



# Planning for EASTERN BROADACRE

## Frequently Asked Questions

This document addresses frequently asked questions about the long term planning for Eastern Broadacre.

Community consultation for the project starts on **23 July 2010** and ends on **30 November 2010**.

### Q. Where is Eastern Broadacre?

A. Eastern Broadacre is situated to the east of the city. It extends from the Majura Valley in the north, to Hume in the south and includes Symonston and the Jerrabomberra Valley.

### Q. Why is government considering the area as a potential employment corridor?

A. To support the growth of the city, the government needs to identify future employment areas. The eastern area of the ACT was identified in *The Canberra Spatial Plan (2004)* as a future potential employment corridor for the growth of industrial, broadacre commercial, tourism, recreation and transport-related land uses. A recent study (the *ACT Eastern Broadacre Economic and Strategic Direction Study* - also known as the Eastern Broadacre Planning Study) examined the area further.

Over time, development of new employment areas in Eastern Broadacre will help provide an adequate supply of employment (particularly industrial) land for the ACT and region. It will provide opportunities for new industries to locate in the Territory, supporting the diversification of the ACT economy.

While employment development in much of the area is a long term initiative, it is important that planning begin early so areas are reserved and infrastructure and services provided. There is also a need to provide greater certainty to rural leaseholders about the future of the area.

### Q. Why is this area suitable for employment purposes?

A. The area contains a number of features that make it ideal for employment, recreation and other land uses. It contains large areas of flat land, key roads (e.g. Monaro Highway, Canberra Avenue and future Majura Parkway), the airport and railway. As much of the area is affected by aircraft noise, it is better suited to broadacre and industrial rather than residential uses. The area also contains existing industrial estates at Fyshwick, Symonston and Hume.

### Q. What areas have been identified as potential employment precincts?

A. Eight broad areas have been identified for future potential employment uses in the Majura and Jerrabomberra valleys (see the the Eastern Broadacre web page [www.actpla.act.gov.au/easternbroadacre](http://www.actpla.act.gov.au/easternbroadacre) on the ACTPLA website). All areas are preliminary and subject to further planning, environmental and infrastructure investigations. Parts of the area are also being retained as broadacre, providing for continued rural, recreation, conservation and other uses.

### Q. What types of land uses are envisaged?

A. Employment uses such as light industry, freight distribution and warehousing may be suitable in the area, subject to further investigations. There are also opportunities for land uses to support nearby defence and security activities, and for further tourism and recreational uses, particularly in northern Majura Valley.

### Q. Is Pialligo going to change?

A. No. The government has indicated that Pialligo will not be considered for light industrial and related uses. Instead it is intended that a master plan be prepared in 2011-12 to retain and enhance the area.

### Q. When would development start?

A. Development may not occur in parts of the area for many years (e.g. 2021-2036 and beyond). However, areas close to existing urban areas or around the airport (e.g. Fyshwick East and Symonston) may be considered in the short to medium term (2015-2021), subject to further investigations.

### Q. How would the area look?

A. It is anticipated that any future development would occur in precincts, separated by conservation and other uses and linked by public transport. Detailed planning of precincts would occur later in the planning process and would involve further community consultation.

### Q. What will happen to rural lessees and existing recreational uses in the area?

A. In some areas leases have expired or will do so in the next 10 to 20 years. By planning the long term future of the area, rural lessees can have greater certainty about which leases are required for Territory purposes and those which can be renewed. Areas under long term lease are unlikely to be considered until the long term.

Where the Territory requires any part of the land held under a Crown lease for a Territory purpose, the land will either be acquired or withdrawn from the lease and the lessee will be compensated in accordance with the *Lands Acquisition Act 1994* or the terms of the Crown lease, whichever is relevant.

The impact of any planned employment uses on other land uses in the corridor, such as community and recreational facilities, also needs to be considered in future detailed planning stages.

### Q. Are there environmental issues?

A. There are areas of high ecological and heritage importance within Eastern Broadacre and these have been excluded from the areas identified for potential future employment uses. In addition, further detailed environmental investigations are required in all areas identified as broadly suitable for future employment purposes. Further information on environmental issues is available at [www.actpla.act.gov.au/easternbroadacre](http://www.actpla.act.gov.au/easternbroadacre).

### Q. Has the community been consulted?

A. Planning for Eastern Broadacre is just starting and ACTPLA is consulting with the community from the outset. However, a study needed to be done before community consultation started so there was enough information available for government and the community to consider. No decisions have yet been made. Comments received during the consultation period (23 July 2010 to 17 September 2010) will be used by government to determine the next steps for planning the area. Consultation with the community will be ongoing as planning progresses.

### Q. What information is available to the public?

A. A discussion paper has been prepared for community input. Copies of the paper are available from:

- ACTPLA Customer Service Centre (8.30am – 4.30pm weekdays)
- ACTPLA website at [www.actpla.act.gov.au/easternbroadacre](http://www.actpla.act.gov.au/easternbroadacre) (Note: all libraries have internet access)
- ACT libraries (Dickson, Civic, Woden and Tuggeranong)

Copies of the Eastern Broadacre Planning Study are available from the ACTPLA Customer Service Centre (CD only) or the ACTPLA website. A hard copy of the study can also be viewed at selected ACT Library locations.

The website contains a range of other information on the project: a brochure, map of study area, on-line survey and links to related documents.

Information sessions will be conducted during the consultation period – details can be found on the ACTPLA website and in local papers.

### Q. How can I comment?

A. Written comments can be submitted to ACTPLA by hand, post, email, online survey and at published information sessions by **close of business on Tuesday 30 November 2010**.

### Q. What happens next?

A. All comments received will be considered. A report will be prepared for government outlining the recommended next steps for planning the area. This may include further investigations into particular areas, followed by the preparation of draft amendments to planning controls. Separate formal public consultation will occur on any proposed changes to planning controls. The ACTPLA website will be updated as planning progresses in the area.

### Q. Where do I get further information?

A. Phone the ACTPLA Customer Service Centre on **6207 1923**.