



**ACT**  
Government

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**Territory  
Planning**  
Authority

**DRAFT**

**MAJOR PLAN AMENDMENT**

**to the**

**TERRITORY PLAN 13**

**Pialligo bulk landscape supplies**

**Blocks 4, 6, 7, 8, 14 and 45 Section 2 Pialligo**

**May 2026**

This draft major plan amendment was prepared  
under division 5.2.3 of the Planning Act 2023

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## 1.0 INTRODUCTION

### 1.1 Purpose

This document is Draft Major Plan Amendment to the Territory Plan 13 – Pialligo bulk landscape supplies – Blocks 4, 6, 7, 8, 14 and 45 Section 2 Pialligo (DPA-13).

Under section 63 of the *Planning Act 2023* (the Planning Act) the Territory Planning Authority (the Authority) is making DPA-13 available to the public for comment.

Key parts of this document are:

- section 2 – summarises the proposal, including amendments this DPA proposes to make to the Territory Plan and details on interim effect
- section 3 – discussion on the need for the draft major plan amendment
- section 4 – summary of entity and public consultation and where further information can be obtained

### 1.2 Outline of the process

A major plan amendment (MPA) is a statutory process under the Planning Act that enables the Territory Plan to be amended. The three types of MPAs are:

- Proponent-initiated
- Authority-initiated
- Minister-initiated

DPA-13 is an Authority-initiated MPA.

For more information about the content of the [Territory Plan](#) and the [major plan amendment](#) processes please refer to the ACT Planning website.

## 2.0 PROPOSAL

DPA-13 proposes to amend the East Canberra District Policy in the Territory Plan to formalise 'bulk landscape supplies' as a legitimate use and expand the blocks where the is permitted subject to development approval in the Division of Pialligo.

The DPA has been prepared following the decision by the National Capital Authority Board at their meeting on 9 February 2026 where the Board agreed to the use of Blocks 4, 6, 7, 8, 14 and 45 Section 2 Pialligo for the purpose of bulk landscape supplies.

Further detail on the proposal and consistency with relevant documents is provided in section 2.2 and 5 of this document. Further detail is also in the supporting report and appendices. is available on the [major plan amendments page](#) on the Planning website.

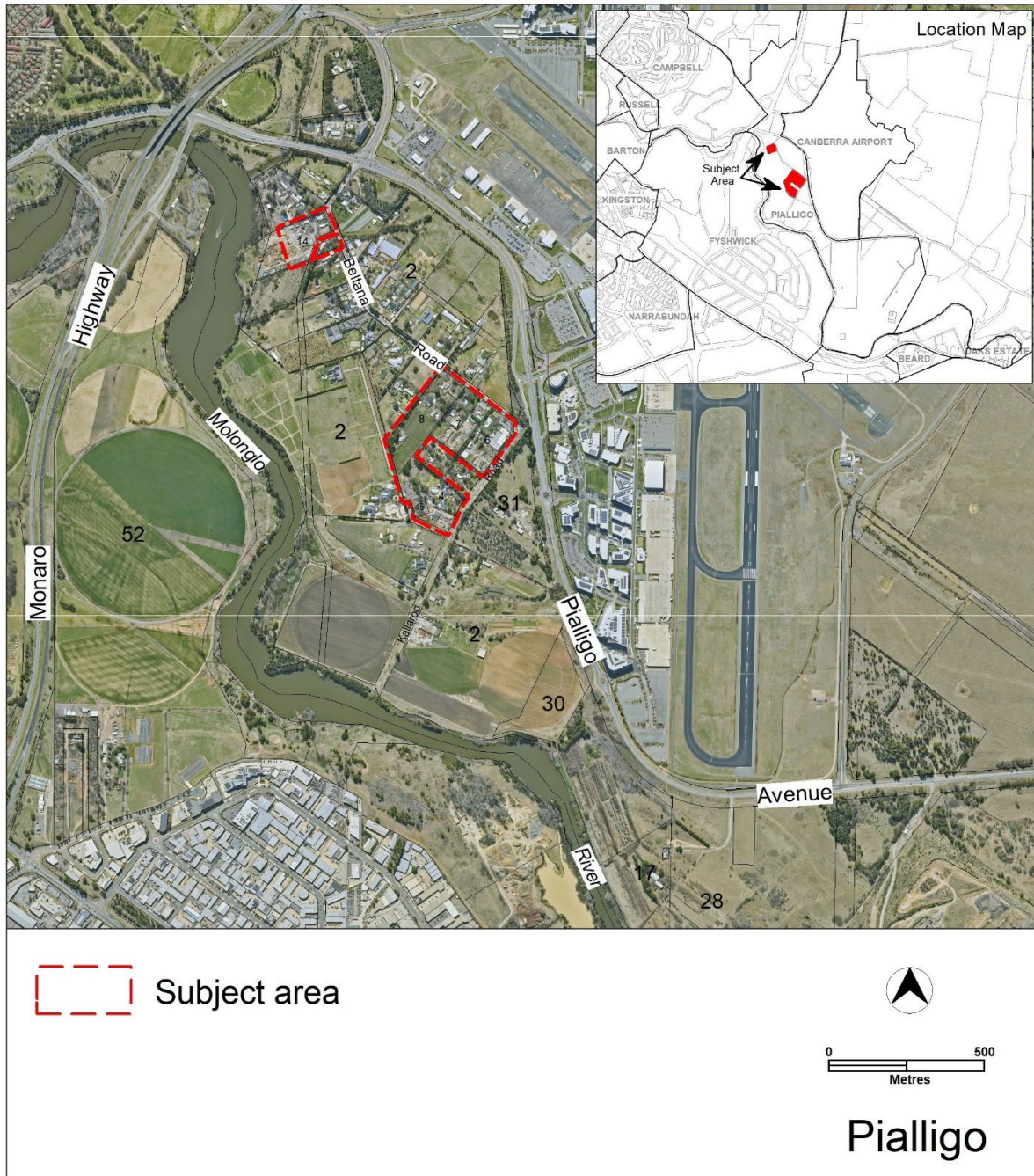
### 2.1 Site description

The location of the subject blocks is shown in Figure 1.

The blocks are identified as Blocks 4, 6, 7, 8, 14 and 45 Section 2 Pialligo within the East Canberra District.

The current zoning for the subject area is Non-Urban NUZ1 Broadacre Zone and no rezoning is proposed as part of this DPA.

A more detailed site description can be found in the supporting report provided along with this DPA.



## 2.2 Summary of amendments to the Territory Plan

DPA-13 proposes to amend the East Canberra District Policy in the Territory Plan to include Blocks 4 and 45 Section 2 Pialligo within the hatched area (Figure 4 in the East Canberra District Policy). The hatched area is referenced in Assessment Requirement 27 and indicates the parcels of land within Pialligo where bulk landscape supplies are permitted.

The existing figure 4 in the East Canberra District Policy is shown below:

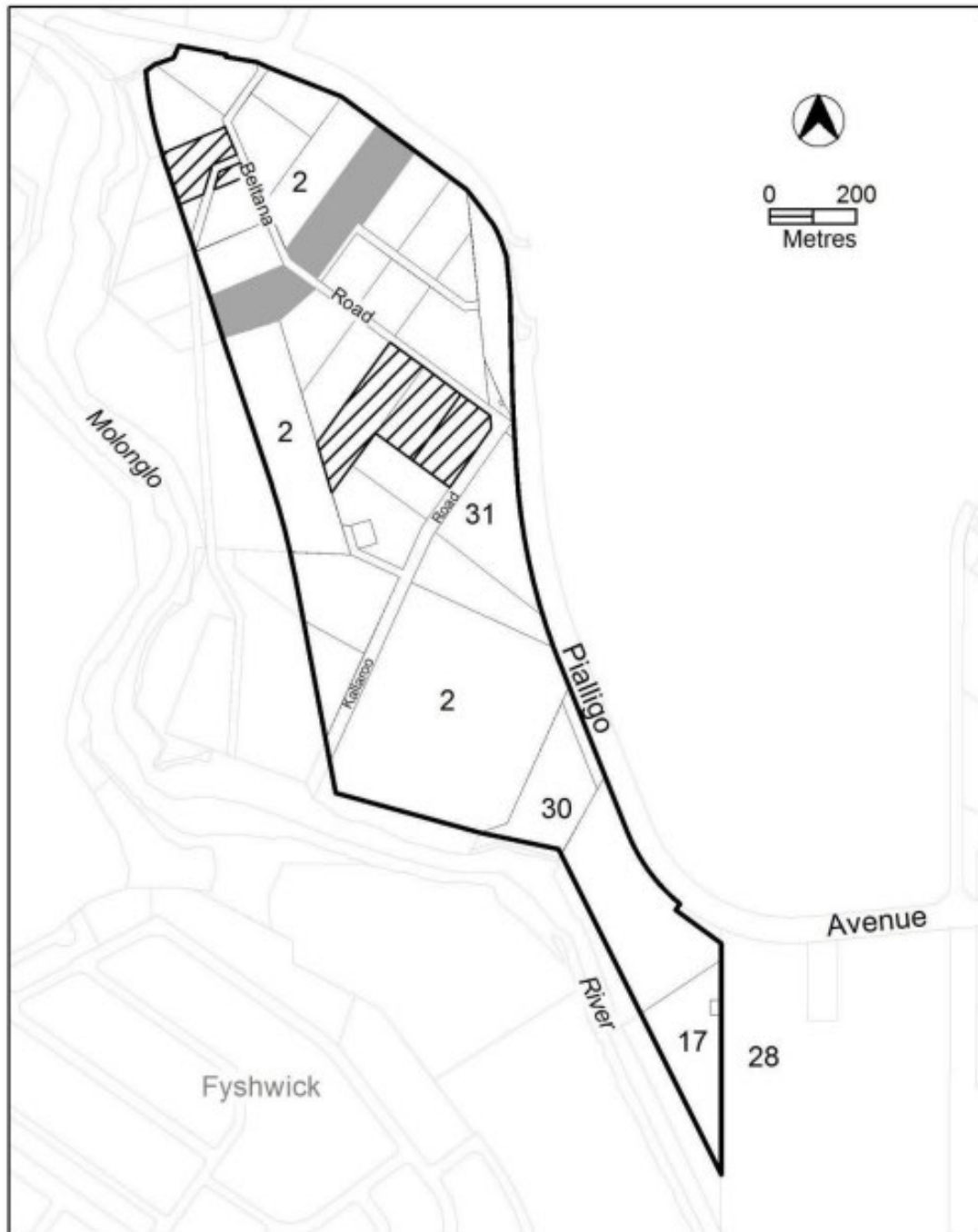


Figure 2 – Existing figure 4 in East Canberra District Policy

The proposed amendment to figure 4 is shown in Figure 3 below.

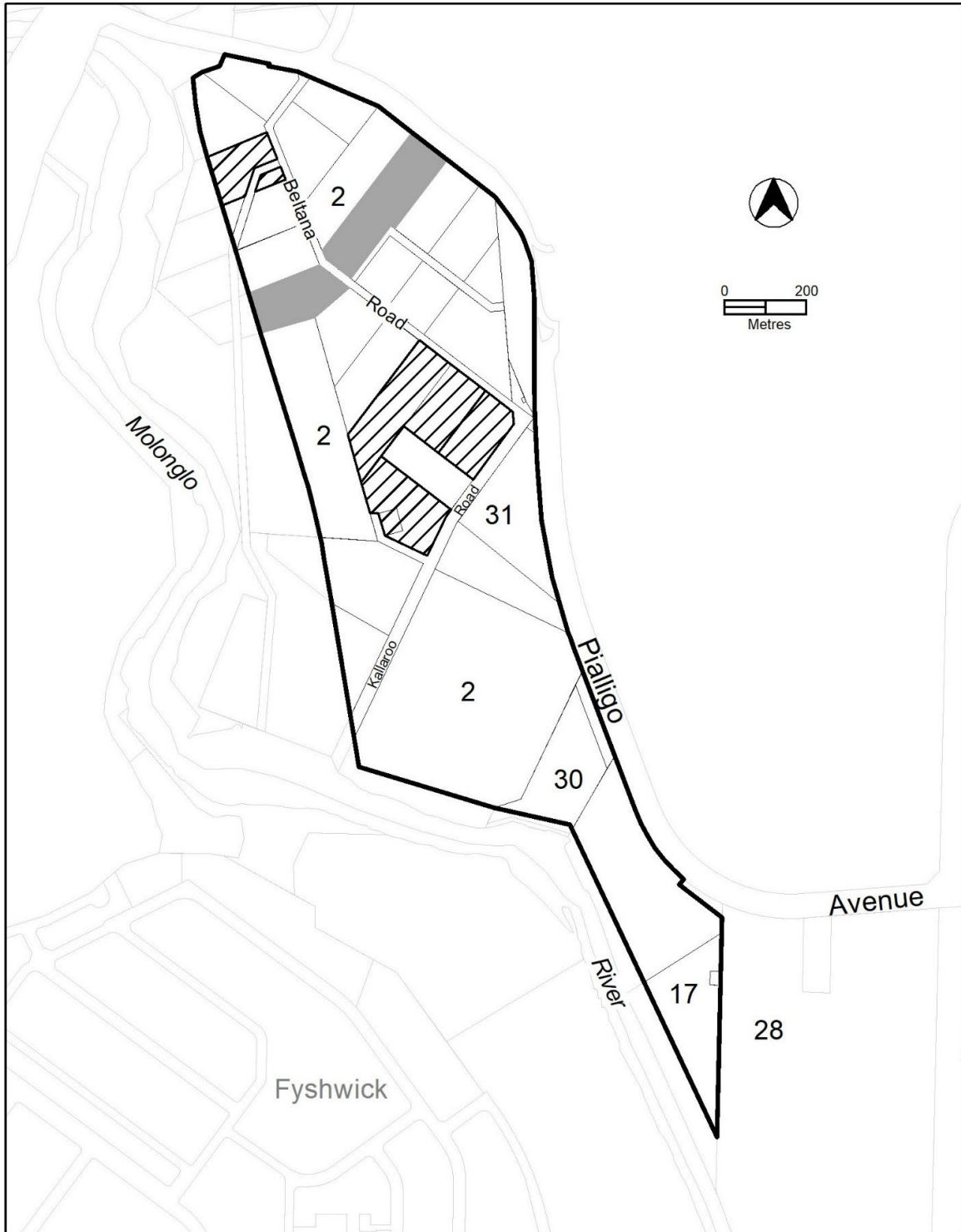


Figure 3 – Proposed figure 4 – East Canberra District Policy

### **2.3 Summary of consequential amendments to other documents**

Documents, such as the technical specifications and development controls are not part of the Territory Plan. Therefore, they cannot be amended as part of an MPA and must be amended separately when/if the DPA commences.

DPA-13 does not propose to consequentially amend any other documents.

For general information about other documents, such as the Technical Specifications or Development Controls, see the [Planning website](#).

### **2.4 Interim effect**

DPA-13 does not have interim effect as section 64 of the Planning Act does not apply to it. Therefore, the current provisions of the Territory Plan will continue to apply to development applications while the DPA remains in draft form.

More information about interim effect is available the [Planning website](#).

## **3.0 NEED FOR THE DRAFT PLAN AMENDMENT**

### **3.1 Justification against the Act**

A supporting report has been prepared for DPA-13 and is available on the [Planning website](#).

The supporting report outlines:

- the need for the proposed amendment.
- the positive and negative impacts of the proposed amendment.
- how the proposed amendment would give effect to the planning strategy and any relevant district strategy.
- how the proposed amendment would be consistent or inconsistent with relevant planning outcomes contained in other government strategies and policies.
- any consultation undertaken including with required entities who may have an interest in the proposed amendment.

#### **The planning strategy**

The ACT Planning Strategy (the Planning Strategy) builds off the original vision of Walter and Marion Mahoney Griffin of a city within a landscape that celebrates its bushland setting. The Planning Strategy seeks to manage the growth and change of Canberra to not only retain this original vision but to also ensure a city that is compact and efficient, diverse, sustainable and resilient, liveable and accessible.

The proposed changes are not inconsistent with the Planning Strategy in that it is within the Broadacre Areas identified in the Policy Plan in the strategy.

#### **The relevant district strategy**

The district strategies seek to capture and protect the valued character and attributes of the nine districts of Canberra. The district strategies deliver the ACT Planning Strategy by providing more specific and targeted directions for each district. The district strategies guide the strategic management of growth and change on a district scale in the context of green and blue spaces, good travel connections, housing, employment growth and support for commercial areas.

The relevant district strategy for this application is the East Canberra District Strategy (the District Strategy).

For a major plan amendment to be approved it cannot be inconsistent with the relevant district strategy. The District Strategy recognises that the arable land in Pialligo plays an important role in agricultural production for the ACT and that it is also a destination for small-scale urban farming, landscape supplies and nurseries.

The supporting report provides further details of how the proposal is aligned with the district strategy.

**Any current or proposed amendments of, or of policies in, the Territory Plan**

Policies within the Territory Plan are key to shaping places and communities in the ACT, implementing strategic planning objectives, protecting and minimising the impacts on our environment, and establishing future urban form and development patterns. The policies outline the desired policy outcomes that are important to a district or zone and include assessment outcomes and key assessment requirements that must be met by proposed development.

The proposal is consistent with the relevant policy outcomes in the East Canberra District Policy and for the NUZI Broadacre zone the Non-Urban Zones Policy.

**The statement of planning priorities**

The relevant minister responsible for planning can set a statement of planning priorities. These planning priorities must arise from the planning strategy and contain actions to be taken in the short to medium term to achieve the priorities.

The current [Statement of Planning Priorities 2025-2028](#) was released in November 2025 by Minister for Planning and Sustainable Development Chris Steel MLA. The statement contains ten priorities for the City and Environment Directorate to pursue in the short to medium term.

This DPA does not directly contribute to delivering on the Statement of Planning Priorities, but it is not inconsistent with the priorities as the provision of bulk landscape supplies located in select locations provides employment and serves the needs of industry, contractors and residents who require these types of products for construction, landscape works and maintenance and other associated uses.

**Anything else the territory planning authority considers relevant to the amendment**

There are no further matters the Territory Planning Authority deem relevant to this DPA.

## 4.0 CONSULTATION

### 4.1 Consultation with entities

Consultation with government entities, including mandatory referral entities under Section 62 of the Act, will be undertaken simultaneously with public consultation.

In accordance with section 62 of the Planning Act the Authority must consult with each of the following in relation to this DPA:

- the National Capital Authority
- the Conservator of Flora and Fauna
- the Environment Protection Authority
- the Heritage Council
- each referral entity
- if unleased or leased public land, each custodian of the land likely to be affected.

Comments received from these entities will be included in the consultation report. The consultation report summarises:

- mandatory referral entity comments
- public comments
- amendments made to this DPA as a result of the above two dot points.

The Authority will prepare the consultation report after the conclusion of the public consultation period. If this DPA is not withdrawn the consultation report will be made available to the public when the DPA is given to the Minister for determination.

### 4.2 Consultation with the public

Written comments are invited from the public on DPA-13 from **5 June 2026** to **20 July 2026**.

The [Planning website](#) contains information about:

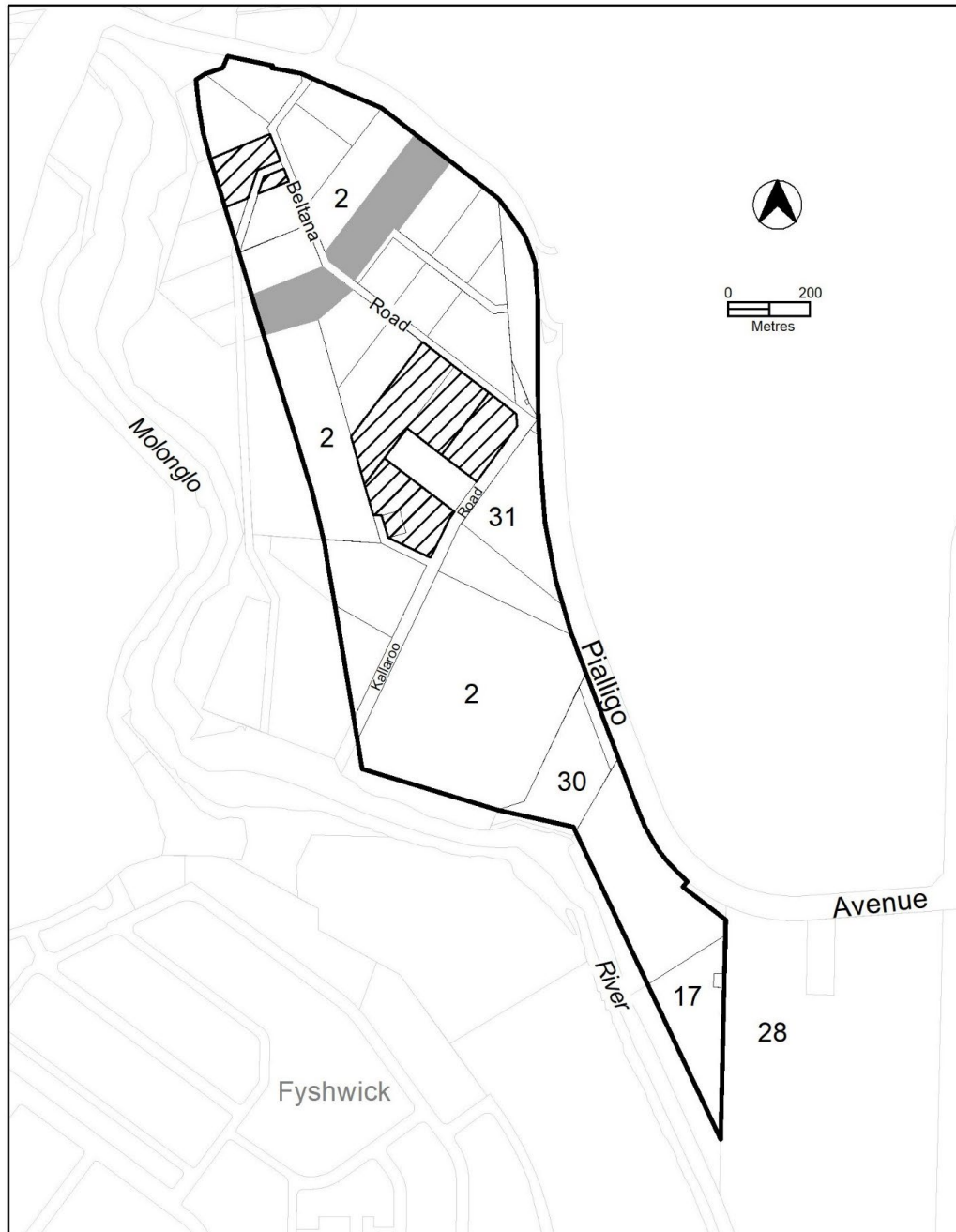
- what information written comments must include.
- how written comments can be submitted.
- the publication of submitted comments on the Authority's website and how personal information is managed.

## 5.0 DRAFT MAJOR PLAN AMENDMENT 13

DPA-13 is proposing to amend the Territory Plan in the following ways:

### 5.1 Amendments to the East Canberra District Policy

Substitute with the revised 'Figure 4 Pialligo – Land use' to reflect the additional blocks where bulk landscape supplies are permitted:



## INTERPRETATION SERVICE

To speak to someone in a language other than English please telephone the Telephone Interpreter Service (TIS) 13 14 50

LANGUAGE	DETAILS
English	If you need an interpreter please call: 13 14 50
Mandarin (Simplified Chinese) / 简体中文	如果您需要翻译，请致电：13 14 50
Arabic / العربية	إذا كنت بحاجة إلى مترجم شفهي اتصل بالرقم: 13 14 50
Cantonese (Traditional Chinese) / 繁體中文	如果你需要傳譯員，請致電：13 14 50
Vietnamese / Tiếng Việt	Nếu bạn cần thông dịch viên, xin gọi: 13 14 50
Korean / 한국어	통역사가 필요할 경우 다음 번호로 전화하시기 바랍니다: 13 14 50
Spanish / Español	Si necesita un intérprete, llame al 13 14 50
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Dari / دری	اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید.
Punjabi / ਪੰਜਾਬੀ	ਜੇਕਰ ਤੁਹਾਨੂੰ ਵਿਸ਼ੇ ਦੁਆਰੀਏ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਫੋਨ ਕਰੋ: 13 14 50
Tamil / தமிழ்	உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும்
Greek / Ελληνικά	Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50
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Thai / ภาษาไทย	หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50
Karen / ကညီကျိာ်	ဖဲန့မ့လိာ်ဘာ်ပုကတိကျိးထံတၢ်တဂါအခါဝံသးစူကိးဘာ်-၁၃၁ ၄၅၀ တက့ါ.

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