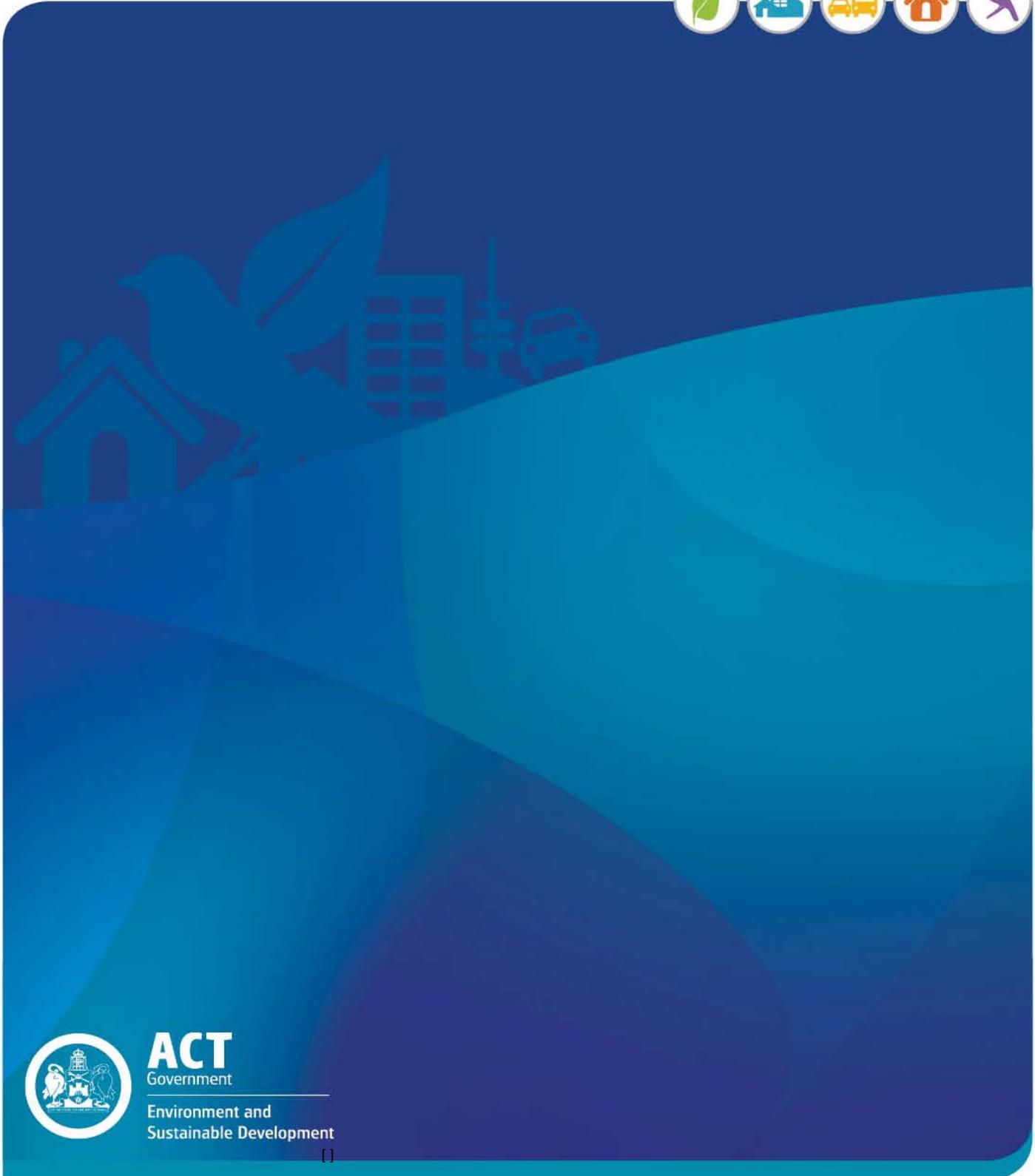


Pialligo Master Plan

Consultation Report



ACT
Government

Environment and
Sustainable Development



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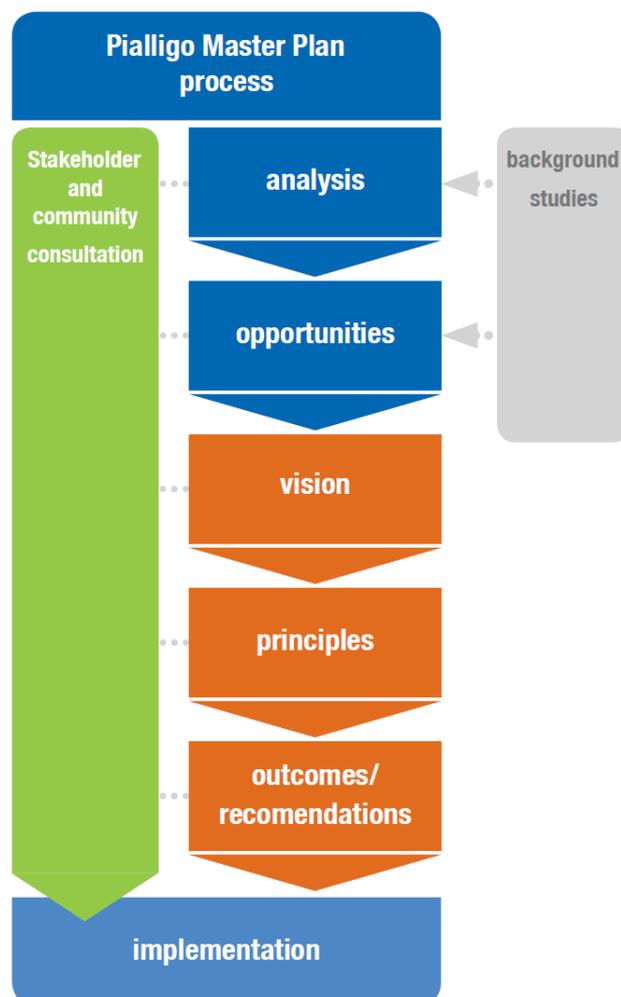


Introduction

This report outlines the consultation program and outcomes for the development of the Pialligo Master Plan.

Consultation Approach

The consultation approach for the Pialligo Master Plan is illustrated below.



Opportunities for broader community input were also provided.

Consultation was carried out through the master plan process. This approach was possible given the low number of stakeholders, the support and interest of Pialligo Residents Association (PRA) and individual leaseholders. This approach has produced strong community ownership.



Consultation Program

The consultation program for the Pialligo Master Plan involved a four stage process as described below:

Stage 1 – Issues and ideas

Stage 2 – Preliminary ideas

Stage 3 – The draft Master Plan

Stage 4 – Refining the final Master Plan



The list of consultation activities is shown in the table below. A summary of the planning workshops is shown at Attachment 1.

How we consulted	Who we consulted	Approx. number consulted	Outcome
Stage 1 – Issues and ideas			
Web site established	General public	Unknown	
Key Person interviews	Leaseholders	20	Individual issues and ideas recorded and considered
Workshop 1 21 June 2011.	Residents' Association	20	Agreed on values and issues. Support for process
Reference group 1 15 November 2011	Residents planning sub committee	6	Committee endorsed preliminary issues and ideas
Field trip on Beltana Rd 10 August 2011	Community and government agencies	12	Issues identified for Beltana Rd
Stage 2 – Preliminary ideas			
Discussion paper	Residents and general community		Discussion paper sent out to stakeholders
Reference group 2 08 September 2011	Residents planning sub committee	6	Directions agreed for Beltana Rd
Survey	General Community	10 surveys submitted	
Public consultation period November to December 2011	General public	12 submissions	Community issues identified and responded to.
Public poster display 26 November 2011	General Community	20	Community feedback on preliminary ideas
Stage 3 – Draft master plan			
Workshop 2 Land use planning 21 February 2012	Pialligo Residents Association and key stakeholders	25	Reporting back and land use study and other studies. Directions for land use agreed
Reference Group 3 22 May 2012	Residents planning sub committee	8	Planning studies discussed
Numerous individual meetings	leaseholders		Most leaseholders interviewed



Field Trip 3 July 2012	Representative Aboriginal Organisations	4	Aboriginal consultation, and meeting with leaseholders
Workshop 3 3 July 2012	Leaseholders and Aboriginal Representatives	25	Community endorsed planning studies and supported draft plan
Public poster display 28 July 2012	General Community	12	Community input and support to the draft plan
Stage 4 – Refining the final master Plan			
Workshop 4 December 2012	Residents Association	Approx 12	Consultation on the proposed fire station
Workshop 15 January 2013	Residents Association	14	Consultation on the proposed fire station
Workshop 27 March 2013	Residents Association	6	Agreed on conditions for the proposed fire station
Workshop 2 July 2013	Residents Association	12	EPA issues resolved in relation to managing conflicts between agriculture and residential development

Stage 1 – Initial consultation

The purpose of this stage of consultation was to notify and collect key issues and ideas from the community and understand how they wanted to be consulted. This stage also informed the community and key stakeholders about master planning, background studies and the planning context.

This stage involved the following activities:

1. Establishment of a project web site
2. Interviews with all landowners
3. Development of discussion paper 1
4. Planning workshops with the residents association.

This stage involved the community outlining what they value about Pialligo, the types of preferred activities, and issues.

Values and activities

- Family and community friendly
- Rural and environmental feel
- Trees open space
- Sense of community
- Horticulture



- Animal care
- Unique and special for Canberra
- 'Boutiquey'
- Productive landscape
- Arts and crafts
- Strong heritage values – Canberra's original food bowl
- Food based activities which integrate with primary production
- Nurseries and interesting retail
- A place that people come to spend time and relax
- Tourism
- Self sufficiency
- Sustainable living
- Fertile floodplain and riparian environment

Issues

The community and key stakeholders raised a number of issues in stage 1 of the consultation, including:

- The importance of protecting Pialligo's character
- Pialligo could become a residential enclave
- Beltana Rd not pedestrian friendly
- Lack of Public transport
- Poor pedestrian links to airport
- The noise and dust impacts of trucks on Beltana Rd
- More flexibility in the planning rules for development (type and size)
- The entrance to Pialligo needs to be improved
- Not enough car parking at busy times
- Flooding on Beltana Road

Ideas from residents

- Develop a strong brand for Pialligo that protects the rural character
- New pedestrian path down Beltana Road
- Protect the environmental values of Pialligo



- New planning rules for commercial development

Response in Plan and process

The following changes to the master plan and process occurred in response to community consultation:

1. The master plan has picked up many of the Pialligo Residents Association Draft Master Plan (2008) planning objectives including protecting the existing character.
2. The upgrade of Beltana Road.
3. The importance of allowing a balance of both residential and commercial development in Pialligo.

Stage 2. Formulating and testing some planning ideas and issues with the community

The purpose of this stage was to begin to distil initial key messages and ideas and test them with stakeholders, experts and agencies.

This stage involved the following activities:

- Discussion paper
- Reference group
- Survey
- Public consultation period
- Public poster display
- Continued individual interviews



The table below summarises the main consultation activities in this stage:

Consultation Activity	Number of comments from community
Public submissions	10
Public display	20
Ongoing individual interviews	20
Survey	16

In summary the consultation messages from this stage of consultation, including the submissions (Attachment 1) were:

- To retain the character of Pialligo and its community values;
- Pialligo is currently not commercially viable for primary agriculture use. Commercial viability for permitted ancillary uses may also be declining;
- Allow more flexibility in terms of commercial enterprise;
- Keep a balance between residential, agricultural and commercial land use;
- Protect agricultural and environmental values
- Protect the community areas;
- Improve Beltana Road;
- Address car-parking and pedestrian issues on Beltana Road;
- Protect Pialligo’s outstanding soils;
- Retaining a sense of community living and activity in the area; and
- Protecting the environmental and rural values of Pialligo

Response in Plan

The following changes to the master plan and process occurred in response to community consultation:

- Focussing development along Beltana Rd
- Protecting the Pialligo landscape with some controls on development
- Increasing the commercial flexibility – for example by increasing Gross Floor Area (GFA) limits
- Ensure that car parking is provided on site.



Stage 3. The Draft Master Plan

The purpose of this stage was to present a complete integrated draft master plan based on planning studies and stakeholder input.

Consultation activities undertaken for this stage included:

- Land use planning workshop
- Reference Group meeting 3 (PRA Planning sub-committee)
- Ongoing individual meetings
- Field Trip – Aboriginal heritage
- Draft master plan and precinct code workshop 3
- Public poster display
- Public submission period

The table below summarises the results from the main consultation activities undertaken during this stage:

Activity	Number of submissions
Public submissions	10
Public display	7

Key messages from this stage reinforced many of the previous messages.

Messages from this stage included:

- Support for all broad directions in the draft master plan
- Proposed planning policies for the whole of Pialligo should be replaced with a requirement for individual developments to provide robust planning to demonstrate development consistent with the principles in the master plan.
- The plan should not diminish existing use rights and should provide equity of opportunity for leaseholders
- Land uses proposed at the gateway need more detailed planning
- More detail is required in the plan to give certainty for development



- Cultural heritage, especially Aboriginal heritage is a significant issue for Pialligo
- The community is keen to see the plan finalised

Response in the Plan and process

The following changes to the master plan and process occurred in response to community consultation on the draft master plan:

- Increased flexibility for commercial development by allowing for increases in GFA for ancillary uses
- Review of proposed planning policies to ensure that they do not disadvantage any particular leaseholder
- Increased level of consultation with Aboriginal interests



Stage 4. Refinement of the draft Master Plan

Stage 4 of consultation addressed issues that emerged following completion of the Draft Master Plan. These issues were related to the proposed Pialligo Fire Station and Environment Protection Authority planning policies to manage the impacts of agricultural on residential development.

The consultation activities included a series of workshops and facilitation of an agreed outcome to be included in the final Master Plan.

Key messages from the Pialligo community on this stage included:

- concerns about the proposed fire station including; the loss of community use of the land; noise and traffic impacts; loss of natural amenity of the block; and the site selection process
- concerns about application of guidelines which propose setbacks of greater than 40 metres of agricultural activity from residential development

Response in the Plan and process

The agreed conditions for the proposed fire station will be included as an attachment to the master plan.

Proposed setback planning policies will be made more flexible in the final master plan and the Pialligo Precinct Code. The Environment Protection Authority will determine setback requirements based on specific developments rather than adopt a generic prescription on setbacks.

Attachment 1

Summary of issues from formal submissions and the planning response

Public submissions for Stage 1

Issues raised in submissions	How the master plan addressed the issues
The proposed park should have a conservation purpose	The proposed park on the River is not identified in the final master plan due to operational constraints with access. Public open space provision will be focussed on Block 25, Section 2.
Suitable shared path to accommodate pedestrians, cyclists and equestrians	Paths down Beltana Rd are proposed for multiple-use meaning for cyclists and pedestrians and horses. With time as Beltana Rd is developed horse riding may diminish.
Put powerlines underground.	To be considered at the time of any infrastructure upgrade.
Support pedestrian path down Beltana Rd	The construction of a shared path will be considered during any future upgrading of Beltana Road. However, it may be difficult to accommodate horse-riding within the physical constraints of the space, in the context of the needs of other road and path users and the increased local development.
The proposed river park should be called a reserve	The proposed park on the River is not identified in the final master plan due to operational constraints with access. Public open space provision will be focussed on Block 25, Section 2.
The plan should mention equestrian use of the area	It is acknowledged that there is some equestrian use in the area at present, and the master plan anticipates that horse related activities may continue on privately held land. However, there are limited opportunities for horse riding in the area given the lack of connecting trails.
No through roads into Pialligo	The master plan will not propose additional through roads
Retain the opportunity to subdivide land	Subdivision of land is generally not supported due to impacts on landscape values. However some provision for subdivision may be proposed for large blocks
Additional ancillary uses proposed.	The master plan proposes an increase in the GFA for many permissible uses consistent with Broadacre and River Corridor zones in the Territory Plan and the National Capital Plan.
Protect agricultural land uses	The master plan proposes to protect rural values by recommending a number of planning policies which “cap” development that may limit the opportunity for agriculture uses.

Public submissions for Stage 2

Issues raised in submissions	How the master plan will address the issues.
Proposed pedestrian access needs to be wide enough to safely accommodate horses	The construction of a shared path will be considered during any future upgrading of Beltana Road. However, it may be difficult to accommodate horse-riding within the physical constraints of the space, in the context of the needs of other road and path users and the increased local development.
Improve public transport to Pialligo	There is no additional public transport proposed in the master plan given the low density of development in the area.
Minimising conflicts between agriculture and residential Protect soils	The master plan identifies potential conflicts between agricultural use and residential development as an important issue that will be assessed at the individual development level.
Don't restrict residential housing sizes	The master plan proposes a "cap" on residential development based on the size of the block to protect the landscape values of Pialligo.
Retain existing use rights	The proposed planning policies were tested to ensure that existing use rights are retained.
Allow farm gate sales	The master plan promotes farmers markets.
Support height restriction of 1 – 2 storeys	The master plan proposes up to two storeys of buildings.
The new 50 m commercial zone buffer needs to allow existing or proposed future development	The proposed commercial zone has been increased to 60 metres to give more flexibility for development.
Don't limit size of residential and sheds	The master plan proposes a cap on residential development based on the size of the block. Restricting the built form is essential to protect the landscape values of Pialligo. Class 10 structures will be included in the permissible amounts of GFA.
Buildings should be sound proofed given proximity of airport	The master plan identifies the importance of building design which includes sound proofing.
Trucks have an impact on the amenity of Pialligo	The master plan recommends limiting or restricting activities in Pialligo that require daily use of large trucks, such as bulky landscape supplies.

Farm stays to have a second storey	Propose to retain a 2 storey development limit.
Support a strong entrance treatment	The master plan will prioritise actions to implement a new gateway treatment in co-ordination with the possible development of a fire station at the entrance to Pialligo
Support the incorporation of trees in the streetscape and that parking will be addressed.	The master plan proposes to retain and enhance the existing landscape elements which include the trees.
Tennis Court and Block 25 should be retained for the benefit of the whole community	The master plan proposes a small short term car-park and public open space at the gateway in co-ordination with the development of a possible fire station on the block. There is no room for the tennis court and it is still planned to be removed.
Block 25, Section 2 could be developed for non commercial purposes consistent with the master plan. Further community consultation proposed	The master plan proposes use of the block for non-commercial purposes including public open space, gateway landscaping, car-parking, and a possible fire station.
The proposed river parks should not contain any commercial activities.	The proposed park on the River is not identified in the final master plan due to operational constraints with access. Public open space provision will be focussed on Block 25, Section 2.
Extend the proposed river trail to Kallaroo Rd and preferably to Oaks Estate.	This idea was assessed as not possible due to the lack of sufficient public land available on the river's edge.
Restricting commercial activities to the proposed commercial zone will disadvantage other land holders in Pialligo.	The master plan adopted the principle of protecting existing use rights in leases.
The use of GFA restrictions is a crude instrument for managing the impacts of development	GFA restrictions are required to protect the landscape, and remove the opportunity for large scale built form which is inconsistent with the character of Pialligo.
A threshold approach to planning regulations should be adopted.	The master plan proposes some limited planning controls such as GFA restrictions to protect the landscape. The master plan also prohibits land uses which are inconsistent with the character of Pialligo.
Managing the impacts of residential and agriculture should be done through guidelines and property planning rather than setbacks.	The master plan proposes that property management plans should be attached to development applications to indicate where land assets, such as highly fertile soils, exist and that development is design to limit the impact on the land. The master plan provides setback policies for the Beltana Road only. Setbacks for the rest of Pialligo are proposed which consider landscape separation and

	the Approach Route (Pialligo Avenue).
Extend the pedestrian paths down to Kallaroo Rd	The master plan proposes to extend the pedestrian path along Kallaroo Road in the long term. However, the focus for new infrastructure is along Beltana Road.
Adopt ACT government Car parking policy	The master plan identifies that the ACT Government Car Parking guidelines will be applied.
Allow some flexibility for sensitive environmental based development of the river corridor	The master plan retains the existing policies for the River Corridor land use zone. The master plan does not encourage additional uses in the river corridor other than open space related activities.
Allow subdivision of blocks to a minimum size of 2 hectares	The master plan proposes to prohibit subdivision to protect the landscape and rural values of Pialligo.
Allow more flexibility in regulations given it is a rural and not urban area	The master plan proposes to increase the permissible GFA for certain ancillary commercial activities. The existing Broadacre zoning gives flexibility for a range of activities.
Prefer a planning approach of assessment of environmental effects of development rather than blanket GFA restrictions.	The master plan proposes limited planning controls. GFA restrictions are based on the size of blocks, where practical. Setbacks are applied along Beltana Road to allow for plantings along the road corridor and between blocks.

