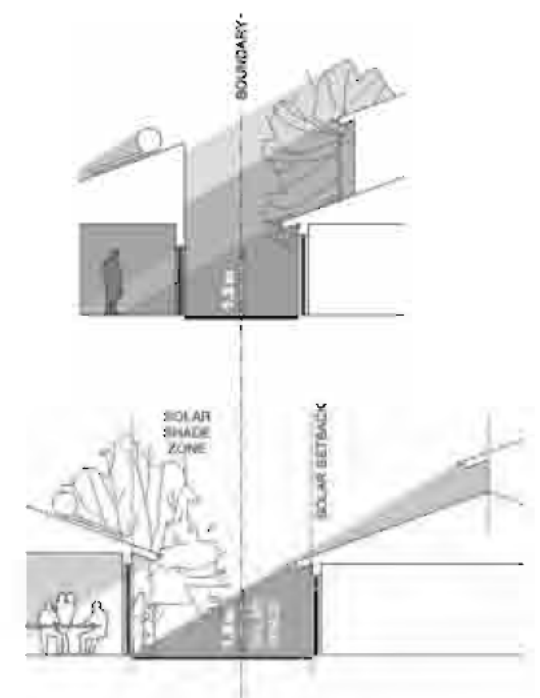


# LOCAL ENVIRONMENTAL CONSIDERATION



**SOLAR ACCESS UNDER CURRENT LEGISLATION**



**SOLAR ACCESS PROPOSED FOR WRIGHT & COOMBS**

SOURCE: ACT PLANNING AND LAND AUTHORITY  
PREPARED BY: THE EXPERT CLIENT

## HIGH DENSITY AREAS ADJACENT TO PUBLIC TRANSPORT



**MOLONGLO-COOMBS / WRIGHT**



**NORTHBOURNE AVENUE**

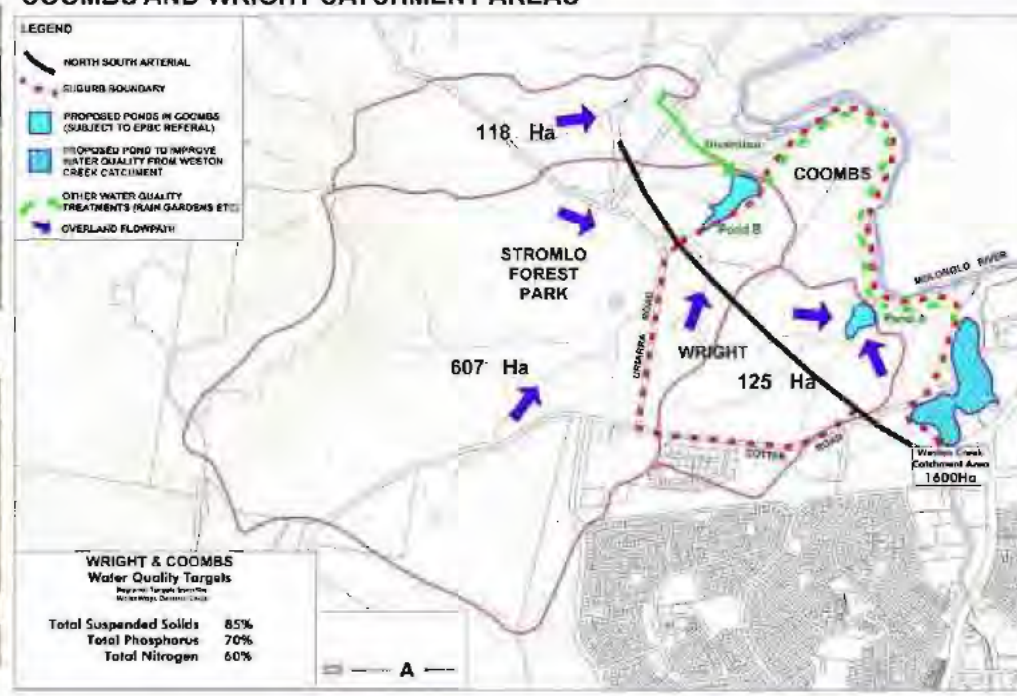


**KINGSTON FRESHORE**



**FLEMINGTON ROAD CORRIDOR**

## COOMBS AND WRIGHT CATCHMENT AREAS



## SUSTAINABILITY IN WRIGHT AND COOMBS

- Sustainability Strategy**  
The LDA has engaged consultants to prepare a Sustainability Strategy for Wright and Coombs, focussing on water re-use, reducing CO2 emissions from energy use, and minimising and recycling waste during construction. More information on this will become available in early 2010.
- Solar Access**  
The LDA will improve solar access for homes by orienting housing blocks to take advantage of Canberra's abundant sunlight wherever possible, allowing many homes to use solar power for lighting and heating.
- Water Sensitive Urban Design**  
Water Sensitive Urban Design principles will be incorporated into the design of Wright and Coombs to help ensure these suburbs use water as efficiently as possible. Water Sensitive Urban Design aims to plan the urban landscape so that stormwater and run-off can be recycled onto parks and gardens, and ensures the overall design of the built environment supports sustainable water use.
- Transit Oriented Developments**  
Wright and Coombs will also be designed as Transit Oriented Developments which means the homes there will be within walking distance of public transport and close to shared facilities such as shops, offices, public parks and open spaces. Transit Oriented Developments are designed in a way that makes it convenient to walk, cycle or use public transport instead of travelling by car.
- In keeping with the ethos of Transit Oriented Developments, the design of Wright and Coombs will emphasise connectivity to existing sustainable transport networks such as cycle paths, to enable easy bike access to the employment centres of the City, Belconnen and Woden. The north-south arterial road will also include a dedicated bus lane to make public transport a quick and easy option.
- Molonglo River Corridor Riparian Management Strategy**  
The LDA and ACTPEA are developing a Molonglo River Corridor Riparian Management Strategy in conjunction with TAMS (Territory and Municipal Services- Parks Conservation and Lands). The project's aim is to develop a coordinated strategy to address the urban interface, recreation uses, and conservation and land management objectives of the Molonglo River corridor adjacent to the future suburbs of Coombs and North Weston.
- Environment Protection and Biodiversity Conservation Act**  
Wright and Coombs were subject to a referral under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. These suburbs have received clearance under the EPBC Act which means that development is now cleared to proceed. The rest of the Molonglo District is subject to the ongoing Strategic Assessment under EPBC Act and development work will not commence in these areas until full approval has been given.
- Habitat Protection**  
The ACT Planning and Land Authority has undertaken habitat mapping and prepared environmental planning principles for the protection of the Pink-Tailed Worm-Lizard as part of the concept plans for Coombs, Wright and North Weston. The concept plans have identified a land use pattern that is sympathetic to Pink-tailed Worm-lizard habitat areas. These will be incorporated into the Estate Development Plans. In addition, the Riparian Management Strategy will address the conservation, recreation, and urban interface objectives of the river corridor, including protection measures for the Pink-Tailed Worm-Lizard.
- Stormwater Management**  
The LDA will implement a stormwater management strategy 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. A pond on Weston Creek will be located between the Cotter Road and the Molonglo River, 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.

