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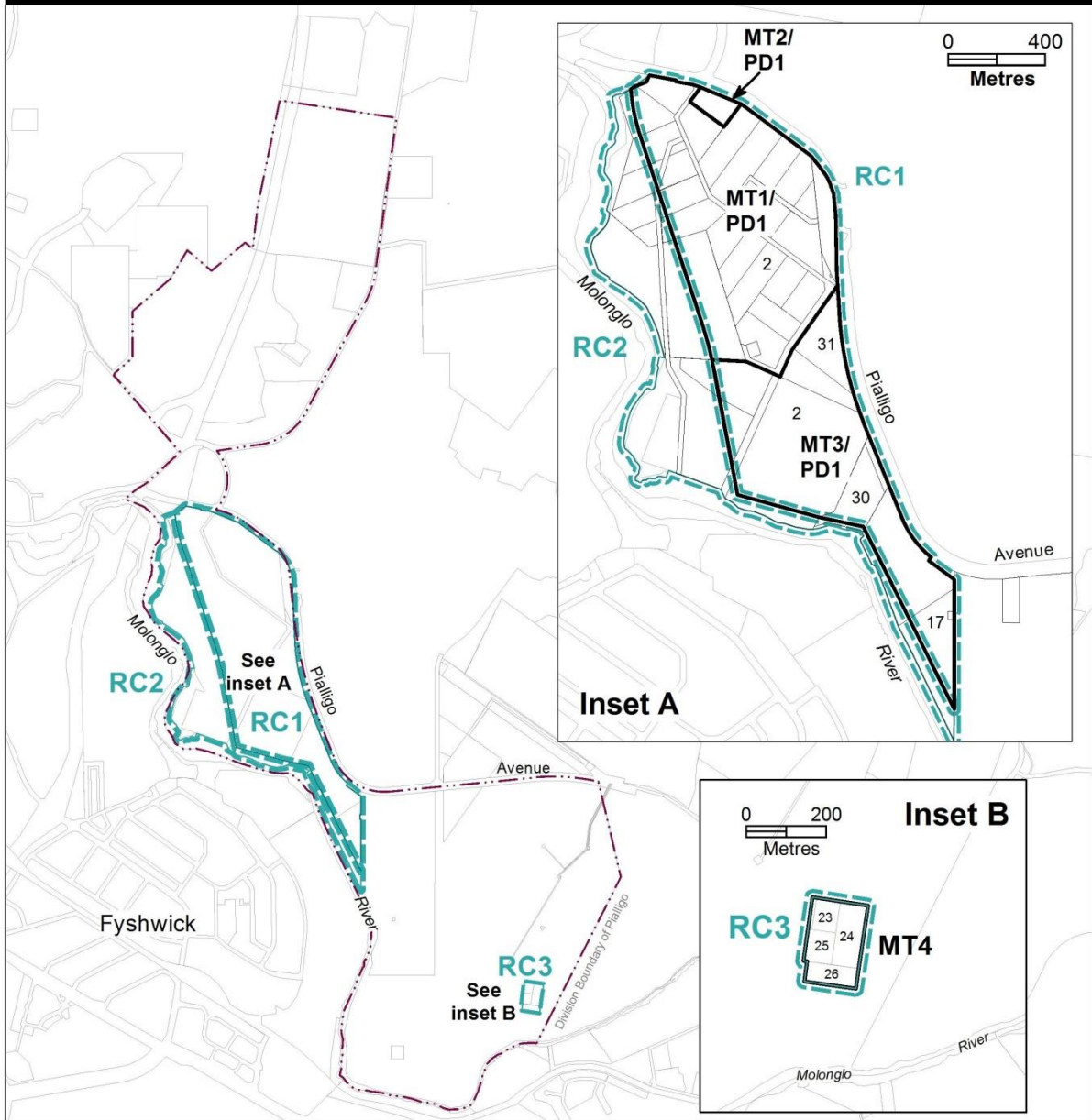
Government

Environment and
Sustainable Development

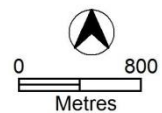
Pialligo Precinct Map and Code

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Pialligo Precinct Map



- PD_n** Additional prohibited development applies see Table 1
- MT_n** Additional merit track development applies see Table 2
- RC_n** Additional rules and criteria apply see Pialligo Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Pialligo Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following tables constitute part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	NUZ1	<i>caravan park / camping ground</i> <i>cemetery</i> <i>communications facility</i> <i>community activity centre</i> <i>corrections facility</i> <i>defence installation</i> <i>educational establishment</i> <i>health facility</i> <i>land management facility</i> MAJOR UTILITY INSTALLATION <i>municipal depot</i> <i>place of worship</i> <i>residential care accommodation</i> <i>scientific research establishment</i> <i>service station</i> <i>subdivision</i> <i>supportive housing</i> <i>tourist facility</i> <i>transport depot</i> <i>woodlot</i>

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	NUZ1	<i>retail plant nursery</i> <i>produce market</i>
MT2	NUZ1	<i>emergency services facility</i>
MT3	NUZ1	<i>produce market</i>
MT4	NUZ1	<i>mining industry</i>

Pialligo Precinct Code

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Introduction

Name

The name of this code is **Pialligo Precinct Code**.

Application

The code applies to the Division of Pialligo.

Purpose

This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the *Authority* to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Structure

This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words “There is no applicable rule” is found where a criterion only is applicable.

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

Definitions

Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

Acronyms

ACTPLA	Planning and Land Authority within the ACT Environment and Sustainable Development Directorate
EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
ESDD	ACT Environment and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TAMS	ACT Territory and Municipal Services Directorate

Additional rules and criteria

This part applies to blocks and parcels identified in the Pialligo Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Pialligo Agricultural Area

This part applies to blocks and parcels identified in area RC1 shown on the Pialligo Precinct Map.

Desired character

The desired character of Pialligo consists of a rural landscape with nurseries and small scale shops, craft stores, restaurants and cafes sited close to Beltana Road. The majority of land in Pialligo away from Beltana Road will have an agricultural and landscape character with low scale built form sympathetic to the environment, visually and physically separated by distance and landscaping between buildings.

Element 1: Use

Rules	Criteria
1.2 Ancillary commercial uses – floor space limit	
<p>R2</p> <p>This rule applies to development located within area 'A' shown in figure 1.</p> <p>The maximum <i>gross floor area</i> for each of the following <i>ancillary</i> uses in area 'A' is:</p> <ul style="list-style-type: none"> a) <i>craft workshop</i> – maximum 200m² per lease with a maximum 150m² per craft workshop b) <i>industrial trades</i> restricted to workshops associated with rural activity – maximum 200m² per lease with a maximum 150m² per industrial trade workshop c) <i>produce market</i> – maximum 300m² per lease with a maximum 100m² per produce market d) <i>restaurant</i> – maximum 250m² per lease with a maximum 150m² per restaurant e) <i>SHOP</i> restricted to an art, craft or sculpture dealer – 100m² 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<p>R3</p> <p>This rule applies to development:</p> <ul style="list-style-type: none"> a) on blocks with a leased area of 100,000m² or less; and b) located within area 'B' shown in figure 1. <p>The maximum <i>gross floor area</i> for each of the following <i>ancillary</i> uses in area 'B' is:</p> <ul style="list-style-type: none"> i) <i>craft workshop</i> – 100m² ii) <i>industrial trades</i> restricted to workshops associated with rural activity – 100m² iii) <i>produce market</i> – 150m² iv) <i>restaurant</i> – 100m² v) <i>SHOP</i> restricted to an art, craft or sculpture dealer – 50m² 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R4</p> <p>This rule applies to development on blocks with a leased area of more than 100,000m².</p> <p>The maximum <i>gross floor area</i> for each of the following <i>ancillary</i> uses is:</p> <ul style="list-style-type: none"> i) <i>craft workshop</i> – 150m² ii) <i>industrial trades</i> restricted to workshops associated with rural activity – 150m² iii) <i>produce market</i> – 200m² iv) <i>restaurant</i> – 150m² v) <i>SHOP</i> restricted to an art, craft or sculpture dealer – 50m² 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R5</p> <p>The total <i>site coverage</i> of all ancillary commercial development in area 'B' shown in figure 1 is limited to:</p> <ul style="list-style-type: none"> a) 8% of the total <i>block</i> area for blocks less than 100,000m², b) 6% of the total <i>block</i> area for blocks equal to or greater than 100,000m² <p>For the purposes of this rule, <i>site coverage</i> includes surface car parking areas required to accommodate the parking generated by the ancillary uses.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

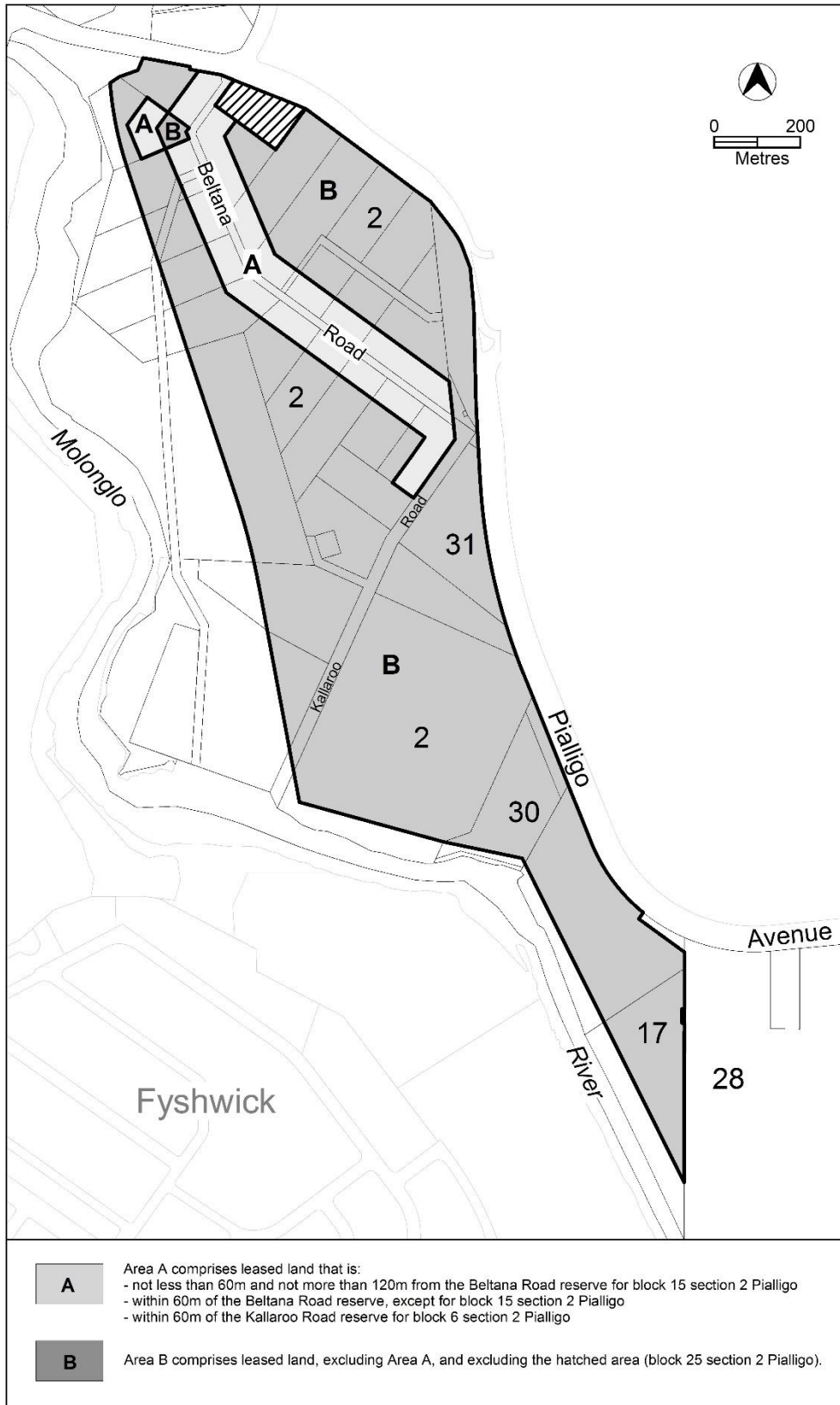


Figure 1 Pialligo agricultural area

Rules	Criteria
1.3 Ancillary residential use	
<p>R6</p> <p>A maximum of one ancillary <i>dwelling</i> is permitted per <i>block</i>.</p>	<p>C6</p> <p>Additional ancillary dwellings are demonstrated to be necessary for the management of the permitted primary uses.</p>
<p>R7</p> <p>Ancillary residential development is limited to 750m² <i>gross floor area</i> per block.</p>	<p>C7</p> <p>Ancillary residential development complies with all of the following:</p> <ul style="list-style-type: none"> a) protects environmental and heritage values of the area b) does not detrimentally impact on the operation of adjoining agricultural uses c) does not significantly impact on the agricultural potential of the block d) is compatible with neighbouring dwellings.
1.4 Limits on permitted uses	
<p>R8</p> <p><i>Emergency services facility</i> is limited to 1400m² <i>gross floor area</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R9</p> <p>This rule applies to all blocks in section 2, except for the hatched area shown in figure 1.</p> <p>Subdivision of existing leases is not permitted.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>There is no applicable rule.</p>	<p>C10</p> <p>This criterion applies to the hatched area in figure 1.</p> <p>Subdivision is only permitted as part of a development providing publicly accessible open space.</p>
<p>R11</p> <p><i>Animal care facility</i> limited to dog kennels, is only permitted in the area shaded grey in figure 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R12</p> <p><i>Bulk landscape supplies</i> is only permitted in the hatched area in figure 2.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

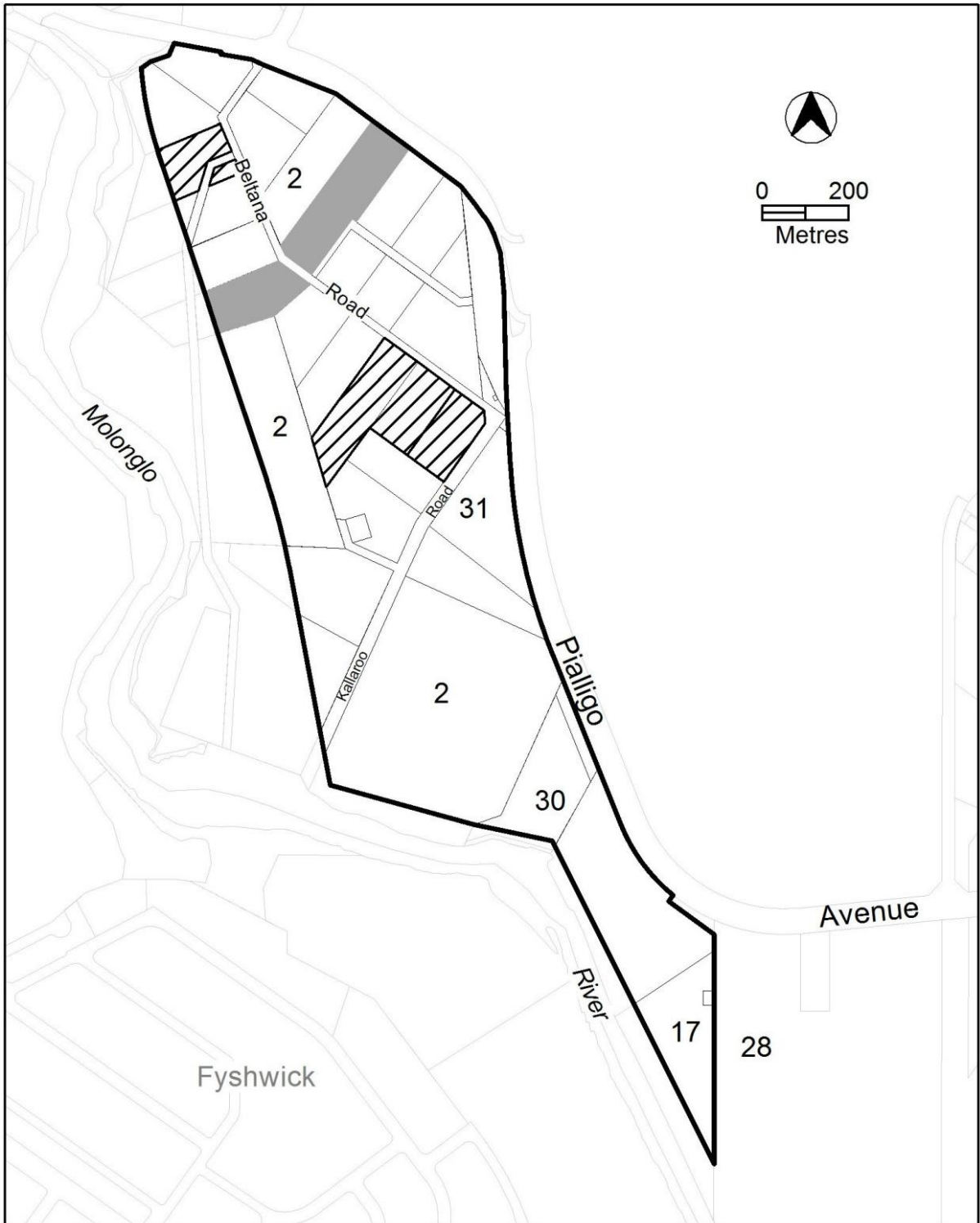


Figure 2 Permitted locations for dog kennels and bulk landscape supplies

Rules	Criteria
1.5 Building location	
<p>R13</p> <p>This rule applies to blocks with a front boundary adjoining Beltana Road and/or Kallaroo Road.</p> <p>All new <i>ancillary use</i> buildings are located within 200m of the front block boundary addressing Beltana Road or Kallaroo Road.</p>	<p>C13</p> <p>Ancillary buildings may be located further than 200m from the front boundary where reasonable justification is provided that demonstrates the location of the building:</p> <ul style="list-style-type: none"> a) reflects the existing development pattern b) protects environmental values of the area c) protects heritage values of the area d) does not detrimentally impact on the operation of adjoining agricultural uses e) does not significantly impact on the agricultural potential of the block

Element 2: Site

Rules	Criteria
2.1 Built form	
<p>R14</p> <p>The maximum number of <i>storeys</i> is two.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
<p>R15</p> <p>This rule applies to buildings in the hatched area shown in figure 1.</p> <p>The maximum <i>height of building</i> is 8.5m.</p>	<p>C15</p> <p>Building height is consistent with the <i>desired character</i>.</p>
2.2 Site facilities	
<p>There is no applicable rule.</p>	<p>C16</p> <p>Car parking areas:</p> <ul style="list-style-type: none"> a) are screened from the street; and b) do not significantly reduce the agricultural potential of blocks.
<p>There is no applicable rule.</p>	<p>C17</p> <p>Waste collection areas, loading docks and service areas are screened from the street and adjoining public spaces.</p>
<p>R18</p> <p>A maximum of two verge crossovers are provided per block frontage to Beltana Road.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
2.3 Front setbacks to Beltana and Kallaroo Road	
<p>R19</p> <p>This rule applies to each block with a front boundary to Beltana Road and/or Kallaroo Road, except for the hatched area in figure 1.</p> <p>The minimum front setback is 6m.</p>	<p>C19</p> <p>Front setbacks:</p> <ul style="list-style-type: none"> a) are consistent with the <i>desired character</i> b) reflect the existing development pattern c) are related to the height of the building to ensure pedestrian scale at street level d) provide reasonable space between the development and front boundary to permit deep root planting. <p>Small produce stands selling goods produced on the block are permitted within the front setback provided vehicle sight lines from driveways are maintained.</p>
<p>R20</p> <p>This rule applies to buildings in the hatched area shown in figure 1.</p> <p>The minimum setback to Beltana Road front boundary is 40m.</p>	<p>C20</p> <p>Small scale unenclosed landscape structures such as pergolas and the like may be located within the front setback provided they do not dominate the view into the block from the street.</p>
2.4 Side setbacks	
<p>R21</p> <p>This rule applies to area 'A' in figure 1.</p> <p>The minimum setback to each side boundary is 8m.</p>	<p>C21</p> <p>Side setbacks:</p> <ul style="list-style-type: none"> a) are consistent with the <i>desired character</i> b) reflect the existing development pattern c) provide sufficient separation to provide a landscape buffer between development and the adjoining boundary d) do not detrimentally impact on the operation of adjoining agricultural uses
<p>R22</p> <p>This rule applies to buildings in the hatched area shown in figure 1.</p> <p>The minimum setback to each side boundary is 25m.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
2.5 Setbacks to Pialligo Avenue	
<p>R23</p> <p>This rule applies to development on blocks with a boundary adjoining Pialligo Avenue road reservation, except for blocks located at the intersection of Pialligo Avenue and Beltana Road.</p> <p>The minimum setback of buildings and structures to boundaries adjoining Pialligo Avenue is 20m.</p>	<p>This is a mandatory rule. There is no applicable criterion.</p>
<p>R24</p> <p>This rule applies to development on blocks located at the intersection of Pialligo Avenue and Beltana Road:</p> <p>The minimum setback of buildings and structures to Pialligo Avenue front boundary is 20m.</p>	<p>C24</p> <p>Setbacks to Pialligo Avenue may be reduced to 10m where development:</p> <ul style="list-style-type: none"> a) is consistent with any applicable development control plan, and b) incorporates a landscaped area between the building line and the boundary suitable for deep root planting that screens development from Pialligo Avenue and contributes to defining the entrance to the suburb.
2.6 Active frontages	
<p>R25</p> <p>This rule applies to ancillary commercial development in area A shown in figure 1 and within 20m of Beltana Road.</p> <p>Street frontages and building design comply with all of the following:</p> <ul style="list-style-type: none"> a) buildings incorporate clear display windows at the ground floor level b) buildings incorporate direct pedestrian access at grade with the verge level for access and egress for persons with disabilities 	<p>C25</p> <p>Development achieves all of the following:</p> <ul style="list-style-type: none"> a) where building access is provided, direct pedestrian access b) provide opportunities for views into and out of the building.

Rules	Criteria
2.7 Potentially noisy uses	
<p>R26</p> <p>This rule applies to any of the following:</p> <ul style="list-style-type: none"> a) <i>emergency services facility</i> b) <i>outdoor recreation facility</i> c) <i>restaurant</i> <p>Development complies with a noise management plan prepared by a suitable qualified person and endorsed by the Environment Protection Authority (EPA).</p> <p>The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the <i>Environment Protection Regulation 2005</i>, based on the estimated noise levels when the facility is in use.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed noise management plan.</p>	<p>This is a mandatory rule. There is no applicable criterion.</p>
2.8 Assessment of environmental effects	
<p>There is no applicable rule.</p>	<p>C27</p> <p>The assessment of environmental effects required by the Non Urban Zones Development Code also addresses the following matters:</p> <ul style="list-style-type: none"> h) consistency with the <i>desired character</i> i) agricultural potential of the land. <p>Note: items a) to g) are contained in the Assessment of Environmental Effects criterion in the Non Urban Zones Development Code</p>
2.9 Heritage – potential archaeological artefacts	
<p>R28</p> <p>This rule applies to the shaded area in figure 3.</p> <p>Applications for development are accompanied by written endorsement from the Heritage Council.</p>	<p>C28</p> <p>Development without written endorsement will be referred to the Heritage Council, and its advice considered before the determination of the application.</p>

Rules	Criteria
2.10 Environment Protection – landscape buffers to agricultural uses	
<p>R29</p> <p>Applications for new ancillary dwellings and or alterations to existing ancillary dwellings are accompanied by a report from a suitably qualified person, with written endorsement from Environment Protection Authority (EPA), advising whether a vegetative buffer is required to separate the residential development from adjoining agricultural uses.</p> <p>Where vegetative buffers are required to separate residential development from agricultural uses, updated Land Management Agreements must be provided with the application that:</p> <ul style="list-style-type: none"> h) indicate the species and planting arrangement of vegetation to be incorporated; and i) detail the ongoing management required for the maintenance of the vegetation. 	<p>C29</p> <p>Reports without written endorsement will be referred to the EPA, and its advice considered before the determination of the application.</p>

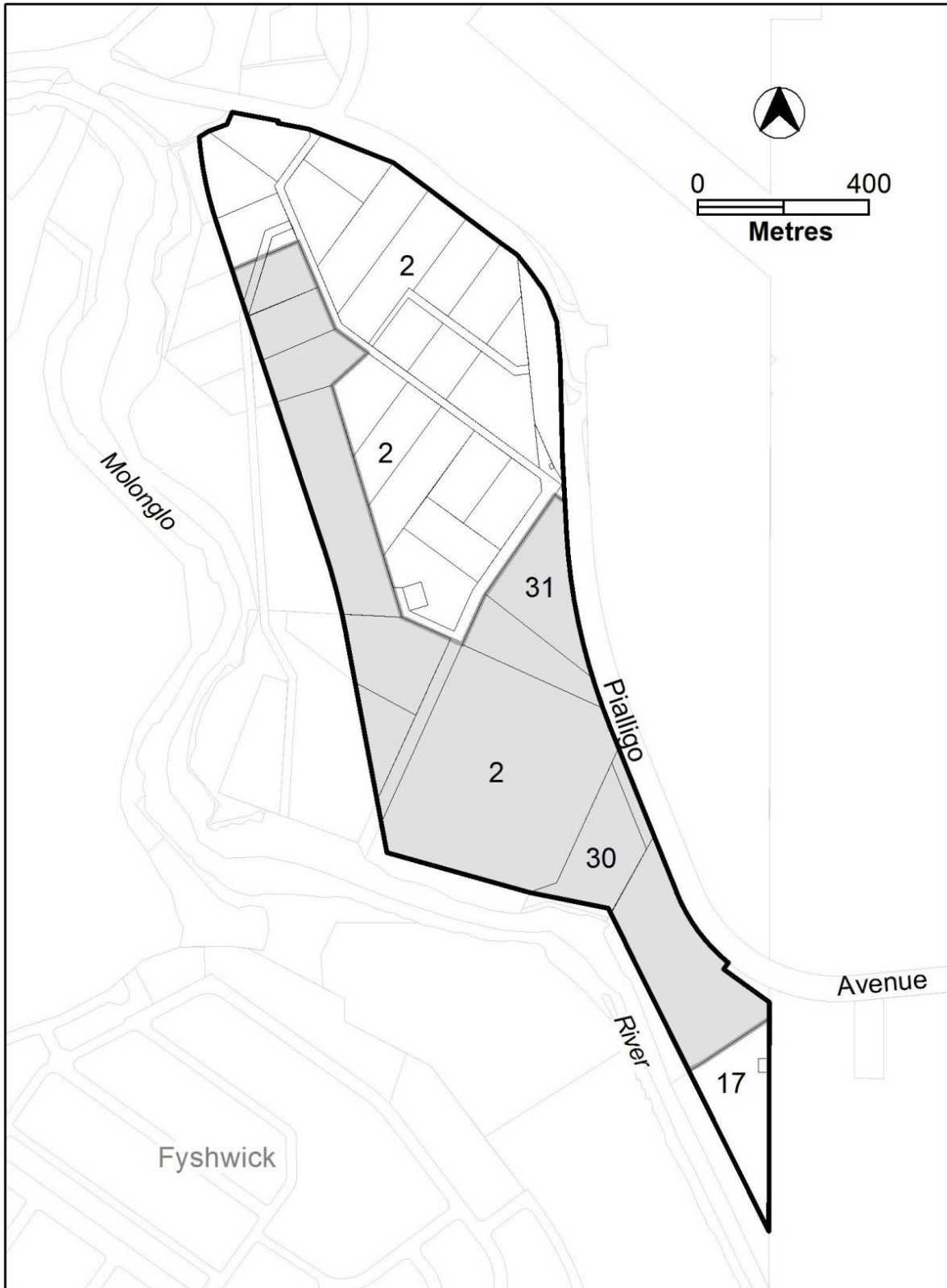


Figure 3 Areas with potential archaeological artefacts – NUZ1

RC2 – NUZ4 River corridor

This part applies to blocks and parcels identified in area RC2 shown on the Pialligo Precinct Map.

Element 3: Heritage

Rules	Criteria
3.1 Heritage – potential archaeological artefacts	
R30 This rule applies to the shaded area in figure 4. Applications for development are accompanied by written endorsement from the Heritage Council.	C30 Development without written endorsement will be referred to the Heritage Council, and its advice considered before the determination of the application.

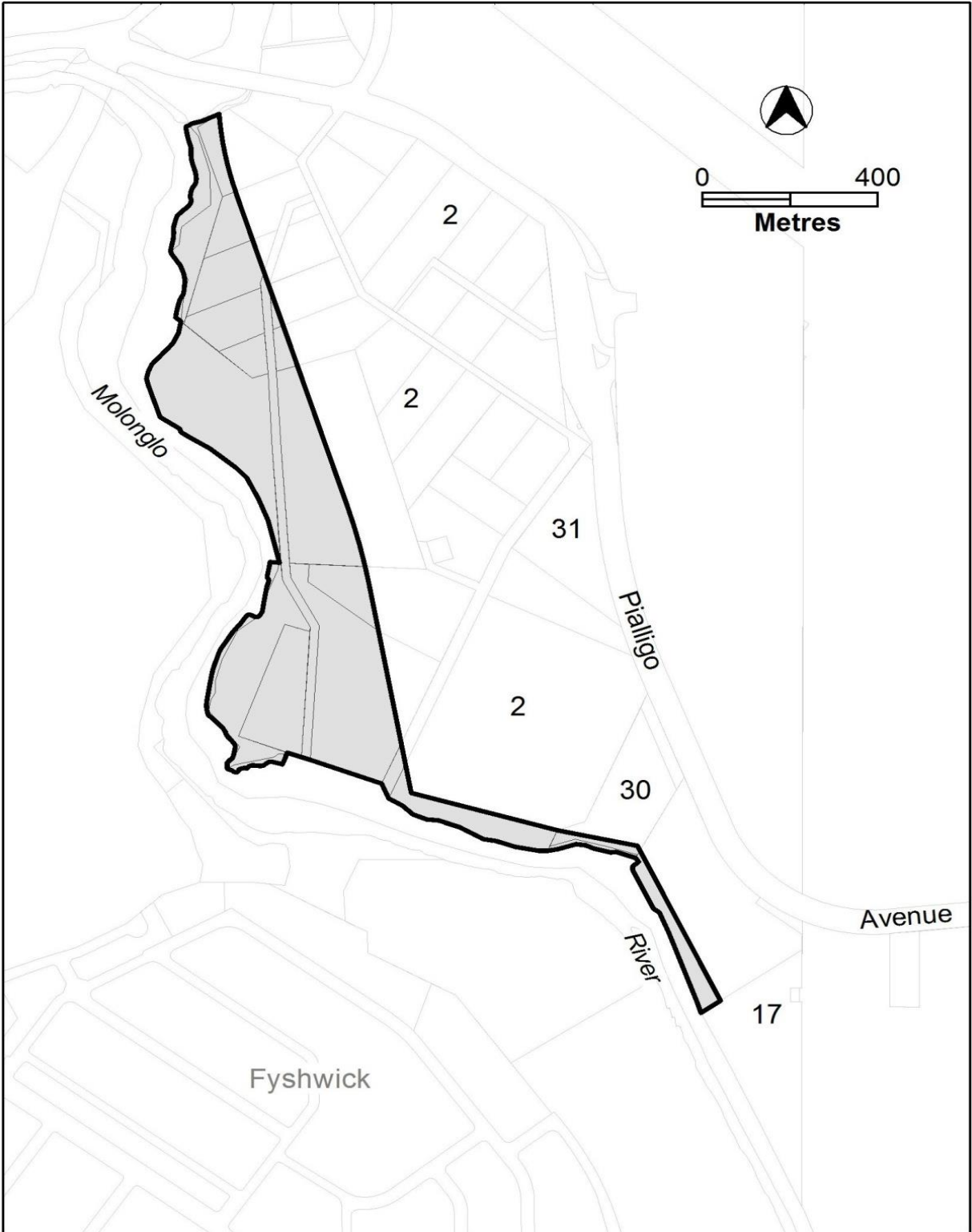


Figure 4 Areas with potential archaeological artefacts – NUZ4

RC3 – Pialligo Quarry

This part applies to blocks and parcels identified in area RC2 shown on the Pialligo Precinct Map.

Element 3: Use

Rules	Criteria
3.1 Mining operations and rehabilitation	
There is no applicable rule.	<p>C4</p> <p>Development is to achieve all of the following:</p> <ul style="list-style-type: none">a) <i>mining industry</i> involving quarrying and other compatible uses is to be operational only during the life of existing quarriesb) a rehabilitation plan showing all of the following:<ul style="list-style-type: none">i) progressive restoration at completion of each section of quarryingii) preservation of existing treesiii) planting and regeneration of the site