

Minister for Housing and Planning

Draft Southern Tasmania Regional Land Use Strategy

Response to advice received from the Tasmanian Planning Commission in accordance with section 5A(3A) of the *Land Use Planning and Approvals Act 1993*.

I, Kerry John Vincent, Minister for Housing and Planning, having received the advice of the Tasmanian Planning Commission (the Commission), in accordance with section 5A(3A) of the *Land Use Planning and Approvals Act 1993* (the Act), on the draft Southern Tasmania Regional Land Use Strategy (the draft STRLUS), have considered that advice and provide the following responses to the issues raised by the Commission.

The Commission advised that the draft STRLUS complies with the requirements of the Act by demonstrating consistency with each State Policy and the Tasmanian Planning Policies (TPPs). The Commission also advised that while the draft STRLUS furthers the objectives set out in Schedule 1 of the Act, it only partly furthers Part 1 objective 1(b) and Part 2 objective 2(a). These two objectives relate to the provision of fair, orderly and sustainable use and development of land across the region and achieving sound strategic planning and co-ordinated action by State and local government, respectively.

The principal concern raised by the Commission was that the draft STRLUS does not adequately demonstrate how it intends to guide the relative priority, timing and sequencing of future growth across the region or how these growth areas are intended to be serviced with infrastructure. The advice acknowledged that the draft STRLUS Implementation Plan addressed this through the delivery of a framework for, and development of, an Infrastructure and Growth Coordination Plan, but was deferred to a future action outside the statutory operation of the draft STRLUS.

In response to the issues raised by the Commission I have further referenced the preparation of an Infrastructure and Growth Coordination Plan in a new subheading under the Implementation section (section 4) of the draft STRLUS. This is in addition to the references to the plan are already contained in the regional strategies of the growth management section of the draft STRLUS. The new additional reference specifies the following:

4.2.1.1 Growth management and housing

The key focus of the Implementation Plan is the preparation of the Infrastructure and Growth Coordination Plan and the land supply and housing monitoring system. The Infrastructure and Growth Coordination Plan will be prepared in accordance with the stages and timeframes outlined in the Implementation Plan.

The Infrastructure and Growth Coordination Plan will require a strong governance framework that will be established through Building Tasmania as the lead agency. The governance framework will facilitate shared responsibility for the preparation of the Infrastructure and Growth Coordination Plan between the relevant Tasmanian Government agencies, councils, and infrastructure and service providers.

I note the Commission also raised concerns that the preparation of the Infrastructure and Growth Coordination Plan will take time to complete and that decisions made during this time will need to be assessed without the benefit of the Plan anticipated by the STRLUS.

The preparation of the draft STRLUS involved significant consultation with infrastructure providers and I am satisfied that, while an Infrastructure and Growth Coordination Plan is being prepared, appropriate decisions can be made through consideration of the STRLUS' growth management and physical infrastructure regional strategies, the Tasmanian Planning Policies and the Schedule 1 objectives of the Act. This is consistent with the decision-making framework under the current STRLUS.

Having considered the advice of the Commission and making the modification as outlined above, I am satisfied that the draft STRLUS, especially when considered in the context of the planning framework in which it sits, meets all the requirements of the Act and is suitable for declaration in accordance with section 5A(3) of the Act.