Doc Set ID: 1645830

17 June 2022

Ms Kylie Coe

Planning and Development Manager

The Village Building Company

92 Hoskins Street

Mitchell ACT 2911

Dear Ms Coe

**Scoping Proposal Referral – South Jerrabomberra Rezoning**

Thank you for your participation in the recent Pre-Lodgement Meeting held on 9 June 2022 to discuss the Scoping Study prepared by The Village Building Company (VBC) in respect of the rezoning of land at South Tralee.

The agreed minutes of the meeting are attached for your information (Attachment 1).

Consistent with the requirements of the *Local Environmental Plan Making Guideline December 2021* (‘the Guidelines’ page 22) issued by the Department of Planning and Environment, Council provides the following written advice:

1. Council is recommending minor changes to the scope of the proposal in respect of proposed agency consultation. It is noted the Department of Planning & Environment – Biodiversity and Conservation Division (BCD) have now confirmed they have no specific planning concerns and have no further comments to make on the proposal. Accordingly, Council is recommending the referral agencies set out at page 10 of the proposal be amended to now include:

* Canberra Airport – in respect of airport operations,
* The NSW Rural Fire Service in respect of potential bushfire impacts noting the land is identified as ‘bushfire prone’ at this time,
* The NSW Heritage Office in respect of potential archaeological matters, and
* The ACT Environment, Planning and Sustainable Development Directorate – due to the proximity to the ACT Border with NSW.

1. Council nominates this as a Basic Planning Proposal under the Guidelines.

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1. Council estimates the following fees and milestones for the Planning Proposal in the table below.

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| --- | --- | --- |
| **Consideration** | **Estimate** | **Comments** |
| Assessment fees | For the purpose of fee calculation, this matter is considered to be a ‘Minor Planning Proposal’ under Council’s Fees and Charges.  $6,312 plus $158 per hour after 40 hours if lodged on Planning Portal on or prior to 30 June 2022.  $7,100 plus $178 per hour after 40 hours if lodged on Planning Portal on or after 1 July 2022. | QPRC Fees and Charges 2021-22.  QPRC Fees and Charges 2022-23. |
| Consultation requirements | DPE - Planning  Canberra Airport  NSW Rural Fire Service  The NSW Heritage Office  ACT Environment, Planning and Sustainable Development Directorate | Included in activities for a Minor Planning Proposal as above. |
| Assessment timeframes | Consistent with the DPE Guidelines, Council estimates (for Stages 2,3,4,5,6) **110 days** from the time the planning proposal is lodged on the Planning Portal. | Details in DPIE Guidelines. |
| Assessment milestones | **Stage 2 Planning Proposal**  Council staff review Planning Proposal – Council estimates 2 weeks from lodgement on the Planning Portal.  Council staff prepare report to Council for formal consideration – Council estimates 2 months from lodgement on the Planning Portal.    Stage 3 Gateway Determination – Subject to DPE timeframes. Council estimates 3 months from lodgement on the Planning Portal  Stage 5 Public Exhibition and Assessment – Council estimates 4 months from lodgement on the Planning Portal.  Stage 6 Finalisation – Subject to DPE timeframes. Council estimates 6 months from lodgement on the Planning Portal. | Details in DPIE Guidelines. |

1. Subject to outcomes of agency and community consultation, Council is of the view no further investigations or studies are required at this time.
2. Preliminary advice from Council staff is that the proposal does have strategic and site-specific merit.
3. A copy of agency comments is provided at Attachment 2.

As noted in the Guidelines, it is the responsibility of the proponent to investigate infrastructure requirements and associated funding for the proposal.

At its Ordinary Meeting on 13 April 2022, Council resolved that the scoping proposal be progressed to allow for the further consideration of the rezoning. Council staff will also prepare a report to the Council when the planning proposal is lodged.

Please contact Mark Lodder on 6285 6116 in the first instance with any queries.

Yours sincerely



**Martin Brown**

Program Coordinator

Land-use Planning Urban

**Queanbeyan-Palerang Regional Council**