

Appendix I: Scoping Outline



Our Ref: 09/12407

Mr Andrew Fagan
Chief Executive
ACT and Southern NSW Rugby Union (Brumbies Rugby)
PO Box 3865
MANUKA ACT 2603

Dear Mr Fagan

Scoping Advice on Planning Report for Draft Variation to blocks 15 and part block 17 section 42 Griffith

I refer to your letters of 9 and 13 August 2009 requesting that the ACT Planning and Land Authority (ACTPLA) initiated a draft variation which would involve changes to the Territory Plan for Griffith section 42 block 15 from Commercial CZ6 Leisure and Accommodation zone to Residential RZ4 Medium Density and for Griffith section 42 block 17 (part) from Parks and Recreation PRZ1 Urban Open Space to Parks and Recreation PRZ2 Restricted Access Recreation zone. ACTPLA has received advice separately from Sports and Recreation Services as land custodian of Griffith section 42 block 17 supporting the progression of a draft variation to their block.

As you are aware ACTPLA requires further information about the proposal in the form of a planning report before a decision is made to proceed with a draft variation to the Territory Plan. The planning report needs to address the matters listed in the attached scoping document. It is requested that extensive public consultation be undertaken as part of the preparation of the planning report.

Please note that at the time of lodgement of the planning report with ACTPLA, a minimum of 36 copies of the report including appendices (11 paper copies and 25 CD copies) is required for circulation to agencies. An initial application fee of \$1279.40 is payable to ACTPLA when lodging the report.

If you wish to discuss this matter further please contact Mr Garrick Calnan, Manager Development Policy on 6207 2892.

Yours sincerely



Neil Savery
Chief Planning Executive

22 September 2009

Encl.

PLANNING REPORT FORMAT AND ISSUES TO BE ADDRESSED

1. Background to the Proposal

- ♦ Name and address of lessee and Proponent
- ♦ Location (precise description including map)
- ♦ Description of the proposal (intended purpose, type and form of development)
- ♦ Existing use of site and surrounding development details
- ♦ Land tenure arrangements and administrative responsibilities (e.g. National Land, Unleased Territory land or leased land)
- ♦ Existing Lease conditions (including whether the lease has concessional status)
- ♦ Details of any direct grants

2. Planning Policy Context

Details of existing policy framework including:

- ♦ National Capital Plan
- ♦ Assessment against the Statement of Strategic Directions in the Territory Plan
- ♦ Strategic Policy documents including Spatial Plan and the Sustainable Transport Plan/Statement of Planning Intent
- ♦ Neighbourhood Plans (if applicable)
- ♦ Master Plans (if applicable)
- ♦ Other applicable studies/guidelines/publications
- ♦ Any relevant Development Control Plans
- ♦ Existing Plans of Management or Action Plans relating to Public Land
- ♦ Existing Heritage requirements
- ♦ Relevant cross border studies/ agreements with Local Government and NSW State Planning authorities

3. Site Constraints and Opportunities

Existing Physical Environment

- ♦ Topography
- ♦ Landscape characteristics e.g. vegetation/tree survey
- ♦ Physical infrastructure eg roads and traffic conditions, car parking, other modes of transport, sewerage, water, gas, electricity, stormwater, telecommunications)
- ♦ Hazards eg bushfire identification, flooding, site contamination

Existing Human Environment

- ♦ Social infrastructure including community, shopping and recreation facilities
- ♦ Access to public transport
- ♦ Visual assessment, urban design/ streetscape character, sunlight and shade
- ♦ Urban amenity eg noise, odour, light spill impacts, safety
- ♦ Cultural & Heritage – Natural, Aboriginal and European

Existing Non Human Biological Environment

- ♦ Ecological
- ♦ Flora and Fauna
- ♦ Soil and water quality

4. Strategic Context and Alternative Development Options

- ♦ Development demands/Trends
- ♦ Estimated catchments/ Distribution analysis
- ♦ Demography
- ♦ Employment distribution/ opportunities.
- ♦ Sustainability issues
- ♦ Viability of existing use
- ♦ Demand for alternative uses permitted under existing zoning and a needs assessment of other potential uses
- ♦ Advantages and disadvantages of alternative development options

5. Recommended Use

- ♦ Detailed description of proposal (land uses, building form, bulk, urban design, landscaping, site layout access, associated community facilities and other ancillary uses)
- ♦ Contextual links
- ♦ Proposed lease and tenure arrangements (eg if a supportive housing proposal)
- ♦ Proposed implementation timeframes
- ♦ Proposed Policy Framework and Planning Controls

6. Detailed Impact Assessment

- ♦ A review of the proposal against triggers for an EIS Assessment in schedule 4 of the *Planning and Development Act 2007* (particularly if a lease deconcessionalisation is being considered)
- ♦ Impacts on
 - Physical Environment (including both vehicular and non-vehicular transport networks, stormwater drainage)
 - Human Environment
 - Social Environment (existing uses of urban open space including Wells Gardens and impact of this proposal)
 - Non Human Biological Environment (existing mature trees)

7. Consultation

- ♦ Details of consultation undertaken eg notifications, formal presentations, sessions, number of attendees
- ♦ Principal Issues, outcomes etc.
- ♦ Responses to issues raised
- ♦ Copies of relevant correspondence

8. Summary Recommendations