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## 1.0 Zoning and Permissibility

Land within Investigation Area D is zoned NUZ1 Broadacre under the Territory Plan (TP). Under the Broadacre Zone Development Control Table, there are a number of areas where certain additional development is identified as prohibited. In Investigation Area D, which is within the Pialligo area, there is a large area of land where major utility installations are prohibited as shown in Figure 1. It is noted that this prohibition does not extend across the whole area of Investigation Area D but covers large majority of the Investigation Area. Development in this area for the purposes of major utility installations would therefore require a change to the zoning of the land. Any change to the zoning of the land under the TP would require the preparation of a draft variation to the TP.

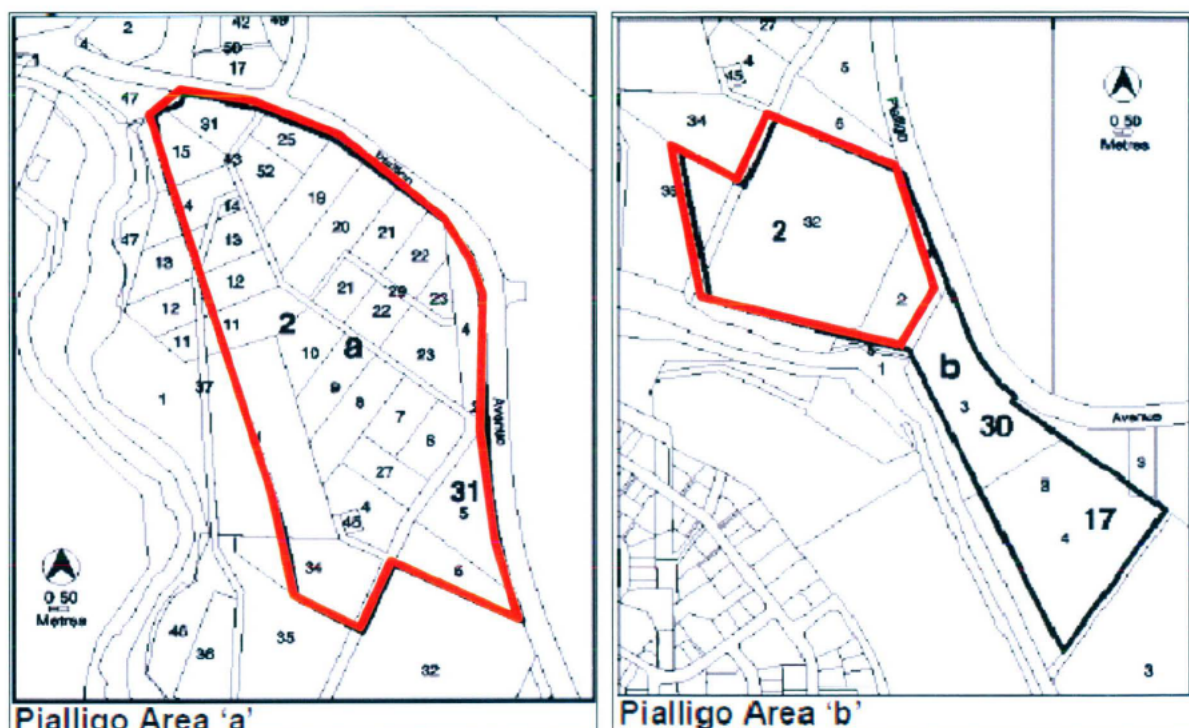


Figure 1 Pialligo areas subject to prohibition

Source: Territory Plan [www.legislation.act.gov.au](http://www.legislation.act.gov.au)

Further, the Territory Plan Map indicates that the northern and eastern border of Investigation Area D is subject to special requirements under the NCP, as it flanks the Main Avenues and Approach Routes, as described for Investigation Area C in Section 1.6.3.

The relevant Approach Road in Investigation Area D is Pialligo Avenue, which extends from the ACT border to Morshead Drive. As above, development of Approach Routes will be subject to development control that has been agreed with by the Authority, to ensure development that occurs along these Approach Routes is of a kind that is considered appropriate for these areas.

# DRAFT

## 2.0 Overview of Existing Services

Sections 2.1 through 2.5 provide a description of existing services infrastructure located within Investigation Area B. An overview of existing services located within and adjacent to all Investigation Areas is located within Section 3.0 in the body of the main report.

### 2.1 Water

Existing and proposed water infrastructure located within and adjacent to Investigation Area D is illustrated in Figure 4.

Water mains, primarily 100 mm diameter are located throughout Investigation Area D. They provide service to the existing developments located within the Investigation Area.

### 2.2 Sewer

Existing and proposed sewer infrastructure located within and adjacent to Investigation Area D is illustrated in Figure 5.

The trunk sewer main which connects to the MSPS is located within an existing road reserve. A 375 mm diameter extends from the airport, through Investigation Area D, connecting with the trunk sewer.

### 2.3 Gas

Existing and proposed gas infrastructure located within and adjacent to Investigation Area D is illustrated in Figure 6.

No gas infrastructure is present within Investigation Area D. The 250 mm diameter high pressure steel main is located adjacent to the Investigation Area in the road reserve of Pialligo Avenue.

### 2.4 Electricity

Existing and proposed electricity infrastructure located within and adjacent to Investigation Area D is illustrated in Figure 7.

Infrastructure is located throughout the Investigation Area in the form of high (11 kV) and low voltage, both overhead and underground.

### 2.5 Telecommunications

Existing and proposed telecommunications infrastructure located within and adjacent to Investigation Area D is illustrated in Figure 8.

Telecommunications infrastructure is located within and adjacent to Investigation Area D, providing service to existing developments.

## DRAFT

## 3.0 Planning Constraints and Opportunities

### 3.1 ACTPLA Potential Development Scenarios

Proposed development scenarios and permissibility for Investigation Area D are summarised in Table 1 below.

Table 1 Investigation Area D – Potential land uses

Investigation area / development scenario	Existing uses	Permissible land uses
<u>Scenario A</u> Retain as is – most likely scenario	Peri-urban. Retail plant nurseries and bulk landscape supplies, crafts, cafes, agriculture, limited residential, winery	Retain and enhance or develop for uses under existing Broadacre Zone. Permissible uses include:  agriculture, farm tourism, outdoor recreation facility.
<u>Scenario B</u> – 2 parts: a) 30% of Investigation Area developed for higher order employment (based on lease periods expiring around 2031 onwards)	As above	Land subject to the NUZ1 Broadacre Zone under the Territory Plan, permits: agriculture, farm tourism and outdoor recreation facility.  Campus style business park, emerging industries and light industries are prohibited land uses in the NUZ1 Zone, and a Draft Variation to the Territory Plan would be required.
a) Balance of Total Area – retain and enhance current uses	As above	Retain and enhance uses under existing land uses permissible in the NUZ1 Broadacre Zone. Land uses permissible as above.

Under Scenario A of Investigation Area D, the most likely scenario is to retain and enhance or develop for uses under the existing Broadacre Zone. As discussed above, the Pialligo area is subject to a number of land use prohibitions. In this regard, the relevant permissible land uses in this area include:

- Agriculture
- Ancillary use
- Farm tourism
- Outdoor recreation facility.

Scenario B is divided into two potential development scenarios (a) and (b). The working populations table identifies Scenario B (a) for potential campus style business park, innovative emerging industries and light industries. Scenario B (a) would be prohibited under the current NUZ1 Broadacre Zone. Scenario B (b) is identified to retain and enhance uses under the existing Broadacre Zone, which would enable the land uses listed under Scenario A to be developed and or enhanced.

It is noted that the industrial and commercial land uses, including light industries, business parks and innovative emerging industries are not permissible under the existing NUZ1 Broadacre Zone, and would require a Draft Variation to the Territory Plan.

# DRAFT

## 3.2 Summary of Constraints

### 3.2.1 Physical Features and Constraints

Investigation Area D is located in the suburb of Pialligo, peri-urban fringe locality immediately east of the Canberra International Airport. The subject Investigation Area is generally bounded by the Molonglo River to the south and the west, Fairbairn Avenue/Pialligo Avenue to the East, and Woolshed Creek in the north. Physically speaking the Investigation Area is characterised by floodplain, sitting at approximately 560m, and is already urbanised to some degree. The Investigation Area exists outside of the 1 in 100 year flood risk area. The Pialligo area is a specialist horticultural centre where most of the ACT's nurseries are located as well as the Pialligo Estate Winery. The ACT Eastern Broadacre Economic and Strategic Planning Direction Study identified a number of transport issues in the area which may constrain the future development of the area around the Airport, and influence the connections of other regions like Fyshwick, and the southern industrial and employment lands generally to the airport. Specifically, the study identifies another crossing of the Molonglo River from the south to Pialligo as a key issue, needing consideration into the future.

#### Woolshed Creek

Woolshed Creek (refer to Section 4.0 of the main report) is located within Investigation Area B. All land located within Woolshed Creek's 100 year flood line is included as a constraint, i.e. not developable.

#### Easements

Easements will be required for existing services located within Investigation Area D, as described in Section 4.0. Service authorities were not able to provide required easement sizes, so a width of 5 m has been assumed for ActewAGL's 375 mm diameter sewer main.

#### Majura Parkway

A corridor has been allowed for the future Majura Parkway and VHST. Only a portion of the VHST corridor extends into Investigation Area D en route to the airport.

### 3.2.2 Ecological Features and Constraints

As noted in the physical features (above) Investigation Area D is to some extent already urbanised, and accordingly does not contain any significant identified ecological constraints. Despite this, there are known records of threatened species within close proximity to the Investigation Area, including occurrences of the Brown Treecreeper, and the endangered Button Wrinklewort, and as such future development and specifically any further detailed assessment should consider the potential for these species to be present within the Investigation Area.

### 3.2.3 Heritage Features and Constraints

Within Investigation Area D there are two identified European heritage sites considered to be of moderate to high heritage significance. The sites are located south of Fairbairn Avenue and north of Pialligo Avenue. Notably, these sites are not listed on any statutory heritage registers; however the assessment completed by Navin Officer in 2007 did propose indicative assessment for the sites, as presented in more detail below:

- (MV 183) An existing weatherboard school building known as the old Duntroon Public School (and subsequently AME School) approximately 36m x 14 m and located on Defence land. It has red brick (colonial bond) foundations, cream weatherboard (horizontal) cladding with white eaves and corrugated iron roofing, white wooden framed 'push-out' windows and green painted metal gutters and downpipes. According to Caroline Millane, it was built in 1917 (maybe later, possibly 1927). Although, a considerable amount of minor external repairs have been undertaken on the building, it retains its essential integrity, and therefore the indicative assessment concludes that the heritage significance of this item is high.
- (MV189) An existing weatherboard house, known as the Headmaster's residence, contemporaneous with the school building (c. 1917 or 1927) and constructed of the same material. Cream weatherboard cladding,

**DRAFT**

white corrugated iron roof, white wooden sash windows and wooden doors. There are two smaller buildings of the same material and period located at the rear of the Headmaster's residence; both are rectangular buildings whose functions were probably as a shed and a garage. The three buildings are enclosed by colourbond metal fencing, which was erected only a few years ago. It is unclear whether the building is on Defence land; however the indicative assessment concludes that the heritage significance of this item is moderate to high.

There are no other identified heritage items within the boundaries of Investigation Area D; however the Woolshed Creek Geological Site (listed on both the ACT Heritage Register, the Register of National Estate and by the National Trust) is located in close proximity to the west of Investigation Area D. During any future works within this area, careful consideration would need to be given to ensure that appropriate buffers and safeguards were established so as to ensure that any excavation work or similar did not impact on this site.

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- Area D Boundary
- Heritage Items
- Physical and Servicing Constraint
- 34.8 Area (HA)

MAJURA VALLEY ENGINEERING FEASIBILITY STUDY  
**INVESTIGATION AREA D - CONSTRAINTS**

Source: ActewAGL (2009), ACTPLA (2009)



APRIL 2010  
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