Attachment F: Stakeholder consultation outcomes

MacroPlan, in conjunction with ACTPLA, conducted a number of initial consultations with Government and industry stakeholders in order to inform the key findings and recommendations for this report. Attendees at these consultation sessions and the key discussion points are detailed below:

Consultation 1: ACT Government agencies

Date: Tuesday 27 November, 2007

Attendees

- Chief Ministers Department (Rod Power, Liz Fowler)
- Department of Territories and Municipal Services (Chandra Chadramohan, Mark Nizette)
- ACTPLA (Belinda McNeice, Bruce Frazer, Tom Percival, Katrina Wyse)
- MacroPlan Australia (Gary Prattley, Richard Brice, Jennifer Wong)
- David Hogg Pty Ltd (David Hogg)
- Brown Consulting (Julie Pearson)

Outcomes:

The ACT’s high industrial land prices were raised as a key concern. The opportunity to relieve the land supply pressures currently experienced in Sydney is threatened by this issue, and Eastern Broadacre would be expected to fulfil this opportunity to some degree.

Potential industries that were highlighted for the study area include ‘smart industries’ (i.e. water and solar industries), education-related industries and freight related industries.

The relationship between the study area and related areas such as Kowen and Queanbeyan, such as infrastructure links (i.e. Majura Parkway) and existing industrial uses was also discussed.

Other matters that were raised and have been incorporated into the report include infrastructure, environmental, ecological and heritage issues.

Consultation 2: NSW Government and Queanbeyan City Council

Date: Tuesday 27 November, 2007

Attendees

- NSW Department of Planning (Narelle Sargeant)
- Queanbeyan City Council (Lorena Meyer, Biata Jansen)
- NSW Department of State and Regional Development (Barry McDonald)
- ACTPLA (Belinda McNeice, Katrina Wyse)
- MacroPlan Australia (Gary Prattley, Richard Brice, Jennifer Wong)

Outcomes:
Yass and Palerang Councils are planning on releasing industrial land, and Yass has prepared an industrial land study. This will be facilitated by planned infrastructure upgrades in the area, including the 4 lane duplication of Barton Highway as well as water preservation strategies.

Potential of Yass as a future resident labour force pool for Eastern Broadacre was also discussed. Given the high property prices in the ACT there is demand from ACT residents for residential land in Yass.

Queanbeyan are planning to proceed with Googong and South Tralee residential land releases. Early plans to locate a railway station at South Tralee was also noted, however the expected uses of this railway station are unknown.

Given there are plans to release employment lands throughout Queanbeyan and Tralee, it was preferred that future uses at Eastern Broadacre would complement, rather than compete with this land.

**Consultation 3: Australian Federal Police**

Date: Wednesday 28 November, 2007

Attendees

- Australian Federal Police
- APP Corporation Pty Ltd (Jim Gilvarry)
- ACTPLA (Belinda McNeice, Katrina Wyse)
- MacroPlan Australia (Gary Prattley, Andrew Giles, Jennifer Wong)

Outcomes:

As a major lessee at the study area, AFP discussions were focused on their long term plans, including clarification of any issues.

It was confirmed that the site is 200 hectares in area, and was purchased from the Department of Finance.

From AFP’s perspective, some aspects of surrounding land that need to be considered include:

- Importance of preserving existing pine trees for visual privacy,
- Currently there are concerns with infrastructure provision including road networks, power and gas supplies,
- The need to consider the expectation for noise producing uses at AFP.

**Consultation 4: National Capital Authority**

Date: Wednesday 28 November, 2007
Attendees

- National Capital Authority (Natalie Broughton, Rebecca Sorenson)
- ACTPLA (Belinda McNeice, Katrina Wyse)
- MacroPlan Australia (Gary Prattley, Andrew Giles, Jennifer Wong)

Outcomes:

The NCA have highlighted the need to investigate future storage and warehousing requirements, particularly from Commonwealth bodies. These facilities are currently located in Hume and Mitchell, however there are not many other sites available. In particular, the National Archives of Australia are interested in Symonston as a future location for warehousing.

The NCA would also prefer to increase industrial uses in industrial areas but acknowledge that there are not many options, thus Broadacre land must be investigated.

In regards to Pialligo Avenue, the NCA have noted that it is important to retain nurseries, and possibly expand the area.

Consultation 5: DOTARS

Date: Wednesday 28 November, 2007

Attendees

- DOTARS – Aviation and airports (Sharyn Coady)
- ACTPLA (Belinda McNeice, Katrina Wyse, Paul Lewis)
- MacroPlan Australia (Gary Prattley, Andrew Giles, Jennifer Wong)

Key discussion points:

The two key issues from DOTARS perspective are safety and noise. Broadly, DOTARS supports the airport expansion given Canberra’s locational advantage but does not support residential development under the flight path (e.g. Tralee).

It is critical for an airport freight hub to remain curfew free in order to operate, and there is a potential Federal Investigation into all airport curfews in the future. This may be of concern to the future of the Canberra International Airport and its intentions for freight.

Airport approvals are conducted by DOTARS.

DOTARS also recommends reviewing a number of international airport case studies that have freight capacity. Suggestions included Schipol airport, the Brisbane aeropolis plan, and Amsterdam airport.

Consultation 6: Department of Defence

Date: Wednesday 28 November, 2007

Attendees

- Department of Defence
- ACTPLA (Belinda McNeice, Katrina Wyse, Paul Lewis)
- MacroPlan Australia (Gary Prattley, Andrew Giles, Jennifer Wong)
Key discussion points:

As with AFP, discussions with the Department of Defence were focused on their long term plans, including clarification of any issues.

Defence highlighted some aspects of surrounding land that need to be considered as follows:

- Importance of preserving existing pine trees for visual privacy, as for AFP.
- In terms of road infrastructure, highlighted the need to upgrade Pialligo Avenue to meet future demand but expressed that an east-west link to Kowen would not be supported.
- Current buffer areas may need to be reconsidered in the future given that Defence equipment will change and advance over time.
- The need to consider the expectation for noise producing uses at Defence land.

Consultation 7: Industry Groups

Date: Wednesday 28 November, 2007

Attendees
- Capital Region Area Consultative Committee (Marion Donaldson)
- Property Council (Ken Ineson, Geza Ruge)
- ACTPLA (Belinda McNeice, Katrina Wyse)
- MacroPlan Australia (Gary Prattley, Andrew Giles, Jennifer Wong)

Key discussion points:

Capital Region Area Consultative Committee (ACC): Intentions for employment lands in surrounding NSW government areas were discussed. Goulburn has been identified as a freight hub/storage handling area, and Yass also aspires to but does not have these capabilities and would not be able to compete with either Canberra or Goulburn in this respect. Queanbeyan’s lack of land supply has not been sufficiently demonstrated and there are still plans in their strategy for the medium to long term.

Infrastructure provision (i.e. water supply) again raised as an issue in this consultation, and could potentially dictate the direction of employment in the region.

Other constraints raised were environment, noise, traffic and regional transport. The Property Council highlighted the need to adopt a flexible approach to the planning of employment land and the importance of staged development. They suggested locating affordable housing adjacent to employment land.

Consultation 8: Canberra International Airport

Date: Wednesday 9 January, 2008

Attendees
Canberra International Airport (Noel McCann)
ACTPLA (Belinda McNeice, Paul Lewis)
MacroPlan Australia (Gary Prattley, Jenny Rudolph)

Key discussion points:

The Canberra International Airport is seriously considering the freight hub in their future plans. Other plans involve upgrades to the airport, including additional terminals.