

Planning Report – National Capital Plan

Works Approval Block 17 Section 2 Pialligo

Prepared for:
Ziproperty Pty Limited
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Introduction

1.1 Purpose and Structure of Report

This report has been prepared to support a works approval application for the construction of animal care facilities and associated works on Block 17 Section 2 Pialligo.

The report has been structured to meet the requirements of the National Capital Authority (NCA) as detailed in the Works Approval Application form and the requirements as detailed in the National Capital Plan. The table below confirms the documentation prepared for submission with this application.

Consultation with the NCA has been undertaken over the past 18 months to discuss the permissibility of “animal care facility” as a use in this zone, and this has been agreed to by the NCA.

This application was originally submitted in November 2017 with further information provided in a letter dated 27 March and updated plans to respond to questions raised by the NCA in relation to landscape screening along the Pialligo and Fairbairn Avenue frontages.

In April 2018 further comments were received from the NCA with comments from the Conservator. Since this time the proponent has been working to resolve the matters raised in order that the Conservator could provide endorsement for the proposal. The Conservator has now provided endorsement for the proposed development (included in this submission) which includes some changes to the building siting and to the stormwater and overland flow treatments. This report provides an updated assessment and description of the project to reflect changes to the proposal in a consolidated format.

Changes to this report from the previous version are shown in blue text.

1.2 Documents Submitted

Table 1 - Summary of Documentation to support Works Approval Application

Requirement	Reference
Application Form	Included in Submission
Written description of works	Provided in this document
Locality Plan	Included as Figure 1 of this report
Detailed Site Plan	Site Plan included in Architectural set
Architectural Drawings Turco and Associates	TP 00 Cover Page TP 01 Site Plan Rev07 TP02 Demolition Plan Rev04 TP 03 ARH Basement Floor Plan Rev04 TP 04 ARH Ground Floor Plan Rev07 TP 05 ARH Roof Plan Rev05 TP 06 ARH Elevations Sheet 01 Rev04 TP 07 ARH Elevations Sheet 02 Rev04 TP 08 ARH Sections Sheet Rev04 TP 09 Boarding Ground Floor Plan Rev03 TP 10 Boarding Roof Plan Rev03 TP 11 Boarding Elevations Rev03 TP 12 Boarding Sections Rev03 TP 13 Materials and Finishes
Landscape Plans DSB Landscape Architects	L01 Landscape cover F101 B L02 Surface and Set out F102 C L03 Surface and set out F103 C L04 Planting Plan 01 F104 B L05 Planting Plan 02 F105 C L06 Landscape Details F106 A L07 Landscape Details Hardscape F107 A Vegetation Assessment Tree Assessment Report
Schedule of Proposed Works	Detailed in this report
Civil Plans Sellick Consultants	C001 Title Sheet, drawing List (D) C003 General Notes (A) C101 Landscape Management and Protection Plan (G) C102 Pollution Control Plan (G)

Requirement	Reference
	C103 Site Establishment Notes and Details (F)
	C110 Bulk Earthworks Plan Rev (E)
	C111 Bulk Earthworks Sections sheet 1 (E)
	C112 Bulk Earthworks Sections Sheet 2 (A)
	C201 External Services Plan (F)
	C202 External Services Detail (E)
	C203 Trench Backfill Details Sheet 1_(A)
	C204 Trench Backfill Details Sheet 2_(A)
	C300 Pavement Profiles and General Notes_(A)
	C301 Pavement Plan_(F)
	C302 Civil Details Plan_(F)
	C303 Pavement Details_(A)
	C310 Grading and Set Out Plan_(F)
	C311 Grading & Setout Sections 1_(E)
	C312 Grading & Setout Sections 2_(C)
	C313 Grading & Setout Sections 3_(C)
	C314 Grading & Setout Sections 4_(C)
	C315 Grading & Setout Sections 5_(C)
	C400 Stormwater Management Notes & Details_(A)
	C401 Stormwater Management Plan-(E)
	C402 Stormwater Longitudinal Sections 1-(D)
	C403 Stormwater Longitudinal Sections 2-(D)
	C501 Turning Demonstration Plan_(F)
	C601 Temporary Traffic Management Plan_(C)
	C701 TCD Plan-(A)
	CF17/0548 Survey of Sewer Manholes
Planning Report Canberra Town Planning	This Document
Traffic Assessment Report Sellick Consultants	Separate Document with this submission.
Electrical Plans WSP	ELE-SK01 External Lighting Sketch Animal Hospital ELE-SK02 External Lighting Sketch - site
Survey	Contour Survey

1.3 Overview of Proposal

This works approval application seeks approval for construction of a new animal care facility on Block 17 Section 2 Pialligo, this site is designated land in the National Capital Plan (NCP).

The proposed works include:

- Animal care facility with GFA of 1,072m² and 21 undercroft car parking spaces;
- 171m² of storage and plant area;
- Animal boarding facilities of 575m²;
- New access, driveway and surface car parking;
- Landscaping and associated works.

In order to facilitate this development some demolition, clearing and earthworks is required in the locality where the facility is being proposed.

The proposal is to be assessed in the context of the supporting documents submitted.

Approval, subject to conditions was received on 22 January 2018 for a variation to the Crown Lease to add the following to the crown lease purpose:

- animal care facility LIMITED TO a maximum area of 2,000 square metres;
- open space;
- outdoor recreation facility; and
- tourist facility EXCLUDING tourist accommodation and service station.

1.4 Site Description

The subject site is located on the corner of Pialligo Avenue and Fairbairn Avenue in Pialligo at 2 Beltana Road.

The site is 20,281 square metres in size and is crossed by a sewer easement and a gas easement is located along the southern boundary.

The site currently includes a residential dwelling and garden, landscaping and horticulture businesses, a gravel parking area, a number of landscaping storage lots, storage sheds and areas for propagation of plants.

A dam is located in the south western corner of the site, and a drainage line follows the inside of the site boundary from Beltana Road to the south and then west towards the dam.



Figure 1: the site along Pialligo Ave

The site contains numerous trees which have been recorded and assessed in the Tree Assessment Report which has been included with this submission.

Along the Pialligo Ave frontage and along part of the Fairbairn Ave frontage and located just inside the boundary fence a more or less continuous row of close planted *Casuarina cunninghamiana* provide good visual screening of the site.



Figure 2: Streetview Image from Pialligo Ave



Figure 3: Streetview Image of the site from Pialligo Ave

1.5 Site Context

This site is a rural block located on a site which is in close proximity to the Canberra Airport, the Majura Parkway and other areas that are being developed for bulky goods retail. Surrounding landuses are as follows:

North - the Richmond Fellowship mental health facility and rural blocks;

East - Fairbairn Avenue and the Canberra Airport.

South - Pialligo Avenue and rural and landscaping properties and businesses on Beltana Road.

West, to the west is Woolshed Creek, and Australian Defence Force Academy (ADFA) land including the Defence Cricket Oval, and sporting fields and Majura Parkway.



Figure 4 – Locality Plan and Site Context (ACTmapi, June 2017).

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Background

2.1 Project Background

The proponent has a vision to develop the site as a sustainable precinct incorporating rural and recreational spaces, cafes and animal care facilities which seek to be a landmark destination in this gateway locality in Canberra. Being sited at the intersection of two defined Approach Routes (Fairbairn and Pialligo Avenues) the site enjoys a prominent location along a main roadway between the Canberra Airport and the City centre. The redevelopment of this site as a new broadacre development precinct would provide activity and a sense of place for this site. The proposed redevelopment would be more visually appealing and provide an improvement to the current landscaping yards.

The proponent has prepared a concept Masterplan to create a unique outdoor setting with a variety of different activities, creating a destination for people to gather both during the week and at weekends. The site's location, removed from residential urban areas, and connected to Canberra's network of shared use paths, provides an opportunity to utilize these opportunities to create a unique destination.

This application relates to Phase 1 of the masterplan for the development of an animal care facility which includes animal boarding facilities. This would include treatment areas for animals and animal enclosures and include ancillary storage, office and carparking to support these activities.

The proponent has previously met with representatives at the NCA to discuss the Masterplan proposal and the type of uses and activities envisioned for the site, which included an animal care facility.

Following the initial submission to the NCA in 2017, the proponent submitted further information in relation to landscape screen along the road frontages and has been working to resolve matters raised by the Conservator, in particular relating to stormwater and overland flows across the site. This is further discussed in Section **Error! Reference source not found.** A new set of plans has been unloaded which shows the development as now proposed, which has been endorsed by the Conservator.

2.2 Overview of National Capital Plan Approval Requirements

The general works approval process is shown below. The proponent has advanced with Stages 1 and 2 of this process.

Canberra Town Planning have prepared this report as part of Stage 3 of this process which is a formal submission of a Works Approval.



Figure 5: General Works Approval Application Process

This process and the associated tasks within this process is set out below:

Start Dialogue:

- Early discussions with the National Capital Authority are undertaken to help identify appropriate design solutions and requirements of NCP to inform design.
- Discussions progressed and centre on the National Capital Plan Requirements and compliancy.

Design Development

- Proponent prepares sketch designs and submit to NCA for comment before proceeding with design development.
- Continue collaborative design development with NCA (may include numerous submissions, discussions and meetings)
- More detailed design drawings are submitted at a later stage to facilitate a more detailed assessment and 'support in principle' before construction documentation is prepared.
- Works Approval Documents are prepared ready for formal submission

Works Approval Submission and Notification (This step)

- Formal submission of Works Approval which is the subject of this application (Formal application lodged with working drawings and supporting documents)
- Mandatory Public Notification (to the specification of the National Capital Authority and at proponents' cost)
- Application Fees invoiced and paid by the proponent while assessment continues

Proposal Assessment and Approval Granted

- NCA considers formal application and final documentation as submitted.
- Once satisfied that all relevant matters are resolved and proposal meets the planning controls applicable, the NCA may issue works approval.

2.3 Property Information

The table below provides the relevant property information.

Table 2 - Summary of Property Information

Property Information	Details
Site Identifier	Block 17 Section 2 Pialligo
Site Address	2 Beltana Road, Pialligo
Lessee	Ziproperty Pty Limited
Site Area	20,281 square metres
Lease commenced	15 March 2017
Lease duration	99 Years
Lease type	Nominal rent market lease
Deposited Plan	5283
Easements	Sewer and gas
Concessional lease	No
Crown lease variations	A new 99 year lease issued 15 March 2017 Approval, subject to conditions was received on 22 January 2018 for a variation to the Crown Lease to add the following uses to the crown lease purpose: <ul style="list-style-type: none"> - animal care facility LIMITED TO a maximum area of 2,000 square metres; - open space; - outdoor recreation facility; and - tourist facility EXCLUDING tourist accommodation and service station.
Current Use	Retail plant nursery, landscaping supply and storage yards with one dwelling.
Land use Policy	'Designated' under the National Capital Plan
General Policy Plan	Broadacre
Relevant Precinct/Development and General Codes and Overlays	Subject to the Australian Defence Force Academy (ADFA), Royal Military College Duntroon (RMC), and Campbell Park Precinct Code under the National Capital Plan

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Design Statement

The development proposed for this site in Pialligo comprises an Animal Hospital and an animal boarding facility, designed to embrace the semi-rural context of this site, which would provide the first phase of new development for the site. The site being both not far from the city, and en-route to the airport is an optimal location for care and boarding facilities for canines and other domestic animals (pets). It will also provide landscaped areas families and their canine friends to relax.

The buildings adopt a simple rural vernacular form which are finessed with modern detailing and materials to deliver a modern and functional Animal Care Facility. The buildings and landscape complement one another with the utilisation of features such as rammed earth walls sited within the landscape that connect the buildings with the land.

The Animal Care Facility will add to the amenities provided in the surrounding area which include nurseries, cafes, equestrian centre and orchard supplies.

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The Proposal

The proposal comprises two main components, an animal hospital with a GFA of 1,072m² plus undercroft parking and plant and storage area and an animal boarding facility of 575m². The buildings proposed have been designed to incorporate and encompass a rural feel in keeping with the current zoning and context of the site.

4.1 Animal Care Facility

The Animal care facility/Hospital would provide a variety of areas and with services to provide animal health care as shown in the attached plans.

This building would consist of a colorbond sheet metal gable roof in Monument colour.

The north-west façade would be a mixture of colorbond, timber panelling, concrete and glazing.

The south-west façade is primarily timber panelling, with a small section of glazing and light weight panel.

The north east façade, includes a large section of glazing to provide solar access and light, other wise supported by timber/metal panelling and sections of concrete finish.

The south east elevation would be predominantly colourbond sheet metal in monument, with sections of glazing and timber panelling.

The ground floor would comprise the animal care facility with treatment, theatre, and examination rooms, along with staff and client facilities. The ground floor comprises an area of 1,072m² as shown in the Ground Floor Plan.

The building height from ground floor finished level to top of the gable roof is 10.2 metres. The Figure provided below depicts the proposed building entry.

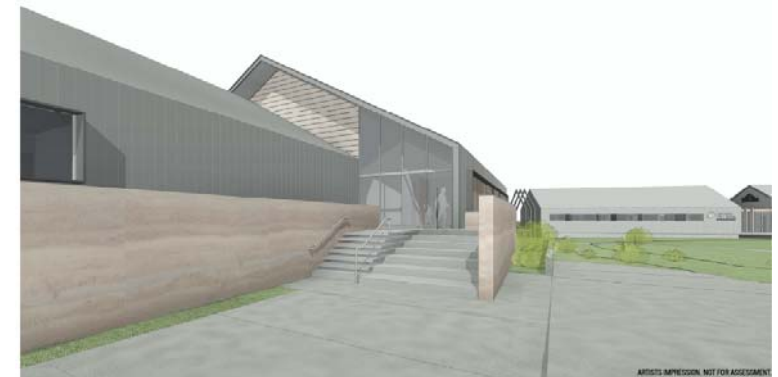


Figure 6: Entry View

The animal care facility building has been sited to provide an enlarged swale to manage overland flows coming through the culvert to the site.

4.2 Animal Boarding Facilities

Construction of a new building to house canine and feline day care and boarding facilities. These would comprise a building of 575m², visually designed to look like two smaller buildings.

The north and south elevations of this building would comprise a colorbond sheet metal roof and façade in Dark Grey, articulated with clear glazing in dark powdercoat frames and window louvres in dark grey. The base of the building would be masonry concrete with a textured finish in light grey.

The breezeway would break up this façade with glazing.

The west elevation would comprise a rammed earth wall articulated with glazing and a colorbond sheet metal in Dark Grey with elements of masonry.

The east elevation would comprise colorbond sheet metal in Dark Grey articulated with glazing, exposed steel beams and concrete masonry in a textured finish in light grey.

The building height from ground floor level to top of the gable roof is 6.4 metres.

The animal boarding building will be sited on an area to be filled above the 1 in 100 year flood level with a stormwater pipe provided underneath as shown in the Stormwater Management Plan.

4.3 Site Establishment and Demolition Works

Demolition works and Site works would be undertaken as detailed in the engineering plans provided and would include:

- Erosion and sediment control measures (as shown in C102 Pollution Control Plan;
- Removal of some fencing on the site;

- Bulk earthworks including a cut of 1,665m³ and 1,450m³ of fill.
- Installation of stormwater management devices including an Ecoceptor 1500 stormwater quality improvement device;
- Construction access;
- Regrading of the area subject to the proposal, and the stormwater/overland flow swale area;
- Battering around the driveway and access;
- Construction of a gabion wall in the south-east corner of the site;
- Site fencing; and associated works in accordance with plans.

Tree Removal

Removal of trees and vegetation in accordance with the LMPP, Demolition Plan and tree assessment.

4.4 Parking and Traffic

The proposal would provide a total of 38 carparking spaces, with 21 spaces provided in the basement and 17 on-grade carpark, including 2 accessible spaces.

The traffic assessment prepared by Sellick Consultants provides a broader assessment of the likely traffic and impacts to roads and intersections in the surrounding area.

4.5 Landscaping

Landscaping would be provided as shown in the set of Landscape Plans. The landscaping provided would include:

- Tree lined driveway entry;
- Irrigated and non-irrigated grass areas;
- Planting beds;
- Timber pedestrian boardwalk;
- Dry Creek Bed planting area;
- Rendered blockwork wall to Basement entry;
- Exposed aggregate concrete path;

- Feature rock boulders;
- Fenced dog exercise areas; and
- Screening plantings of *Pyrus calleryana* 'Chanticleer' along the Fairbairn Avenue frontage.

Agricultural style post and rail fence with dog mesh is proposed to be provided around the site boundary and dog exercise areas.

4.6 External Lighting

The external lighting would be provided as detailed in the External Lighting Plans provided by WSP. Lighting would be designed in accordance with Australian Standards and designed to restrict light emission above the horizontal plane to minimise light spill (with compliance to AS 4282 Control of the Obtrusive Effects of Outdoor Lighting).

4.7 Access

The existing crossover from Beltana Road would be maintained, with a new driveway constructed in the same location providing access to the Animal hospital with a vehicle turnaround area and a ramp to the undercroft carparking area.

Driveway details are shown in the Pavement Plan and Civil Details Plan.

4.8 Employment

The facility is expected to require the following staff:

Day Staff for the Animal Referral Hospital to include:

- 3 specialist vets;
- 3 veterinary residents/interns;
- 10 veterinary nursing staff; and
- 3 office staff

Night Staff for the Animal Referral Hospital will include:

- 3 veterinary residents/interns; and
- 4 veterinary nursing staff.

Day and night staff for the Animal Referral Hospital will have shift changeovers at 8.00am and 6pm.

The boarding kennels would be likely to employ approximately 10 staff.

5

Planning Context

This section sets out the planning context of the development proposal included in this submission against the relevant legislation and planning instruments, including the National Capital Plan. The application seeks approval for construction of a new animal care facility on land at Block 17 Section 2 Pialligo.

5.1 Australian Capital Territory Planning and Land Management Act 1988 (the Act)

This Commonwealth legislation provides for the planning of the ACT and the management of land in the Territory. Part II of the *Australian Capital Territory (Planning and Land Management) Act 1988* (PALM Act) establishes the National Capital Authority, and provides the functions of the authority, with one of their functions to prepare and administer a National Capital Plan (NCP) and to keep it under constant review and propose amendments when necessary.

In prescribing matters to be covered in the National Capital Plan, the Australian Capital Territory Planning and Land Management Act 1988 (the Act) requires the Plan to set out:

- the planning principles and policies for giving effect to the object of the Plan;
- general standards and aesthetic principles to be adhered to in the development of the National Capital; and

- general policies for land use, and for the planning of national and arterial road systems throughout the Territory.

The Act also provides that the Plan may specify:

- areas of land that have the special characteristics of the National Capital as Designated Areas. The Plan may set out detailed conditions of planning, design and development in Designated Areas, including priorities for carrying out these activities.

A definition of works is provided in this Act;

works includes:

- (a) *the construction, alteration, extension or demolition of buildings or structures;*
- (b) *landscaping;*
- (c) *tree felling; or*
- (d) *excavations;*

but excludes anything done inside buildings or structures.

It also sets out the requirements for works in designated areas to be subject to Planning and approval by the Authority.

The proposed activities would be defined as "works" under the Act and therefore require a works approval.

5.2 National Capital Plan

The National Capital Plan (NCP) is the strategic Plan for Canberra and the Territory...*"is the strategy and blueprint giving effect to the Commonwealth's interests and intentions for planning, designing and developing Canberra and the Territory"*.

The NCP maintains a broad oversight of planning in the Territory as a whole and importantly an interest in the planning, design and development of those areas having the special characteristics of the National Capital.

At its broadest level the Plan prescribes broad land use controls across the whole of the Territory and include more detailed planning provisions for areas to which the Commonwealth have a specific interest and intentions.

The object of the National Capital Plan is *"to ensure that Canberra and the Territory are planned and developed in accordance with their national significance."*

Designated Areas

Figure 1 of the National Capital Plan (Figure 6 in this report) identifies the Designated areas, and the subject site is located within the eastern extent of the designated areas.

Therefore, the National Capital Authority is the consent authority for planning/development approval and the proposal must be assessed as a Works Approval (which is the context of this submission).

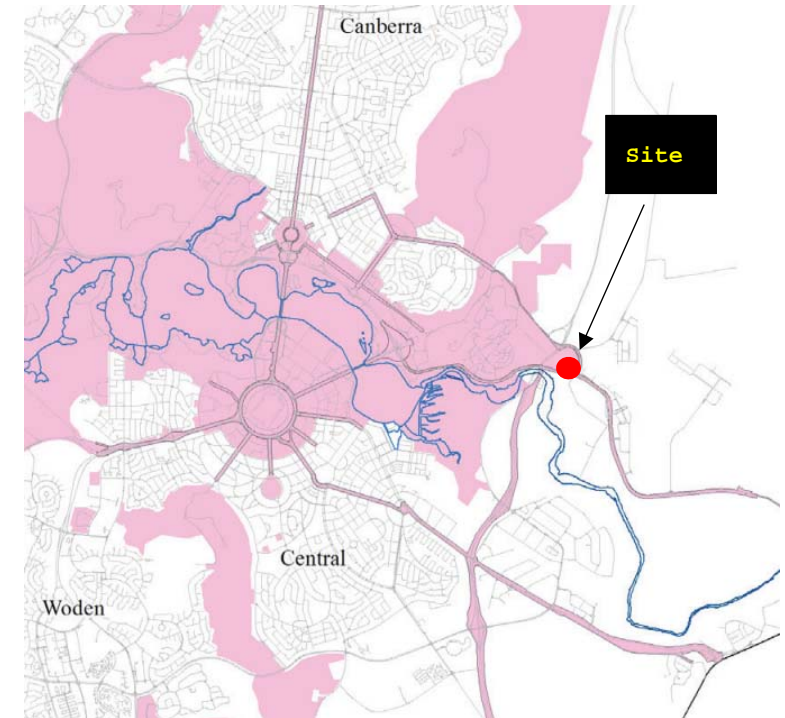


Figure 7: Extract from Figure 1 in the NCP (October 2016).

General Policy Plans

The site is located under the Broad Acre zone as depicted in the General Policy Plan for Metropolitan Canberra (Figure 7 below).

The National Capital Plan states that the Broad Acre Areas are to be considered as land areas beyond the Urban Areas that are set aside for broadacre uses that may be suitable for the siting of uses that may be of economic importance to Canberra and offer economic development in a manner complementary to its function as the National Capital. Such uses, building and site development are required to be sympathetic to and not discordant with the landscape setting of the National Capital.

Permitted uses within the Broad Acre zone include:

- Administrative and Utility Services
- Agriculture
- Animal Care Facility
- Caravan Park/Camping Ground
- Community Facility
- General Farming
- Intensive Farming
- Landscape Buffer
- Open Space
- Outdoor Recreation Facility
- Park
- Retail Plant Nursery
- Scientific Research Establishment
- Tourist Facility
- Transport Facility, including Road and Rail

The works proposed would be for the purpose of animal care facility, and include a veterinary hospital and canine boarding facility. Animal care facility is defined in the NCP as follows:

A building or place used for the purpose of caring, boarding, breeding or raising predominantly domestic or household animals and may include an animal boarding establishment, kennel or veterinary hospital as defined.

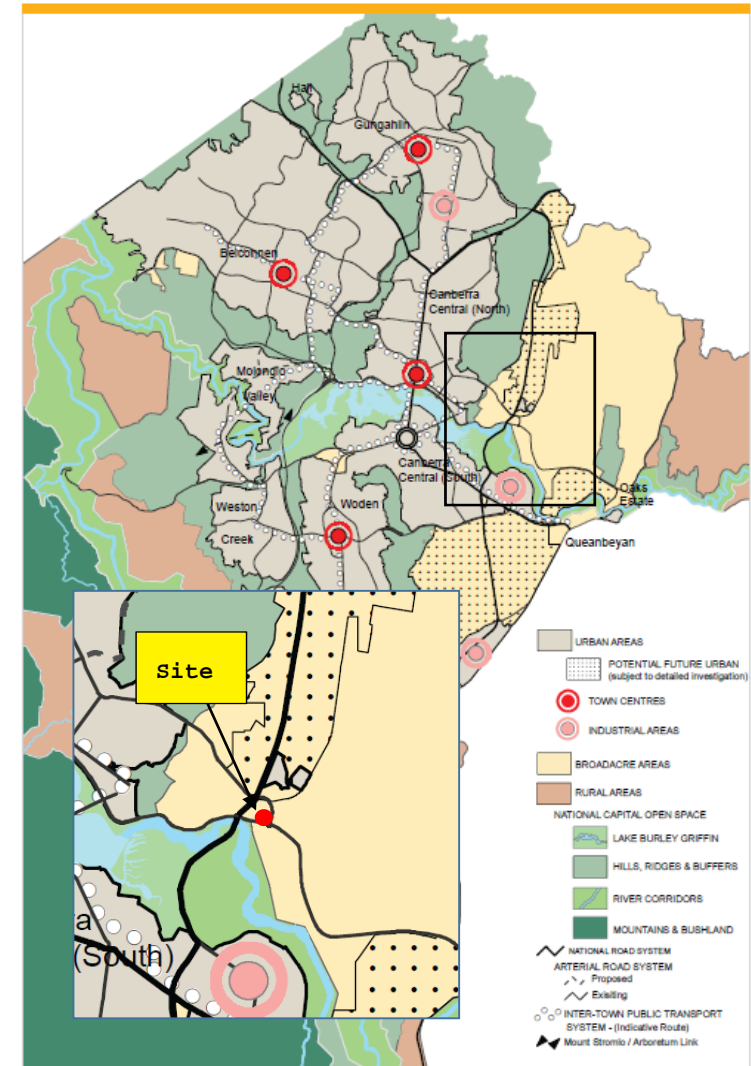


Figure 8: Figure 2 from NCP.

Source: National Capital Plan October 2016

5.3 Australian Defence Force Academy (ADFA), Royal Military College Duntroon (RMC), and Campbell Park Precinct Code

The site is within the Central National Area in the Australian Defence Force Academy (ADFA), Royal Military College Duntroon (RMC), and Campbell Park Precinct. Development within this area is guided by general principles as provided in the NCP with detailed conditions for planning are provided in the Precinct Code.

Objectives for this precinct are:

- To encourage shared use facilities, located centrally to both ADFA and RMC
- To achieve greater efficiency and increased flexibility in buildings and infrastructure to reflect changing uses
- To consolidate housing within existing residential areas
- To maintain and enhance sporting and recreational facilities to meet ADFA and RMC needs
- To conserve and manage significant natural, cultural and Indigenous heritage values.

This precinct is part of the Central National Area and therefore a high quality of planning and development should be achieved within a design context appropriate to its location.

The code provides constraints over the land, and the north-east corner of the site is constrained by the Airport Obstacle Limitation Surface (AOLS) – height limitations apply to all forms of development within areas affected by this constraint (refer to Figure 9).

The purpose of the OLS is to define the volume of airspace at and around the Airport which should be kept free of obstacles in order to minimise danger to aircraft arriving or departing the Airport. The proposed building heights at 10.2 and 6.4 metres would not endanger aircraft arriving or departing the airport. As trees and other buildings on the site and in the surrounding area is of equivalent heights or taller this proposal is unlikely to be inconsistent with this provision.

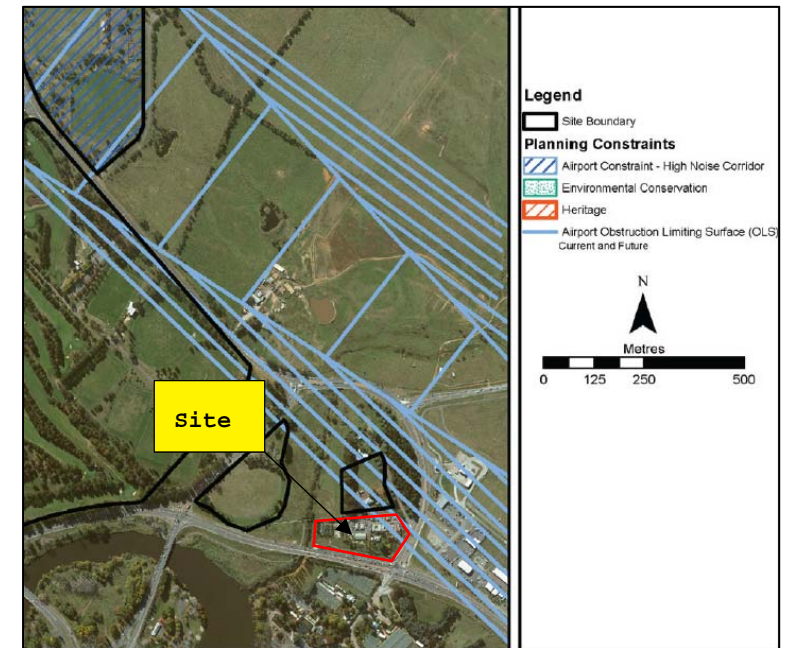


Figure 9: Extract from Figure 101 Constraints Plan (NCP, 2016)

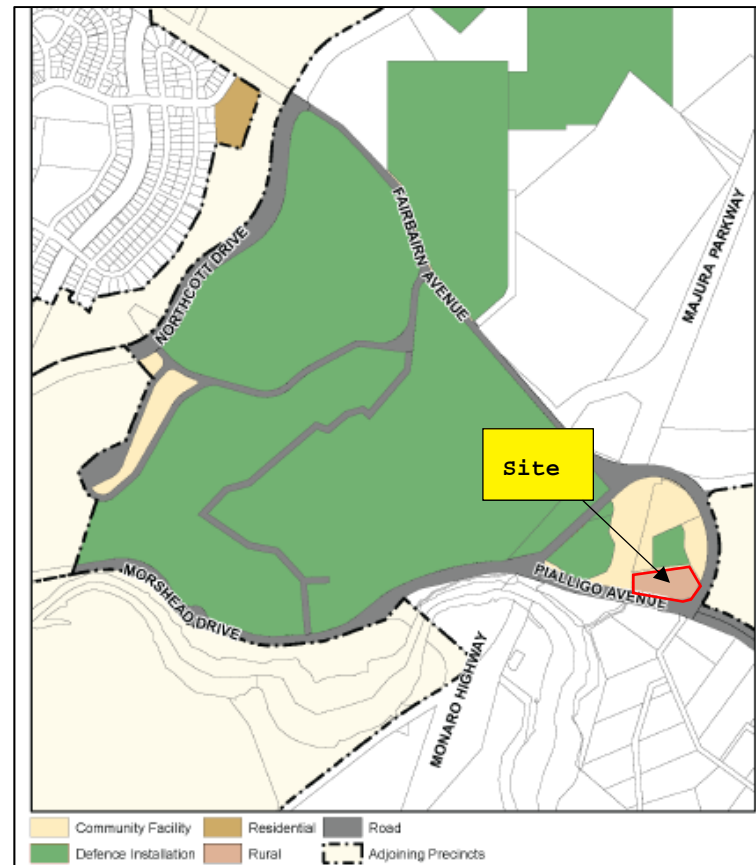


Figure 10: Extract from Figure 102 Land Use in the Precinct.

The land use for the site as provided for in the precinct code is "Rural" (refer to Figure 9).

The provisions and objectives of the Precinct Code relate primarily to ADFA and RMC and site-specific provisions are not included for the areas outside these primary areas; including the subject site.

This site is not a part of the ADFA or RMC and as an "other area" is not provided with any specific planning or design requirements.

In this context the requirements of the overarching Metropolitan zoning of Broad Acre should be considered (as detailed above). There are no further planning provisions and/or DCPs in place for this site to provide detailed planning guidance of its intended development and use outcomes but the General Design and Siting provisions in the Plan applies (as discussed in Section 5.5 below).

5.4 Main Avenues and Approach Routes Precinct Code

The Approach Routes covered by this Precinct Code are identified in Figure 125 of the NCP, and include Fairbairn Avenue and Pialligo Avenue; the site has frontage to both of these routes.

Development is not proposed within the road reserve, but as the development fronts these routes, the code has been considered below.

The objectives for the Main Avenues and Approach Routes are as follows:

1. Establish and enhance the identity of the approaches to the Central National Area as roads of national significance and, where relevant, as frontage roads for buildings which enhance the National Capital function and as corridors for a possible future inter-town public transport system.
2. Ensure that works within the road reservations are carried out to the highest standards, by maintaining and enhancing landscaping, and by facilitating the flow of traffic as far as possible.
3. Reinforce and, where possible, express the integrity of the Griffin Plan's visual structure by strengthening the geometry and form of main avenues, vistas and public spaces.

4. Improve the urban design and streetscape qualities of the Main Avenues as approaches to the Central National Area

The proposal is not inconsistent with these objectives and will enhance the streetscape onto the adjoining roads as detailed in the drawings included in this assessment.

Table 3 - Assessment Against Relevant Conditions in Main Avenues and Approach Routes Precinct Code

Rule or Criteria	Canberra Town Planning Response
General	
<p>Traffic is to be managed to ensure the continued effective function of the Main Avenues and Approach Routes. The Main Avenues will provide access to fronting buildings where practicable, and where traffic safety and flows are not adversely affected.</p>	<p>Continued access to the site would be provided from Beltana Road, at the existing location, a new driveway access would be constructed. Driveway details are provided in the Pavement Plan prepared by Sellick Consultants.</p>
Landscaping	
<p>The Main Avenues and Approach Routes will be developed and maintained as high quality landscaped corridors. In built-up areas, the established design theme of verges and medians and formal tree plantings will be maintained. In areas of intensive pedestrian use, high quality paving is to be used.</p>	<p>The Landscaping works proposed would maintain the existing landscape corridor on Fairbairn Avenue and Pialligo Avenue. The works would be in accordance with the Landscape Plan prepared by DSB Landscape Architects.</p>
Signs	
<p>Signs will generally comprise traffic, directional and visitor information signs, and unnecessary repetition will be avoided. Commercial roadside signs are not permitted in road reservations, except on bus shelters. Non-commercial signs may be permitted where they comply with the requirements for signs set out in the Signs General Code.</p>	<p>No signs are proposed off site within the road reserve, a response against the signs code is provided in Section 5.6 below for signs proposed on the Block.</p>
Streetscape Design	
<p>A streetscape hierarchy, that complements the road hierarchy, should be established. This hierarchy should give primacy to main avenues, emphasise continuity along their length through avenues of appropriately scaled trees, consistent pedestrian pavement materials, street furniture and lighting.</p>	<p>The existing Landscaping and plantings provided proposed would seek to retain and improve the existing verge treatment, and the relationship of the Block with the street frontage.</p> <p>The proposed development would provide new activity and development, albeit, maintain the rural nature of the site.</p>

Rule or Criteria	Canberra Town Planning Response
<p>Development should generally be constructed to the street boundary to define and enclose streets and create continuous street frontage while allowing variations in individual buildings and uses.</p> <p>A limited palette of high quality pedestrian pavement materials, street furniture and lighting will be used. Pavement and landscape design should have an elegant, simple and bold design emphasising the geometry and formality of the main avenues.</p> <p>Streetscapes are to be well lit for pedestrians and optimise security and safety for night time use.</p>	

We note that the NCP in Part 4(b) provides special requirements for Territory Land flanking Main Routes and Approach routes, but given the site is designated land these do not directly apply, and the relevant matters are provided in the Precinct Codes addressed above.

Note that no DCP has been made for the site but that a master plan has been presented for the site that was generally supported.

5.5 Design and Siting General Code

The NCP also provides a design and siting General Code which applies to works within certain precincts and areas including the Australian Defence Force Academy and Royal Military College Duntroon. The proposal is for non-residential development and in this context the *Conditions for buildings other than detached houses* applies.

The following controls are considered relevant for a development of this nature on designated land.

Table 4 - Assessment Against Conditions for buildings other than detached houses

Condition	Canberra Town Planning Response
General Conditions	
<p>Conditions established prior to the offer or grant of lease</p> <p>Any special design and siting requirements contained in the conditions of lease, or in the conditions of building approval, or in any plan or document that is exhibited or otherwise made available for public inspection prior to the offer or grant of a lease, will constitute the National Capital Authority's conditions in respect of the development of a lease and will over-ride any other condition stated herein with which it may conflict...</p>	<p>There are no existing or special design and siting conditions on development established prior to the grant of the lease.</p>

Condition	Canberra Town Planning Response
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Re-building

The National Capital Authority will consider a proposal for re-building or any major alterations of an existing building which materially alters the bulk or appearance of the building, only if it is accompanied by a plan indicating a scheme of comprehensive development of the block in accordance with announced policies for the area in which the block is located.

The proposal is not for re-building or a major alteration to an existing building.

Notwithstanding this, a masterplan for the site has previously been prepared and provided to the NCA for comment. The commentary received did not indicate that the proposal is inconsistent with the expected development outcomes that may be assessed at the site.

Relationship between neighbouring buildings

The height, bulk, form, siting and character of building proposals in relation to neighbouring buildings, roads and landscape must not be conducive to congestion of parking and road facilities in the locality, and must ensure a harmonious relationship with adjoining buildings. To implement this general policy, it is necessary for the following design and siting controls to be exercised. In special circumstances, it may be necessary for the National Capital Authority to determine additional conditions to those set out hereunder.

The building has been designed to adhere to the rural and broadacre context of the site. The buildings proximate to the proposed development is the existing residential dwelling on the site and other existing sheds and buildings which will be retained on the site.

A masterplan for the site has previously been prepared and provided to the NCA for comment. The commentary received did not indicate that the proposal is inconsistent with the expected development outcomes that may be assessed at the site.

A Traffic Assessment has been prepared and is provided with this application.

Coverage

Unless otherwise specifically provided for, the area occupied by buildings including any outbuilding on a block should not exceed one-half of the total area of the block.

Should the proposed development be approved, the area occupied by buildings on the site would not exceed one half of the total area of the block.

Height

Generally, the height of any building should not exceed two storeys.

The height of the buildings proposed does not exceed two storeys.

Plot ratio

The Plot Ratio must not be greater than 0.40 for residential buildings other than detached houses, and 1.00 for commercial and industrial buildings, unless otherwise specifically provided for.

The proposed plot ratio is 0.15 (as shown on the site plan).

Building line and setbacks

Condition

The design and siting conditions for detached houses with respect to set backs from the front, side and rear boundaries will apply to residential buildings other than detached houses.

The building lines and set backs for commercial and industrial buildings will be such distances as may be approved in particular circumstances.

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The building line and setbacks to the front boundaries are shown on the Site Plan. This may be assessed on merit by the Authority.

External appearance of buildings

The external treatment of buildings, including materials, colours and general standards of finish must ensure that the buildings, walls, fences and other ancillary structures are appropriate to and not discordant with the general development and amenity of the locality.

To implement this general condition it is necessary for the following design and siting conditions to be exercised. In special circumstances, it may be necessary for the National Capital Authority to determine additional design and siting conditions to those set out hereunder.

The external treatments of the buildings proposed have been designed to respond to the rural nature of the site, the type of activities occurring here, and in the broader context of the Pialligo precinct.

The treatments proposed are:

- Colorbond sheet metal in Dark Grey;
- Timber Panelling in Light Brown;
- Masonry Concrete in Light Grey;
- Clear Glazing with dark Powdercoat Frames;
- Lightweight Panelling in Dark Grey;
- Exposed Steel in Dark Grey;
- Metal window shroud in Dark Grey;
- Rammed Earth Wall;
- Window Louvres in Dark Grey.

Roofs

Permanently highly reflective metal roofs will not be approved.

Generally, tiled roofs having a strong pattern or marked colour contrast will not be approved.

The roof is proposed to be constructed from Colourbond metal sheet in Monument colour.

This is not a highly reflective material.

Structures above roofs

The design and siting conditions for detached houses with respect to structures above roofs will apply to buildings other than detached houses. These are as follows:

- a. Except as provided for below, structures above roofs are not permitted.
- b. Structures necessary under the ACT building regulations, and solar energy devices, may be permitted. Proposals may be subject to conditions in respect of type, position, size, height or appearance.

No structures are proposed on or above the roof of the buildings proposed.

Condition

Canberra Town Planning Response

- c. External television antennae affixed at the rear of the main building in the least conspicuous position when viewed from public areas, may be permitted to extend no more than 1.5 m above the highest point of the roof.
- d. External television antennae not meeting the requirements of (c) above may be permitted where the need for the proposal for reasonable reception of Canberra channels is established by a report from an appropriately qualified technician.
- e. A radio transmitter mast or aerial should be on a freestanding structure at the rear of the main building in the least conspicuous position when viewed from public areas.

Façades

All façades of commercial and industrial buildings and returns should be of durable and low maintenance material and be subject to approval in respect of proportions, fenestrations, materials and colours having regard to the building itself and its relationship to adjoining buildings.

The proposed buildings are to be constructed of colourbond metal sheet, timber panelling with concrete finish, rammed earth and lightweight materials, along with glazing. The materials have been chosen for their durability and consideration of the type and nature of the building within the rural/broadacre context of Pialligo.

Screening walls

Generally, where service areas are visible from the road or a public reserve a screening wall or fence will be required. Where a commercial or industrial building is not constructed along the full frontage of the block, a screen wall with gates may be required between the building and the front and/or side boundaries of the block.

The Waste storage area is located at the loading dock area at the north-eastern end of the Hospital. This area is screened by a rammed earth wall.

Structures in front of buildings

Generally no structures are to be erected between the building line and the front property boundary.

This application seeks approval for the removal of the existing fence and erection a rural-style treated timber and wire fencing is proposed around the site boundary as shown in the attached Landscape Plan.

Landscaping and other matters

In order to satisfy the objectives contained in the general conditions it may be necessary for the National Capital Authority to require the submission of acceptable landscape proposals as a condition of approval.

A landscape concept plan prepared by DSB Landscape Architects has been provided with this application which details the landscaping scheme proposed.

Condition	Canberra Town Planning Response
<p>Siting of buildings</p> <p>The siting of buildings on blocks must ensure adequate space for access, internal circulations, parking, off-street loading, light, air and landscaping. To implement this general condition it is necessary for the following design and siting conditions to be exercised. In special circumstances, it may be necessary for the National Capital Authority to determine additional design and siting conditions to those set out hereunder.</p>	<p>The proposed new buildings have been sited in a manner which meets this condition. Adequate space is provided for access, to the site with provision for trucks to enter and exit in a forward direction. Parking for 40 cars has been provided on grade and in the basement parking areas. A loading area is provided to the northern side of the animal hospital.</p> <p>The proposal includes a landscaping concept which integrates the buildings with the site and provides areas for staff, clients and their animals to enjoy the site.</p>
<p>Access</p> <p>Vehicular entrances and exits for all blocks must be of sufficient width having regard to their probable use and be located in a position which, in the opinion of the National Capital Authority, is not hazardous to traffic safety and not likely to create traffic congestion.</p>	<p>The existing crossover from Beltana Road would be utilised for the entrance to the Animal Care Facility. The Pavement Plan and Civil Details plan provides details of the access proposed.</p>
<p>Internal circulation</p> <p>Where appropriate, adequate provision must be made for internal vehicular circulation on sites leased for residential buildings other than detached houses and for commercial and industrial buildings.</p>	<p>The Turning Demonstration Plan (C501) shows that large vehicles required for waste disposal or deliveries can enter and exit the site in a forward direction.</p>
<p>Parking</p> <p>Off-street parking spaces, open or enclosed, must be provided for all new buildings and enlargements or conversions of existing buildings in accordance with the following provisions where relevant or other agreed standards:</p> <p>Commercial and Industrial Building</p> <p>One space per two employees except in areas where the parking requirement is varied by policy instrument.</p> <p>Institutional</p> <p>To be determined for each building proposal depending on use, building floorspace, employees, visitors and location.</p>	<p>38 off street carparking spaces are provided. 21 spaces in the basement and 17 on grade car parks.</p> <p>The facility is expected to provide employment for 18 people during the day, and 6 at night. The parking provided would meet the numbers required for commercial or industrial building types. The Traffic and Parking Assessment provides further details, albeit the parking spaces proposed have reduced by 2 spaces due to the animal hospital building moving by 3 metres further west than proposed when the traffic study was undertaken. This is not expected to significantly affect the parking requirements or the study which was previously undertaken.</p>
<p>Off-street loading</p> <p>In order to satisfy the objectives contained within the general conditions, it may be necessary for the National Capital Authority to require that facilities for loading and unloading of goods be provided wholly within the boundaries of the block.</p>	<p>Loading and unloading will occur at the loading dock to the north-eastern side of the Animal Hospital, which is located wholly within the block boundaries. A vehicle turnaround area has also been provided so that vehicles can enter and egress the site in a forward manner.</p>

5.6 Signs General Code

Two signs indicating the primary tenant at the Animal Care facility would be provided on the South west and North east elevations of the animal care facility. These wall signs would be

Table 5 - Assessment Against Conditions for buildings other than detached houses

Condition	Canberra Town Planning Response
General Conditions	
<p>1. The type, position, size, appearance, illumination, animation, content or other characteristics of any proposed sign must ensure a quality and character of appearance both by day and night which, in the opinion of the National Capital Authority, befits the National Capital.</p>	<p>Two signs would be located on the South west and North east elevations of the animal care facility as shown in the architectural drawings.</p> <p>The signs would be designed to match the façade, and the nature and style of the building and provide the name of the principal occupant.</p> <p>Signs would be laser cut letters directly fixed to the building, made out of a solid, durable material.</p>
<p>2. The National Capital Authority will refuse to approve any sign where it is of the opinion that the type, position, size, appearance, illumination, animation, content or other characteristics of the sign may adversely affect:</p> <ul style="list-style-type: none"> i. the amenity of the locality or neighbourhood with particular regard to nearby residential development ii. the architectural character or appearance of a building iii. traffic safety iv. a 'place' within the meaning of and subject to the provisions of the relevant Commonwealth heritage legislation. 	<p>The signs proposed are wall signs which are designed to relate to the design and appearance of the building proposed.</p>
<p>3. The National Capital Authority will refuse to approve any sign which it considers offensive</p>	<p>Noted. Signs will not be of an offensive nature.</p>
<p>4. The National Capital Authority will not grant approval of an application with the respect to the external design and siting of any structure or sign unless such structure or sign would comply with all other relevant policies or conditions of this Plan.</p>	<p>The signs are considered to meet the conditions of the plan.</p>
<p>5. The National Capital Authority may, either unconditionally or subject to such terms and conditions as it deems necessary, modify or waive the provisions of the sections that follow, where it is of the opinion that the application of the same to or in respect of any particular sign would be impracticable or unreasonable and provided that the requirements of the 'General conditions' herein are satisfied.</p>	<p>Noted</p>

Condition	Canberra Town Planning Response
<p>6. Any application for the use, construction or erection on or above the roof or top of any building of any device, advertisement, sky sign, sign, signal or structure of the nature of a sign or signal, excepting flags and flag poles, will not be approved where the proposal would alter any silhouette of the building by extension beyond or above the walls, parapet or roof of the building, lift tower or plant room.</p>	<p>Signs are not proposed on or above the roof of the building.</p>
<p>7. Animated or flashing signs and signs illuminated by exposed lamps or neon tubes as distinct from backlighting or floodlighting, will generally not be approved.</p>	<p>Signs proposed are not animated, flashing or illuminated.</p>
<p>Signs on Commercial and industrial Buildings and on institutional and other buildings not located within residential areas.</p>	
<p>1. Signs above first storey level, signs facing residential development nearby or on the opposite side of the street within residential neighbourhoods which may be visible from residential buildings nearby, must not be animated or flashing or be illuminated by exposed lamps or neon tubes as distinct from backlighting or floodlighting.</p>	<p>Signs would not be animated, flashing or illuminated.</p>
<p>2. Subject to (1) above, signs located at ground level and first storey levels including signs projecting from buildings at these levels and signs on or under awnings, will not be restricted provided that:</p> <p>i. they are consistent with the 'General conditions' of this code</p> <p>ii. the clearance between the pavement level and any sign projecting from a building or affixed to an awning, must not be less than 2.5 metres.</p>	<p>Signs proposed are consistent with the general conditions as detailed above.</p> <p>Signs proposed are wall signs and will not be projecting from the building or affixed to an awning.</p>
<p>3. Signs above first storey level will be restricted in content to the name of the building and the name, insignia and type of activity of the principal occupant. Such signs must not project from the building and must constitute only separate characters and/or symbols individually affixed to or represented on the building façade. Generally there will not be more than one sign on each face of the building above first storey level.</p>	<p>The content of the signs proposed are for the name of the principal occupant of the building only and would meet the requirements of this condition.</p>
<p>Freestanding signs</p>	
<p>1. Freestanding signs may be approved on</p>	<p>Not applicable. No freestanding signs are proposed.</p>

Condition

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business leases provided that:

- i. unnecessary repetition or multiplicity is avoided
- ii. sign content is restricted to the name, insignia and type of business activity combined with the advertising of the principal product or services being offered on the site
- iii. the height of freestanding signs must not exceed four metres within residential neighbourhoods and six metres in other locations
- iv. the surface area of freestanding signs must not exceed 3m² within residential neighbourhoods and 6m² in other locations except that the maximum surface area of a sign identifying a shopping centre must be determined having regard to the particular circumstances and merits of a proposal.

2. Freestanding signs may be approved on sites used for recreational, institutional, educational or other similar purposes provided that:

Not applicable. No freestanding signs are proposed.

- i. sign content is restricted to the name, insignia and type of activity
- ii. within residential neighbourhoods there must not be more than one freestanding sign per site
- iii. unnecessary repetition or multiplicity is avoided
- iv. subject to Freestanding signs (1(iv)) above, the surface area of a freestanding sign must not exceed 3m² and the height must not exceed 4 metres.

3. Freestanding signs must not be animated or flashing or be illuminated by exposed lamps or neon tubes as distinct from backlighting or floodlighting.

Not applicable. No freestanding signs are proposed.

5.7 Environment Protection and Biodiversity Conservation Act, 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's central piece of environmental legislation and provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places as defined in the EPBC Act as matters of national environmental significance.

The objectives of the EPBC Act are to:

- provide for the protection of the environment, especially matters of national environmental significance
- conserve Australian biodiversity
- provide a streamlined national environmental assessment and approvals process
- enhance the protection and management of important natural and cultural places
- control the international movement of plants and animals (wildlife), wildlife specimens and products made or derived from wildlife
- promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources
- recognise the role of Indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity
- promote the use of Indigenous peoples' knowledge of biodiversity with the involvement of, and in cooperation with, the owners of the knowledge.

Nine matters of national environmental significance to which the EPBC Act applies have been identified and in addition to this the EPBC Act confers jurisdiction over actions that have a significant impact on the environment where the actions affect, or are taken on Commonwealth land or are carried out by a Commonwealth agency.

The nine matters of national environmental significance (MNES) are:

- world heritage properties
- national heritage places
- wetlands of international importance (often called 'Ramsar' wetlands after the international treaty under which such wetlands are listed)
- nationally threatened species and ecological communities
- migratory species
- Commonwealth marine areas
- the Great Barrier Reef Marine Park
- nuclear actions (including uranium mining)
- a water resource, in relation to coal seam gas development and large coal mining development.

Where a proponent is likely to, due to the nature of works activities or actions proposed, have a significant impact on any of the matters of NES there is a requirement to prepare a formal referral for consideration by the Australian Government Minister for the Environment.

The purpose of the referral process is to determine whether or not a proposed action will need formal assessment and approval under the EPBC Act.

This assessment is important in the context of the Planning Approval process as the NCA must not approve actions that are likely to contravene the provisions of the EPBC Act.

In the context of this proposal (as described in this report), we have not identified anything with significant impact on matters on National Environmental Significance and the site is not Commonwealth Land and therefore no action that is likely to have a significant impact on Commonwealth Land was identified.

This proposal was not referred under the EPBC Act based on the above considerations.

6

Other Matters

6.1 Traffic, Access and Parking

A Traffic Impact Assessment has been prepared by Sellick Consultants and is included in the WA submission. This report provides a summary of the existing road, traffic and parking conditions and the likely impacts from the proposal.

The report also provides a car parking assessment. Changes to the siting of the animal hospital building on the site (moving it 3 metres to the west) from when the assessment was undertaken has resulted in a loss of 2 carparking spaces in the basement. However, 38 parking spaces will still be provided which will still meet the parking requirements identified in the NCP.

6.2 Stormwater Management and Flooding

The site is subject to the 1 in 100 year flood in the western extent of the site as shown in the ACT Government Flood modelling in Figure 11. This flood mapping was recently updated at the end of 2018, to reflect recent modelling undertaken by the ACT Government.

The site is also subject to overland flows across the site within an existing swale located along the Fairbairn Avenue boundary.

Discussions with EPSDD regarding these issues has resulted in a revised design to ensure overland flows are appropriately managed, in accordance with the Stormwater Management Plans C400 and C401 and other engineering design plans provide by Sellicks.

An Ecoceptor 1500, stormwater treatment device has also been included in the design to improve stormwater quality. The output of the MUSIC model shows (Figure 12) that the stormwater treatment will exceed the recommended targets in the ACT WSUD Code.



Figure 11: Extract from ACT Flood Map showing 1% AEP Flood Model Extent (ACTmapi 2019)

TREATMENT TRAIN EFFECTIVENESS

OUTPUT DATA FROM MUSIC SOFTWARE				
	SOURCE	RESIDUAL LOAD	REDUCTION (%)	TARGET (%)
FLOW ML/yr	1.91	1.91	0	-
TSS kg/yr	294	85.3	71	60
TP kg/yr	0.427	0.132	69	45
TN kg/yr	5.08	2.69	47	40

Figure 12: MUSIC Model Output (Sellicks, 2019)

6.3 Trees

The site contains numerous trees, and a tree assessment and Vegetation Assessment has been undertaken by dsb Landscape Architects (included as part of this submission). The assessment found that there are no remnant eucalypts nor any rare or endangered species within the site.

The *Tree Protection Act, 2005* does not apply to the site as it is not identified as a "Built up urban area" in Notifiable Instrument NI2010-187.

Nevertheless, the Tree Assessment has provided an assessment applying the same criteria, which will inform the assessment of this Works approval application.

The Landscape Management and Protection Plan shows the trees which are proposed to be removed from the site. The Vegetation Assessment identifies the trees and provides an assessment of the health and quality of the trees on the property.

In assessing this application, the NCA would need to consider and approve the proposed removal of trees for this works approval.

6.4 Heritage

The proposal does not affect a place on the ACT or Commonwealth Heritage list or register.

6.5 Environment

There are no remnant eucalypts nor any rare or endangered species within the site.

6.6 Infrastructure

The existing easement will be maintained on the site.

6.7 Land Management

There is an existing Land Management Agreement with the Territory in place for this site and the Land Management Agreement will be updated to reflect the new uses once these have been registered to the Crown Lease and prior to utilisation of the Block for these new uses.

