



ACT
Government

Environment and Planning

Kip Tanner
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Dear Mr Tanner

Territory Plan variation – Kaleen Sports Club – block 4 section 89 Kaleen

I refer to your letter of 6 June 2016 requesting scope for a planning report to inform a Territory Plan variation for Kaleen Sports Club, block 4 section 89 Kaleen to allow residential and commercial development.

Your proposal was circulated to the ACT Government agencies and the National Capital Authority. After considering the responses from agencies, the Environment and Planning Directorate (EPD) is now able to issue a scoping document for a planning report (**Attachment A**). The planning report needs to address the matters noted in the scope. As you are aware the planning report will inform a decision on whether to proceed with a draft variation to the Territory Plan.

Information on the format and number of copies of planning reports to be submitted to EPD for assessment and review by agencies is included in the attached scope document. An initial application fee will be payable to EPD at that time. Information on the 2016/17 charges is accessible at www.planning.act.gov.au/publications_forms/publications/f/2016-17_fees_and_charges_book

Changes to the planning report are often required before it is finalised and prior to public consultation on the draft variation. Therefore, if EPD agrees to prepare a draft variation based on the planning report, additional copies of the report will be required and a second administration fee will be payable at that time.

If you have any queries regarding this matter please contact Sharmin Aziz on (02) 62052642 or email to Terrplan@act.gov.au.

Yours sincerely



Dorte Ekelund
Director General
Environment and Planning Directorate

21 September 2016

Encl. Scope for a Planning Report.



Scope for a Planning Report

to inform a proposed Territory Plan variation on Block 4 Section 89 Kaleen (Kaleen Sports Club) to rezone or to insert additional provisions to the Kaleen Precinct Code to allow redevelopment of the existing club, and introduce residential and commercial developments.

20 September 2016

A planning report is prepared to provide the information necessary to inform consideration by the planning and land authority, within the Environment and Planning Directorate, on preparing a Territory Plan variation (refer to Part 5.6 of the *Planning and Development Act 2007*).

The planning report is to respond to each of the following parts:

- A. Executive summary
- B. Description of the proposed Territory Plan variation
A comprehensive description of the site and the proposal, current planning policy, the intended development and use, and all proposed changes to the Territory Plan including,
 - *zoning options and preferred solution, heights of buildings and interface with surrounding uses (including any potential for the new development to overlook the adjacent sites);*
 - *clarification on what activities and facilities of the club would be included and would not be included (eg recreational uses);*
 - *information on what the identified flexible space would be used for in the redeveloped club; and*
 - *justification for preferred zoning and the impact on the group centre's mix of zoning and function.*
- C. Justification for the planning policy changes
An assessment of the opportunity cost of the proposed change, and discussion of changes in the economic, social, natural and physical environment that necessitate the change including:
 - *justification and assessment of the proposed changes from existing PRZ2 – Restricted Access Recreation zone and/or existing provisions of the Kaleen Precinct Code to another zoning or development provisions; and*
 - *consideration of the proposed rezoning within the context of future demand for recreation and community facilities by the Kaleen and east Belconnen communities.*

D. Strategic planning policy context

A discussion of proposed planning policy change and proposed use/development in the context of the ACT's planning framework and strategic planning policy. This includes,

- *identification of potential conflict with National Capital Plan and any associated changes, e.g. an amendment to the National Capital Plan or public land register;*
- *justification of the proposed changes in terms of the ACT Planning Strategy's strategy 4: 'creating intensification around group ensuring everyone has convenient access to a range of facilities and services and opportunities for social interaction by reinforcing the role of group and local centres as community hub'; and*
- *justification of the proposal considering the ACT Government's Healthy Weight Initiative, the importance of urban design and supportive infrastructure promoting active living and active travel.*

E. Preliminary consultation

Community consultation with affected communities and interested members of the general public on the proposal is required. At a minimum, consultation should include holding at least one (1) public meeting/public discussion session that is widely advertised. This part is to include a report on consultation that:

- *provide details of consultation undertaken e.g. notifications, formal presentations, sessions, number of attendees and copies of relevant correspondence;*
- *provide details of preliminary consultation with neighbouring stakeholders, including churches, childcare centre and other business owners; and*
- *list of all issues raised in consultation, outcomes, etc; and responses to issues raised, including any changes to the proposal as a result of consultation.*

F. Impact assessment

A discussion of both the suitability and capability of the land for the proposed use/development with a clear conclusion, plus discussion of potential (positive and negative) impacts on the social, physical and natural environment if the land is developed to its full capacity as proposed which includes but not limited to,

- *social impact assessment addressing how the removal of the PRZ – Restricted Access Recreation zone would positively or negatively impact the Kaleen and east Belconnen communities;*
- *assessment of the proposed development in terms of the Crime Prevention through Environmental Design Code, Access and Mobility Code, and the Community and Recreational Facilities Location Guidelines;*
- *addressing potential impacts of natural hazards like flooding and bushfire;*
- *addressing potential impacts on existing physical infrastructure and services, and the ability of these to accommodate the proposed changes;*
- *economic impacts on the group centre ,*
 - *from the loss of services and facilities provided to the community by the Club, including the loss of the sport and recreation facilities;*
 - *from a group centre precinct perspective, and whether this proposal might act as a catalyst for further change in the precinct;*

- *Potential loss of integrity of the group centre;*
- *traffic, transport, and parking impact assessment considering,*
 - *impacts during partial completion, fully developed and occupied by tenants,*
 - *impacts of construction traffic and all other key issues.*
 - *holistic effects of the proposed development on Georgina Street and surrounding network*

An assessment of potential impacts of the proposal must address both

- *environmental values, including:*
 - *an ecological assessment and existing contamination,*
 - *compatibility of the club and residential uses in terms of noise and other interactions*
- *heritage values (a brief assessment is acceptable as no heritage places or objects are registered or recorded within the subject site)*



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Objective Ref: A12491706

Information sheet Scope for a Planning Report

Introduction

The planning report is to provide evidence that the proposed change to the Territory Plan would result in net positive outcome for the ACT and the subject land is both capable and suitable for development in the form proposed. The level and nature of investigations should be relevant to the potential extent and scale of issues and impacts.

From a statutory perspective, a planning report is prepared to inform the decision of the planning and land authority on a draft variation to the Territory Plan (Part 5.6 of the *Planning and Development Act 2007* (the P&D Act)). It is the planning investigation into the proposed change to planning policy and its impacts. If the proposal progresses to a Territory Plan variation, the planning report becomes a background paper under section 58 of the P&D Act which will be exhibited publicly and eventually given to the Minister at the approval stage of the process.

The scope may have been prepared in consultation with relevant ACT Government agencies and the National Capital Authority (NCA), which administers the National Capital Plan to ensure the planning of the ACT accords with its significance as the national capital. In responding to the scope for a planning report, the proponent is required to address the impacts of the proposal to the degree sufficient for ACT agencies to make an informed decision on the proposed variation. At a minimum, the P&D Act requires consultation on a Territory Plan variation with the NCA, the Conservator of Flora and Fauna, the Environment Protection Authority, the Heritage Council and the land custodian, where the variation would affect unleased land or leased public land. A proponent is encouraged to consult all relevant ACT agencies on the proposal during the preparation of the planning report.

Term of the scope document

The scope document is valid for 12 months from the date shown on the scope.

If a planning report has not been submitted to the planning and land authority within this period, the scope will lapse. A written request for extension of this scope and information on work undertaken is required to be received within one year of the above date.

Submission of the planning report

A minimum of two printed copies and one CD and/or USB copy of the report, with appendices in separate, clearly labelled folders, is required to be lodged. Where possible, each document should be no more than 20MB in size.

Upon finalisation of the planning report and the confirmation of agreement to prepare a draft variation, a minimum of two printed copies and one CD and/or USB copy of the final version of the report (in the format specified at that time) is required to be submitted.

Fees

All relevant charges are required to be paid upon lodgement of the report. An initial application fee will be payable to EPD at the lodgement of draft planning report and a second administration fee will be payable upon finalisation of the planning report. Fees information is available at http://www.planning.act.gov.au/publications_forms/publications/f/2016-17_fees_and_charges_book

Web accessibility

Web accessibility is the practice of making website content available to all users, particularly those with disabilities, including visual, auditory, physical, speech, cognitive and neurological disabilities. It includes making content released via a website as accessible as possible regardless of technology, such as for people with text-only web browsers and old browser versions.

The ACT Government is committed to making its website content accessible to as many people as possible. To this end, documents prepared with the intent of being released to the public, particularly via an ACT Government website, are required to comply with W3C Web Content Accessibility Guidelines (WCAG) 2.0. A planning report is required to comply with this standard. A statement of compliance is required to be provided with the planning report.

Guidance on content

The planning report is required to address each part outlined in the scope for a planning report. A description of the minimum information considered a suitable response to each part of a scope.

Part A – Executive summary

The part of the report would generally include:

- Brief description of intended purpose, type and form of development;
- The need for the proposed policy change;
- The key implications of the policy change;
- Justification for the change and response to the strategic planning policy context; and
- A balanced assessment of the net impacts of the proposed plan variation.

Part B – Description of the proposed plan variation

Background information

- Name, address and consent of lessee and name and address of the proponent. Consultant authorisations. Declarations of compliance with any nominated standards (e.g. WCAG 2.0).
- Location (precise description of subject site including map)

Description of the proposed Territory Plan variation including

- current and proposed land tenure arrangements and administrative responsibilities (e.g. National Land, unleased Territory land or leased land) including the existing and proposed lease arrangements, details of any direct grants, anticipated implementation timeframes (including consideration of all statutory timeframes) for the proposed plan variation;
- the type of intended future development/use of the land, including the type and form of development, land uses, building form, bulk, urban design, landscaping, site layout access
- the form of the required variation, including any changes to zoning, any new or additional planning provisions and any changes to provisions in existing codes

Part C – Need for the proposed policy change via a plan variation

State the objectives of the proposed plan variation and why it is needed.

Describe what has changed in the economic, social, natural or physical environment to necessitate a policy change. This part is to include discussion of the advantages and disadvantages of all alternative development options including the following:

- development demands/trends
- estimated catchments/ Distribution analysis
- demographic change/ trends
- employment distribution/ opportunities
- viability of existing use
- demand for alternative uses permitted under existing zone
- other potential uses of the site
- alternative sites considered and reasons why they were discounted.

Part D – Strategic planning policy context

This part is to include detailed discussion of the proposed variation and development's consistency with each of the following elements

- its consistency with the Statement of Strategic Directions Statement in the Territory Plan. Where relevant, addresses consistency with relevant planning policy documents and associated strategic policy documents of government and relevant cross border studies/ agreements with state and local government. A response to any applicable structure plans, concept plans, precinct codes, overlays, site specific provisions, master plans or neighbourhood plans are to be discussed.
- show it is not inconsistent with relevant policies and control plans in the National Capital Plan or, if an amendment to the National Capital Plan would also be required, provide evidence of support from the National Capital Authority for the proposed change and an indicative implementation plan. Any changes to development control plans or other instruments under the National Capital Plan are to be discussed.
- any existing plans of management or action plans for public land and heritage citations.

List any likely extra approvals or processes necessary to achieve the desired outcome for the site

- any referrals required under commonwealth legislation including the *Environment Protection Biodiversity Conservation Act*
- any separate and additional approvals including future development applications required under the Territory Plan including lease variations, environmental impact statements (EIS), merit assessment, etc.
- any other ACT Government approvals including tree protection, heritage, site contamination investigations, etc.

Part E – Preliminary consultation

The manager of the Territory Plan Section in the Environment and Planning Directorate can be contacted for further information via Canberra Connect 132281.

Part F – Potential impacts

Considering all the identified potential impacts and mitigation measures, present a balanced overview of the net impact of the proposed plan variation. Include details of any measures which would mitigate or minimise the negative impacts.

Provide a description of the existing physical, natural and social environment and built form of the site and surrounds including identifying any opportunities and constraints on development.

Under each of the following three headings provide information/an assessment of all potential impacts.

1. Physical features, infrastructure and built form

An assessment of impacts should include, but not necessarily be limited to, the following:

- Topography – include a contour map at an appropriate scale
- Soils and geology
- Hydrology
- Physical infrastructure - roads and traffic conditions, car parking, other modes of transport, sewerage, water, gas, electricity, stormwater, telecommunications
- Relevant hazards - bushfire, flooding, site contamination
- Built form
- Amenity of the area - noise, odour, light spill impacts, safety

2. Natural features and values

An assessment of impacts should include, but not necessarily be limited to, the following:

- Ecological values including flora and fauna - vegetation/tree survey and significance in terms of aesthetics, conservation and environmental values
- Air, soil and water quality (as relevant)

3. Social and cultural context

An assessment of impacts should include, but not necessarily be limited to, the following:

- Communities of interest
- Social infrastructure either - including community, shopping and recreation facilities
- Existing character and of the site and surrounds - urban design streetscape character
- Cultural & heritage environment – natural, Aboriginal and European
- Economic environment , where relevant