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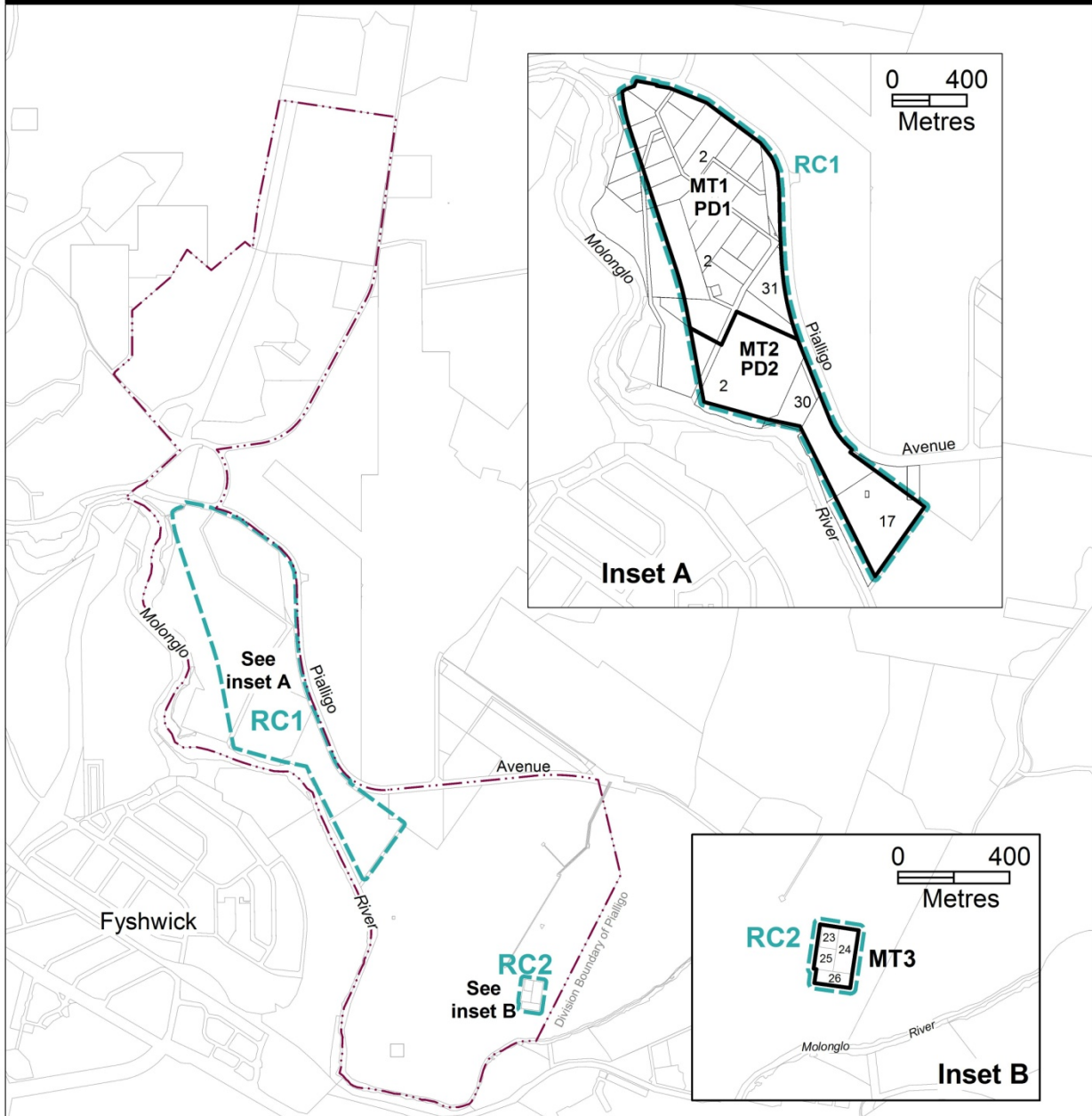
Government

Environment and
Sustainable Development

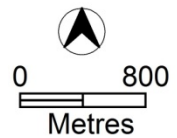
Pialligo Precinct Map and Code

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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>emergency services facility</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>supportive housing</i> <i>tourist facility</i> <i>transport depot</i> <i>woodlot</i>

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD2	NUZ1	<i>animal care facility</i> <i>animal husbandry</i> <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>emergency services facility</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>supportive housing</i> <i>tourist facility</i> <i>transport depot</i> <i>veterinary hospital</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>bulk landscape supplies</i> <i>retail plant nursery</i>
MT2	NUZ1	<i>produce market</i>
MT3	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.

Element 1: Use

Rules	Criteria
1.1 Ancillary uses	
There is no applicable rule.	<p>C1</p> <p>This criterion applies to area a shown on figure 1.</p> <p>Development may involve one or more of the following where it is ancillary to a permitted use:</p> <ul style="list-style-type: none"> a) <i>craft workshop</i> b) <i>industrial trades</i> c) <i>produce market</i> d) <i>restaurant</i> e) <i>SHOP</i>
1.2 Ancillary uses – floor space limit	
<p>R2</p> <p>This rule applies to areas a and b shown on figure 1.</p> <p>The maximum <i>gross floor area</i> for each of the following uses is:</p> <ul style="list-style-type: none"> a) <i>craft workshop</i> – 100 m² b) <i>industrial trades</i> restricted to workshops associated with rural activity – 100m² c) <i>produce market</i> – 50m² d) <i>restaurant</i> – 50m² e) <i>SHOP</i> restricted to an art, craft or sculpture dealer – 50 m² 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

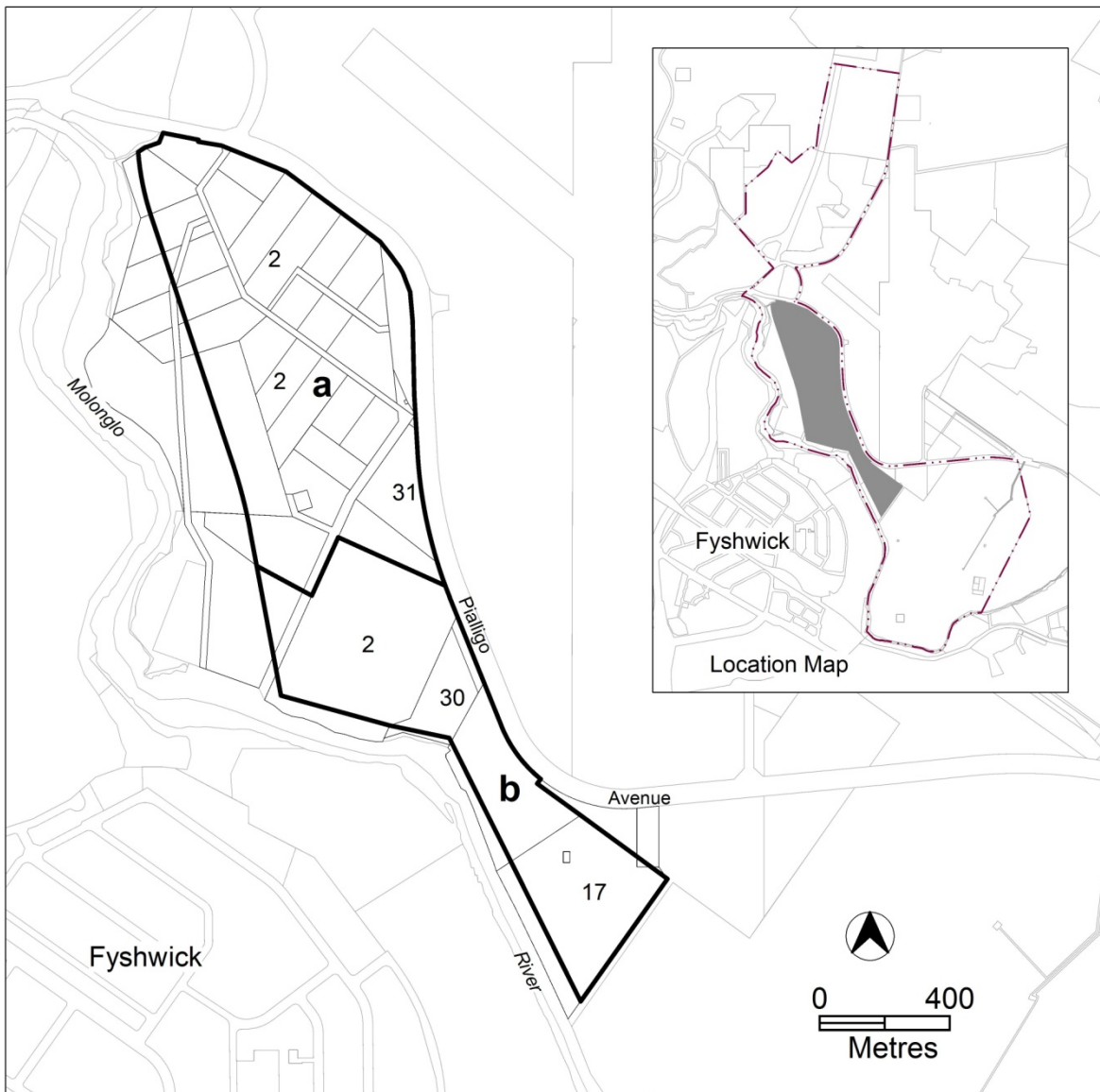


Figure 1 Pialligo agricultural area

Element 2: Site

Rules	Criteria
2.1 Subdivision	
There is no applicable rule.	<p>C3</p> <p>This criterion applies to area a shown on figure 1.</p> <p>Subdivision of existing leases is generally not permitted.</p>

RC2 – 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.	C4 Development is to achieve all of the following: a) <i>mining industry</i> involving quarrying and other compatible uses is to be operational only during the life of existing quarries b) a rehabilitation plan showing all of the following: i) progressive restoration at completion of each section of quarrying ii) preservation of existing trees iii) planting and regeneration of the site