

APPROVED:



Date 24/10/14

Chief Planner

National Capital Plan

DEVELOPMENT CONTROL PLAN

14103

Pialligo Agricultural Area PIALLIGO AVENUE

OCTOBER 2014



Australian Government
National Capital Authority

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National Capital Authority
October 2014

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1 PREAMBLE

The subject site is adjacent to Pialligo Avenue, an Approach Route as defined in the National Capital Plan (the Plan). Special Requirements for Approach Routes apply 'to development on all land (not included within any Designated Area) which fronts directly onto the Approach Routes AND is not more than 200 metres from their middle lines'. Special Requirements for Approach Routes under section 2.4 of the Plan apply to the site and state:

'Development is to conform to Development Control Plans agreed by the Authority, which seek to enhance the surrounding predominantly rural character and landscape outside the urban areas. As the Approach Routes enter the built up area, the emphasis shall shift to a more formal character.'

The provisions of this Development Control Plan (DCP) apply to Blocks 25 and 31 Section 2 Pialligo, part Blocks 15, 19 – 23, 29 and 52 Section 2 Pialligo, part Blocks 5, 6 and 32 Section 31 Pialligo and Block 498 Majura. In the absence of a provision in the Plan to the contrary, all development should accord with the relevant provisions of the Territory Plan. Where an inconsistency arises between the Territory Plan and the National Capital Plan, the National Capital Plan prevails.

The subject land is Territory Land outside the Designated Areas of the Plan and therefore the ACT Government is responsible for assessing development applications relating to the subject area. In doing so, the ACT Government is required to ensure any proposal is not inconsistent with this DCP or the Plan.

The Pialligo Avenue road reservation forms part of the Designated Areas of the Plan and therefore the National Capital Authority (NCA) is responsible for granting works approval within the Pialligo Avenue road reservation.

2 PLANNING AND URBAN DESIGN OBJECTIVES

The character of this locality contributes to the quality and experience of Pialligo Avenue as an Approach Route to the National Capital. In this respect, development of the area must respond to the following general objectives set out for Approach Routes:

- > Identify and enhance distinct realms and elements that will introduce visitors to the inherent characteristics of Canberra.
- > Recognise and reinforce the importance of the setting of the Capital by directing views to the rural landscape and surrounding hills by ensuring adjacent development respects the natural features, character and scale of the landscape.
- > Guide planning and design so that built elements are sited within a landscape setting with filtered screening of views from Pialligo Avenue.

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3 LAND USE

- 3.1** Land use on the site shall be consistent with the National Capital Plan and the Territory Plan. Where there is an inconsistency, the National Capital Plan prevails.

4 BUILDING MASS, HEIGHT AND ARTICULATION

- 4.1** Buildings and structures shall not exceed 12 metres above natural ground level. Natural ground level shall have that meaning ascribed by the Territory Plan.
- 4.2** The quality, scale, form and siting of buildings or structures should contribute to and not detract from, the semi-rural landscape character of Pialligo or character of Pialligo Avenue.

5 BUILDING SETBACK

- 5.1** Buildings and structures shall generally be setback a minimum of 20 metres from the property boundary on the Pialligo Avenue frontage in accordance with DCP drawing 14/03-1.
- 5.2** Buildings and structures on Block 25 Section 2 and Block 31 Section 2 Pialligo may be setback a minimum of 10 metres from the property boundary on the Pialligo Avenue frontage. This reduced setback is only permitted if landscaping provided (both within the setback area and outside) contributes to the 'Gateway' character of this area and screens development from Pialligo Avenue.
- 5.3** Setbacks other than those fronting Pialligo Avenue shall be in accordance with the Territory Plan.
- 5.4** Buildings on sites adjacent to Beltana Road should front this street where possible. Front setbacks to Beltana Road are to be in accordance with the Territory Plan. In addition to these requirements, buildings shall also present an attractive visual form when viewed from Pialligo Avenue.

6 COLOURS AND MATERIALS

- 6.1** Material selection for external finishes of buildings and structures should be appropriate to the site and landscape. Highly reflective, white and/or zincalume on roofs and walls are not permitted.
- 6.2** Colours of external finishes of buildings should be sympathetic to the rural landscape character. High contrasts in colours are not permitted.

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7 FENCING

7.1 Fencing to site boundaries shall:

- > be of a form that is not solid, bulky or obtrusive
- > be highly integrated with landscape design and allow for filtered views into the site
- > be constructed of high quality materials that minimise maintenance and maximise longevity
- > not be constructed of pre-coloured metal, or solid materials
- > not exceed 1.8 metres in height.

7.2 Brush fencing to screen views into residential areas is permitted in areas adjacent to the Pialligo Avenue / Terminal Circuit interchange within the Pialligo Avenue road reserve.

8 LANDSCAPE DESIGN

8.1 Views of buildings set amongst trees in a semi-rural setting define the unique character of the precinct. This character should be protected by planting groupings of trees in the setback to Pialligo Avenue.

8.2 A high standard of landscape design is required for the Pialligo Avenue frontage. This frontage should be maintained and enhanced with deep rooted trees. DCP drawing 14/03-2 sets out a broad direction for the landscape character of the Approach Route in this area.

8.3 Tree species selection for the Pialligo Avenue frontage should accord with the landscape character set out in DCP drawing 14/03-2.

8.4 A landscape masterplan should be developed for Beltana Road prior to any major capital upgrades to the Road Reserve. This plan will need to articulate a landscape structure and public realm that remains consistent for the entirety of Beltana Road and shall provide for a high quality integrated 'Gateway' to Pialligo at the entrance to the precinct from the Approach Route. Development on Block 25 Section 2 Pialligo shall include kerb adjustments and landscape works in the Beltana Road Reserve that achieve the objectives for the 'Gateway' outlined in the Pialligo masterplan and this DCP.

8.5 The river corridor area, as shown in DCP drawings 14/03-1 and 14/03-2, shall be revegetated with native riparian species. All development shall mitigate any detrimental downstream impacts on the Molonglo River and Lake Burley Griffin.

8.6 A landscape plan and tree assessment must accompany all development applications. If development is minor in nature and there are no perceived impacts on trees or the overall landscape of the Approach Route, the development application shall include a statement to this effect.

8.7 A landscape plan shall retain mature native trees wherever possible. DCP drawing 14/03-2 does not restrict or mandate planting of trees in the areas shown but indicates the required landscape character for the Pialligo Avenue frontage.

9 ROADS, VEHICULAR ACCESS AND CAR PARKING

- 9.1 Access to Pialligo shall be from the northern end of Beltana Road only as shown in DCP Drawing 14/03-1. A gateway to the precinct of high quality design that includes a landscape component shall be constructed to signify this entrance.
- 9.2 Car parking shall not be visible from Pialligo Avenue. Car parking areas should be carefully designed and sited within the natural and built form so as to appear integrated with the landscape.

10 SIGNS

- 10.1 No signage, other than signage identifying the precinct as a whole, shall address Pialligo Avenue or be located within the Pialligo Avenue setback.
- 10.2 Design of all signs should enhance the unique character of the precinct and not detract from the overall character of the built environment and its landscape setting.

11 MECHANICAL PLANT AND ELECTRICAL EQUIPMENT SUBSTATIONS, STORAGE AND SERVICE AREAS

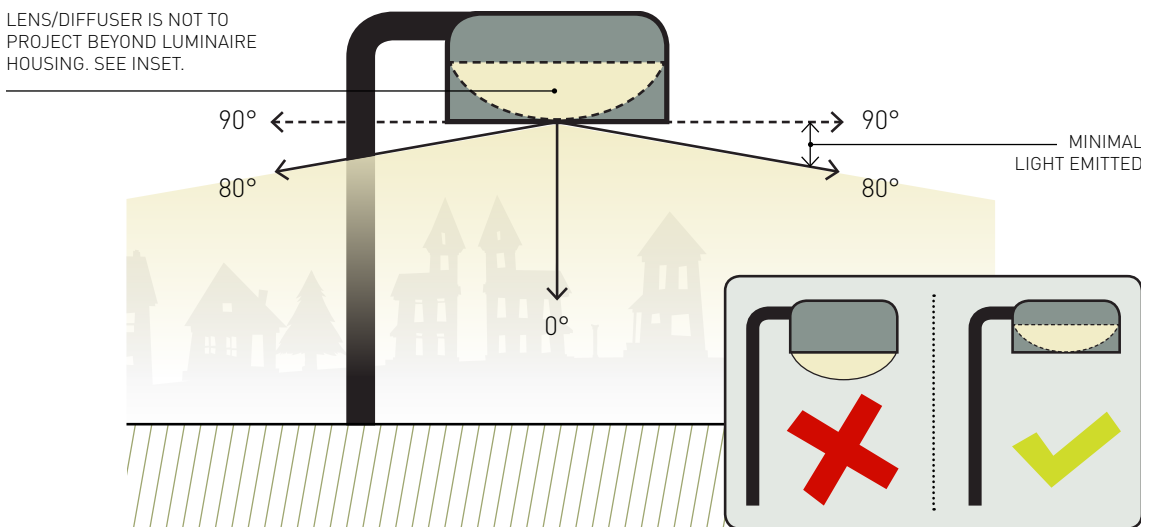
- 11.1 All mechanical plant and equipment is to be contained within buildings or located within service enclosures. Such elements are to be carefully sited and must not be visible from the Approach Route.
- 11.2 Storage and service areas (including sheds) are to be suitably screened and must not detract from the presentation of Pialligo Avenue.

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12 LIGHTING

- 12.1.** All outdoor lighting, including security and car park lighting shall be designed and sited to minimise light pollution. Outdoor lighting shall use full cut-off light fittings. Any up-lighting of buildings should be carefully designed to keep night time overspill and glare to a minimum.
- 12.2.** A full cut-off light fitting allows no light to be directed upward. No light dispersion or direct glare is allowed to shine at or above a 90 degree, horizontal plane from the base of the fixture. The lens/diffuser should not project beyond housing and minimal light should be emitted above 80 degrees as per Figure 1.

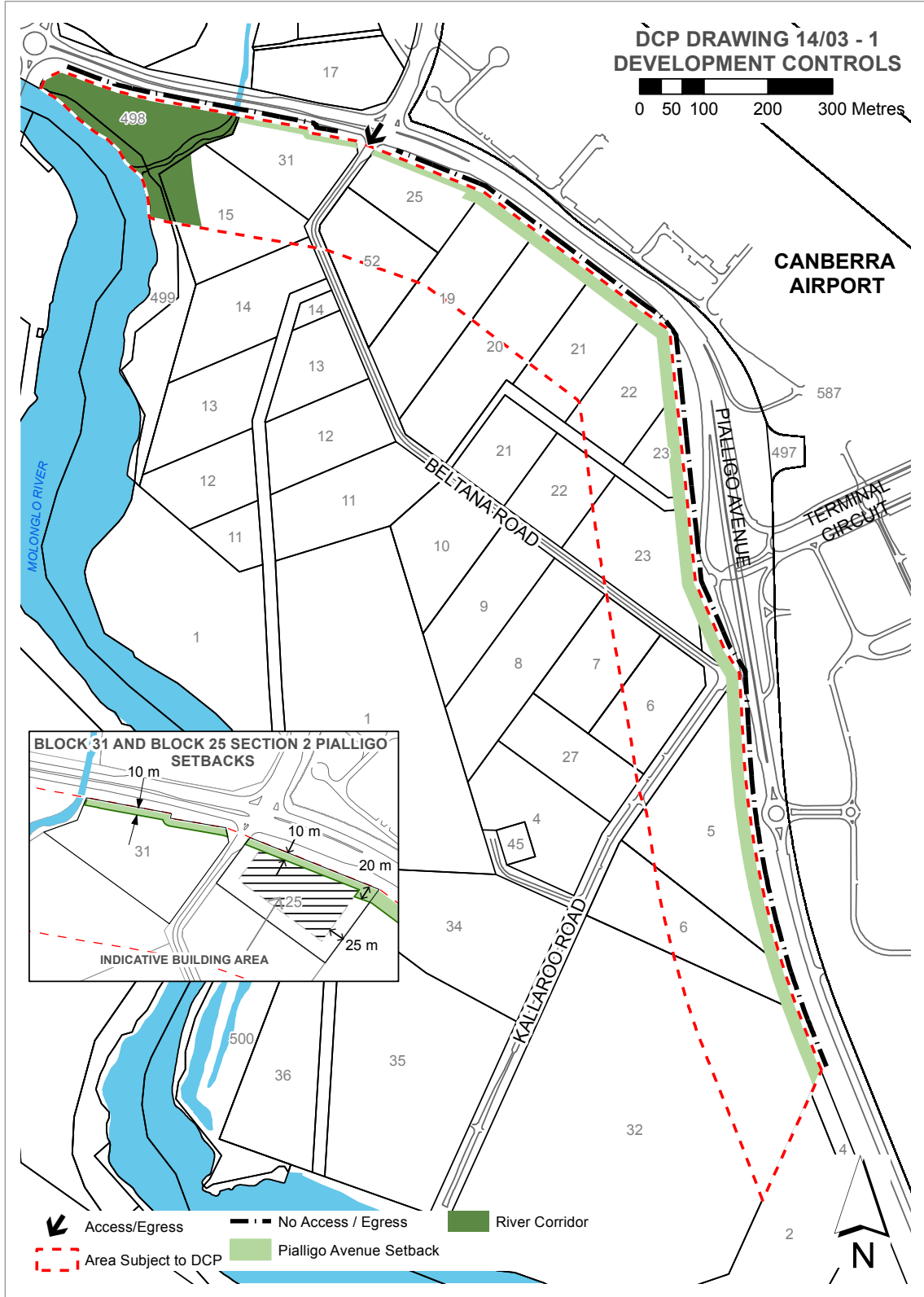
FIGURE 1 – FULL CUT OFF LIGHT FIXTURE



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13 DCP DRAWING

The above provisions should be read in conjunction with the DCP drawings, which form part of this DCP.



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DCP DRAWING 14/03 - 2
PIALLIGO AVENUE
LANDSCAPE CHARACTER

0 75 150 300 Metres

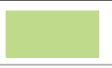


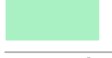
CANBERRA
AIRPORT

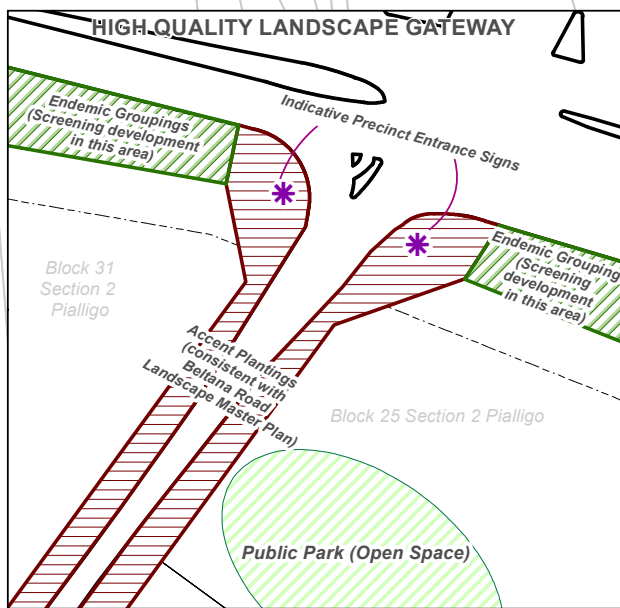
High Quality
Landscape Gateway
(See Inset)



BELTANA ROAD

PIALLIGO AVENUE

KALLAROO ROAD

Name	Description
	Avenue Planting The Pialligo Road Reservation forms part of the Designated Areas of the National Capital Plan. The character shall be avenue planting of deciduous trees
	Endemic Groupings Groups of endemic trees that allow for filtered views into the site. <i>Eucalytus sp.</i> and <i>Casuarina sp.</i> are preferred.
	Accent Plantings Exotics that show autumn colours may be used in these areas. Weed species should be removed and replaced appropriate species that evoke the horticultural character of Pialligo.
	Woolshed Creek Revegetation of the river corridor with endemic riparian vegetation. Weed species should be removed and replaced by appropriate species.



 Mandatory landscape setback
 Area Subject to DCP



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The National Capital Authority was established under the
Australian Capital Territory (Planning and Land Management) Act 1988

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