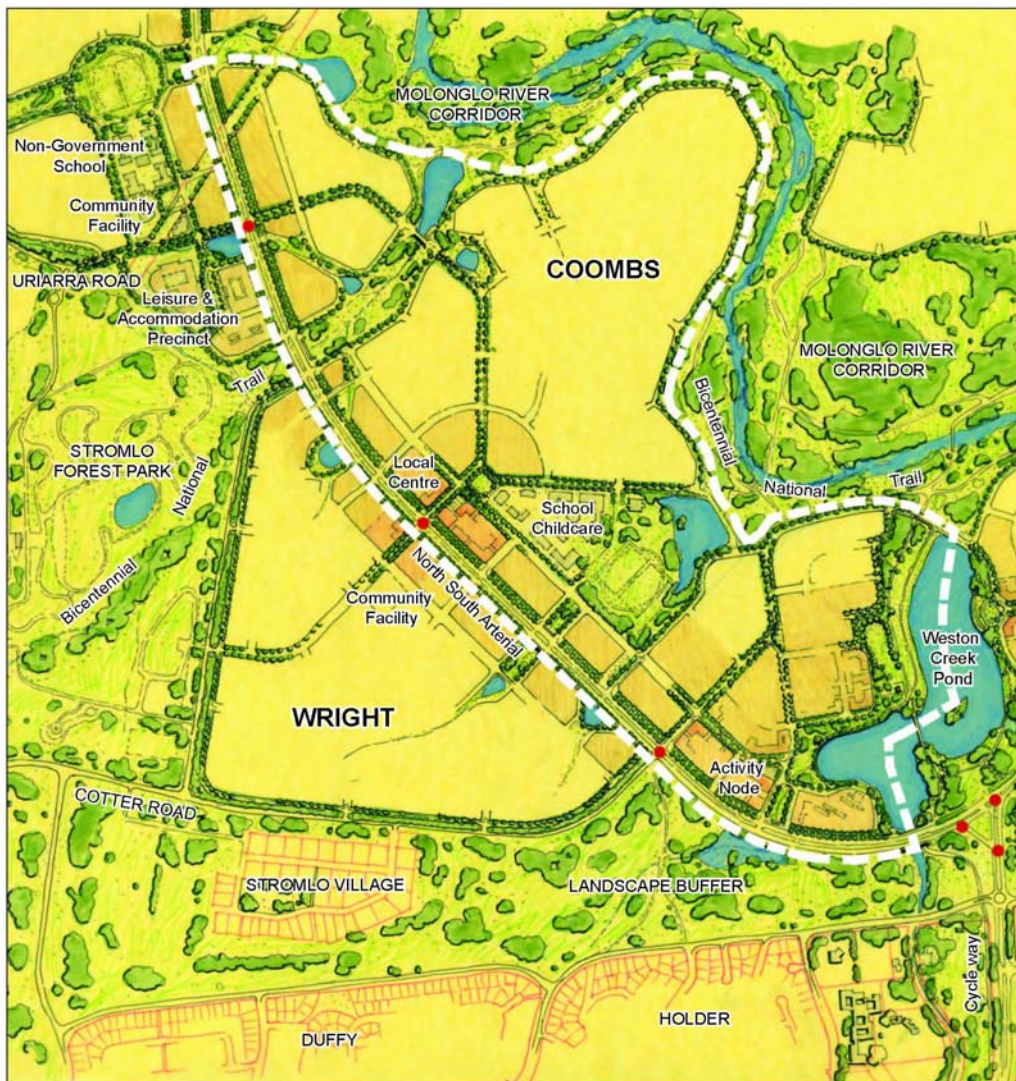


Coombs Concept Plan

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.