

# Regional Planning Framework Discussion Paper and draft Structure Plan Guidelines

## State Planning Office online presentation transcript

Tuesday 14 February 2023, 2pm

### Presenters:

Angela Forrest, Senior Planning Adviser, State Planning Officer

Sean McPhail, Assistant Director, State Planning Office

### Cover slide

Sean McPhail: Alright, we might get started, we've got a fair bit to go through. I can just still see a few more people coming in. Obviously, you'll hear my presentation again at the beginning. So good afternoon everyone. Thank you very much for joining us again for the rescheduled presentation. My sincere apologies for having to abruptly end our last presentation last Thursday. I really appreciate your patience in being able to reschedule for today. And so, I thank you again for your attendance. So, let's hope we can make it through today without having another fire drill in the building. So, let's cross our fingers.

So, we'll start the presentation a fresh as we're making a recording here today, and obviously, so people who aren't able to attend can access it. And for those who like to refer back to it can have a look again.

So let me start by making an introduction. Welcome to our latest online presentation from the State Planning Office. This is our first one for 2023.

I'm Sean McPhail, the Assistant Director. So, this session's about the Regional Planning Framework Discussion Paper and the draft Structure Plan Guidelines, which are currently available for public consultation until the 28th of February.

I want to start by acknowledging the traditional custodians of the land upon which we're meeting today, and to pay our respects to elders, past, present and emerging.

Just the normal housekeeping matters to start with. As I mentioned, the presentation is being recorded. We'll be placing it on the Planning in Tasmania website and the near future.

If you can, please keep your microphone muted during the presentation. That'll help in avoiding any distractions. That would be great. Thank you very much.

If you have any questions, please use the chat function which is available. We'll keep record of the questions that we receive and when the presentations finished, we'll work through those and answer them as best we can.

We might need to take some offline depending on some of the issues that are raised, and we'll aim to respond to those as soon as possible, and any we don't get to in the time we have allocated.

Just a few words about the regional planning framework and the draft Structure Plan Guidelines before I hand over to Angela who's going to do the presentation today.

The regional planning framework refers to the legislative, regulatory and administrative arrangements that support the current three regional land use strategies.

The regional land use strategies have been a very important part of the planning system since they were originally declared in 2011.

And we'll see their importance only being strengthened by the current reviews and reforms.

They will be the primary vehicle for implementing the Tasmanian Planning Policies. They will continue to identify the agreed strategic planning directions for each of the regions for the identified time horizon.

They'll also continue to provide certainty and predictability on where, when and what type of development will proceed and at a local level, they'll continue to guide the application of zones in our planning schemes and inform amendments that are made over time.

So just a little bit history, when the Land Use Planning and Approvals Act was amended in 2009 to establish the current regional framework, there was minimal structure put around how they are prepared, how they are assessed and any processes for public consultation, amendments, and reviews.

I think there's a general acknowledgement that improvements are required, particularly to support the much-needed reviews of these three regional land use strategies.

These improvements are explored in the discussion paper which we have available for consultation at the moment.

So, it's not often that we get the opportunity to have such broad feedback on components of the planning system. So, I see there's a really great opportunity for everyone to get involved and help us shape this new framework.

You'd all be aware of the current preparations for the review of the regional strategies, with a number of planning studies commenced to gather information to inform the reviews and the preparation of the new strategies.

This work will obviously be strongly informed by the Tasmanian Planning Policies when they are expected to be made towards the end of this year.

Councils are also preparing and renewing their local strategies and structure plans to support these reviews and to better manage change and the increase growth pressures we're currently experiencing.

The intention is to put some of the regional planning framework improvements in place to better facilitate the upcoming reviews.

So, in addition to this, we were also exploring guidelines for the preparation of structure plans. A number of our stakeholders expressed an interest in the guidelines of this type and while not part of the various statutory planning documents that we have in our system, structure plans are still very important documents for expressing local planning outcomes and ambitions and are regularly used to justify local changes to planning schemes and local provision schedules such as rezonings or specific area plans.

So now seems a great opportunity to establish some guidance around how they are prepared and we're very keen for you to help us shape these.

So, today's presentation is going to be delivered by our Senior Planning Adviser, Angela Forrest. Angela has been managing this project since she joined the state Planning office earlier in 2022, along with providing support to a number of other projects that we're working on.

Angela has been working in planning in Tasmania for many years, most recently at the Tasmanian Planning Commission, as a planning consultant and also supporting local council planning.

Angela has brought a wealth of knowledge and experience to the State Planning Office, which has her well placed to be managing these reform important reforms.

So, I'll hand over to Angela now, please use the chat function to start recording any questions which we'll get to at the end.

That's it for me for now. Thank you very much. Angela, over to you.

Angela Forrest: Thanks, Sean, and hi everyone. Thanks for joining us for our second take on the Regional Planning Framework Discussion Paper and the draft Structure Plan Guidelines presentation. If it's OK with everyone, I'm just going to jump straight in because as Sean mentioned, we need we need to start this one from the beginning.

### **Slide 2 – Presentation purpose**

So, I just want to go over, the main purpose of the presentation is just to give you all a better understanding of what the regional planning framework discussion paper is trying to achieve and for us to clarify what information and feedback we need from you to help build an improved regional planning framework for Tasmania's planning system.

We'll also go into the structure plan guidelines in the second part of the presentation, and I'll just go through how we'll move towards finalising these as well. So, I'll run through each of the topics in the discussion paper briefly and hopefully further explain these a bit more and just provide a bit more clarification.

### **Slide 3 - Glossary**

So just to let you know also that we use a lot of acronyms throughout this presentation, which is pretty consistent with the use of them in under the LUPA Act. But if you're not overly familiar with some of these then just refer to the glossary on page four of the Discussion Paper, just in case you want to refer to that throughout the presentation. If you need to access the Discussion Paper now, it's available on the planning reform website under planning reforms and reviews, and I've just included a link on the slide there to that.

On page six of the discussion paper, there's also a diagram showing the hierarchy of planning instruments, and it's just a useful reference to see how all the instruments work together. So, I'll show this a few times throughout the presentation, but you might just want to refer to it yourself as I'm going through.

And we also talk about statutory instruments and statutory documents a lot. And this just means that we're referring to documents or planning instruments that are provided for under the legislation.

### **Slide 4 – Regional Planning Framework**

So, what is the regional planning framework? I think Sean gave a bit of an intro to this before, but the regional planning framework consists of the legislative considerations and the processes that

support the regional land use strategies, which at the moment are provided for under Part 5A of the LUPA Act, and it also includes any administrative mechanisms that sit outside the Act that also support them. And the discussion paper also covers potentially using the regulations under the Act. We don't currently use them in relation to the regional strategies, but they may be useful just to support any legislative amendments that that we make to the framework going forward.

So, the Regional Planning Framework Project relates only to the legislation and the other mechanisms that I've just mentioned that support the regional strategies. The discussion paper isn't intending to seek feedback on any existing content in the regional strategies nor any other content that might result from their upcoming review.

For the TPP, the SPP's and the LPSs, the LUPA Act provides for their purpose and content, as well as for other processes, including hearings, and they're approval and review and amendment.

But for the regional strategies, the current legislative framework provides some detail. However, the guidance around their content and assessment and processes around their review and amendment at the moment is really very limited at this stage.

### **Slide 5 – Regional Land Use Strategies in the Tasmanian Planning System**

I just want to cover how the regional strategies fit into the rest of the planning system, and I've included here the diagram that shows the hierarchy of planning instruments that I mentioned earlier, and it's just a handy graphic to show the relationship between the key instruments in the planning system.

So, the regional strategies are a really important strategic planning document in the system. They'll be the primary way of implementing the Tasmanian Planning Policies or the TPPs, they'll further articulate, the TPP's in a regional context and provide for their spatial representation.

The Act also requires the regional strategies to inform zoning in an LPS and an LPS amendment. So, the LPS criteria requires that a local provisions schedule be as far as practicable, consistent with the applicable regional land use strategy.

The major projects permit process also requires consideration of the regional strategies in relation to both the declaration of a major project as well as the major project permit itself.

And you'll note here too, that the diagram's also showing structure plans which are non-statutory like other local strategic planning documents. And then the guidelines for the structure plans that I'll discuss later will also be non-statutory.

### **Slide 6 – Regional Planning Framework Project**

I'll quickly just give you all an overview of the Regional Planning Framework Project that we've been running. We've broken the project down into two stages. Stage one focuses on the elements that we think are really important to have in place for the upcoming reviews of the regional strategies. This includes establishing a clear scope and purpose for the strategies, as well as better process around their assessment and declaration, and their review and amendment.

So, it's going to be critical to have these elements in place, so the comprehensive review of the strategies can kick off as soon as the TPP's are made, which we anticipate for the second part of this year.

In stage two then we'll address matters to do with monitoring the regional strategies and what they're ongoing governance arrangement should be. So, these matters are equally as important to

those in stage one, but they'll require further consideration in conjunction with other reforms and reviews and will also require the backing of ongoing government resourcing.

So, in relation to the issue of monitoring, one of the issues that we face is that many aspects of the regional strategies haven't been effectively monitored really over the last decade. And this can make decision making on planning matters difficult when we don't know how we're tracking in relation to policy objectives that are set out in the strategies. So, it's really important that we resolve this and ensure that the next iteration of the strategies are appropriately monitored and that the monitoring is clearly assigned and undertaken.

And then any ongoing monitoring framework will also need support from both local and State government as well as ongoing resources. So, this is something that can be informed by the upcoming review of the regional strategies, and once the next iteration of them are in place.

Actually, can I just check that everyone's got their microphone muted? I can just hear some papers rustling. That's all. Thank you.

### **Slide 7 – How do the draft Structure Plan Guidelines fit in?**

So how did the draft Structure Plan Guidelines fit in? I'll cover the content and background to the draft Structure Plan Guidelines in more detail a bit later, but I just wanted to talk a little bit about how they fit into the Regional Planning Framework Project.

Due to the upcoming comprehensive review of the regional strategies, it seems timely to work towards establishing guidelines to help the preparation of structure plans.

So, structure plans can provide finer grain planning to further articulate policy objectives of the regional strategies at the local level and the regional strategies will often call up structure plans to provide for more detailed settlement planning at the local level as well.

There is also local strategic planning work underway to inform the comprehensive review of the strategies and some of this also involves a preparation of new structure plans.

So, it's just a good time to get some guidelines in place to ensure that we're producing quality strategic planning outcomes into the future and outcomes that are consistent with the broader planning policy framework.

So, it's worth remembering though that as non-statutory guidelines, the draft Structure Plan Guidelines aren't intended to mandate the only way that structure plans can be prepared, so I'll go through those issues a little bit later in the presentation when we talk about the guideline to a bit more.

### **Slide 8 – Process so far**

I'll just give a bit of an overview of the work we've undertaken on the project so far.

So, the project commenced with some early discussions with Council planners in each of the three regions, the Tasmanian Planning Commission, as well as key State agencies and service and infrastructure providers. And these conversations have really helped shape the discussion paper and the draft structure plan guidelines.

Over the past two to three years, the State Planning Office has also been allocating funding within the regions for planning work to be undertaken.

These projects have included local structure plan and settlement planning, as well as regional housing demand and supply studies. And so, this work has been funded in preparation for the comprehensive review of the regional strategies.

We've also provided funding for Regional Coordinators to be appointed in each of the regions, and these Regional Coordinators will be tasked with coordinating the review of the three strategies, along with the support of the State Planning Office and then in consultation, with the State agencies and the service and infrastructure providers, as well as industry and professional bodies in the community.

### **Slide 9 - History**

So, Sean's already provided a bit of background to the regional strategies, but I'll just add to that by saying that the three regional strategies, so the Cradle Coast, the Northern and the Southern Regional Land Use Strategies were declared by the Minister for Planning back in 2011. And these are the same regional strategies that we're using today.

And the first iteration of the strategies were prepared within each of the regions, independently of the processes in the other regions. So, they're three really quite different documents. They have a different look and feel.

They don't share similar templates or similar approaches to issues such as settlement or activity centre hierarchies, and they don't share similar definitions or terminology, and the policy approaches between them can also differ in that some might be quite prescriptive, whilst others have adopted a more sort of high-level strategy approach.

### **Slide 10 – Stage 1 project outcomes**

And so just to quickly reiterate the objectives of or the key objectives of this project relate to stage one. And so that is to create a framework that better governs the scope purpose assessment, the declaration amendment and review of the regional strategies and that is based on processes that are consistent with other components in the planning system.

Legislative changes to the Act seem to be a likely output to provide for new for an improved framework. But as I mentioned, some complementary regulations to support the framework might also need to be introduced. So, just for anyone who's not that familiar, the regulations usually provide administrative or procedural matters to support the Act, including any matters that require updating on a more regular basis. So, for the LUPA Act this would typically cover things like fees or public notification requirements. So, using the regs just allows us to update the administration of the Act from time to time.

### **Slide 11 – Scope and Purpose**

The first topic that the discussion paper looks at is the scope and purpose of the regional strategies. As Sean outlined the Act states that the regional strategies and the SPP's need to implement the TPPs.

The Act also requires regional strategies to be prepared consistently with the TPP's and the State Policies, and for them to further the objectives of Schedule 1 of the LUPA Act.

However, aside from these roles and requirements, the legislation doesn't provide much more in relation to the scope and purpose of the strategies.

But if we take a look at the extra requirements for the content and purposes of the TPPs, which I've just outlined under the second point there, you see under subsection 12B(2) that it outlines further matters that the TPP's can provide for. So, these are the sustainable use development, protection or conservation of land, Environmental Protection, the liveability, health and wellbeing of the community and any other matter that may be included in a planning scheme or a regional land use strategy.

### **Slide 12 – Scope and purpose**

So, for consistency, we have the opportunity to establish a similar content in purpose for the regional strategies and this slide here is just showing the matters that could potentially form their scope and purpose. So, you'll see here these matters very much reflect what's required or reflect what's included for the TPP's in terms of their scope and purpose.

And just looking at subsection 2 there, it just gives the regional strategies some direction and some purpose as some as stand-alone documents themselves, which is something that's currently absent from the act.

### **Slide 13 – Scope and purpose**

And this slide is then showing some further matters that we've put up for consideration. So, it's probably worth noting that a lot of the high-level policy that's currently provided for in the existing regional strategies will now be covered by the TPPs.

So, that will mean that the new iteration of the regional strategies will need to focus on spatially implementing the TPPs and further articulating the TPPs in a regional context. So, for example, through implementing settlement and activity centre hierarchies or providing for policies that are unique to the region. So, policies such as a particular tourism policy or landscape policy. And also, to capture any other regional planning issues consistent with the State Policies and the objectives of Schedule 1 of the Act.

Some further other matters that might be included in the Act or the regs that we've included here is a consistent time horizon that the regional strategies provide for. So, say for instance, they might provide all for a 30-year time horizon.

And then further, any key reports or information that could also accompany the regional strategies? So we've included here any relevant background reports or reporting studies.

And an implementation plan that details the prioritizing or the staging of the release of land for settlement growth; and the governance arrangements for implementation of the strategies; and then details of their funding arrangements and prioritisation.

So, in response to this section of the discussion paper, where after feedback on a couple of things.

So firstly, whether you agree that the general content and purpose of the regional strategies should be outlined in the legislation, similarly to how it is for the TPP's and the SPP.

And secondly, we're seeking feedback on the matters that we've put forward for the content and purpose for the regional strategies. So, for example, have we missed anything or is there anything else that you'd like to you think should be included?

### **Slide 14 - Consistency**

On to the next slide, we're having a look at the issue of consistency. As I outlined before, each of the current regional strategies are really quite different documents.

However, one of the aims of the planning reform is to achieve some consistency in the planning instruments across the State just to improve the accessibility of the planning system.

So, we're seeking feedback here on whether there should be a common template for regional strategies so that the documents have a similar look and a similar format.

Consistent use of terminology. So, preparing a set of defined terms that is consistent across the three strategies, which is something that could be contained in any template that may be that that may be prepared.

And also, just some consistent features such as the categorisation of settlement or the categorisation of activity centre hierarchies for instance.

### **Slide 15 – Assessing and declaring - Process**

And the next topic the discussion paper considers the easiest assessment and declaration of the strategies.

Currently under the Act, the Minister can declare a regional strategy if satisfied that it meets the objectives under schedule one and is consistent with the state policies and the TPPs.

However, currently there's no requirement for them to be independently assessed or for them to be publicly consulted on.

However, given the importance of the strategies in the planning system, it does appear that there's definitely scope to improve the way that they are assessed and declared. So, we have an opportunity to consider matching the processes around assessing the regional strategies with those of the TPPs and the SPPs.

So, the new process introduced for the assessment of the regional strategies could include things like a prescribed public consultation period, for example, say 60 days, which is what's required for the TPPs and the SPPs.

It could include independent assessment by the Commission with the ability to hold public hearings into the submissions that have been received.

And for the Commission to provide recommendations to the Minister and for the Minister to consider those recommendations before declaring a regional strategy.

### **Slide 16 – Assessing and declaring - Scope**

The scope of the assessment undertaken by the Commission could also align to that of the TPPs. For comparison, the top of this slide shows considerations made by the Commission on the TPPs and this includes reporting to the Minister the TPP's compliance with the TPP criteria, so that's furthering the objectives of schedule 1 and consistency with the State Policies; and any representations made, and matters raised at the hearings; and any technical matters relating to the implementation of the TPPs.

So, you can see under the second paragraph on the slide that the scope of matters to be considered in assessing a regional strategy could be similar. So again, furthering the objectives of the Act and consistency with the State Policy as well as consistency with the TPPs; any representations received and matters raised during a hearing; and then any technical matters relating to the implementation of the strategies.

So, the feedback we're seeking here is really where the regional strategy should be put through an independent assessment process by the Commission, similar to the TPP's, including public exhibition and the hearing process.

And also, the scope of the matters. So, the scope of the matters for the assessment, so those issues that we've put forward, that the Commission could potentially consider.

### **Slide 17 - Reviewing**

And the next topic we look at is the regular review of the regional strategies.

Currently, the regional strategies are required to be reviewed periodically by the Minister on the making, or the amendment of the TPPs, but there's no review period specified, and no processes outlined in the LUPA Act.

And as we've seen recently, some of the settlement policies in the strategies haven't been able to keep up with recent growth demand. So, it is important that the strategies are kept under regular review and that we keep track of population and other social, economic or environmental influences.

Because the Act already requires a TPP's and the SPPs and the LPSs to be reviewed every five years, we have the opportunity for the regional strategies to be reviewed at the same intervals, which just better coordinates their review with the other instruments in the planning system.

And there's also the opportunity to further outline processes for review, which could be similar to the TPP's and the SPP's, with the Minister undertaking the review or being able to direct the Commission to undertake the review. So, we're just seeking your feedback on whether the reviews of the regional strategies would be should be more consistent with the other instruments in the planning system.

### **Slide 18 - Amending**

And the last main topic that the discussion paper looks at is amending the regional strategies.

So, amendments will likely arise as a result of any future review cycle. However, the paper also considers other interim or ad hoc amendments that might be requested, so say by council or a developer that fall outside that schedule review cycles or processes.

At the moment, there's no amendment process under the Act for regional strategies, so the amendments are currently managed through the declaration process effectively as though a new regional strategy is being declared.

But in comparison, the Act provides specific amendment processes for the TPPs, and there's two key features to note about this. So firstly, the Act recognises a minor amendment process, and this is for issues such as correcting errors or removing anomalies; or for clarifying or simplifying your TPP; and also, for bringing a TPP into greater conformity with the State Policies. So, minor issues can just be captured without having to go through that full public exhibition process or the detailed review by the Commission.

And then secondly, there's a more comprehensive amendment process for making broader changes to the TPPs. So, this includes a change in policy intent, for instance.

So, this amendment process mirrors that for making a new TPP, but with shortened time frames. For the TPPs, shortening the time frames it just acknowledges that they aren't being reconsidered in

their entirety, but rather the time frames are tailored to the scope of considerations that would be required for an amendment.

So again, there's an opportunity to introduce an amendment process for the regional strategies that aligns to that of the TPP's; and which could include the ability to amend the strategies outside of the normal 5 year review cycle; a streamlined process for minor amendments to correct errors, anomalies and the general minor matters outlined before; and the ability to make more significant amendments through a process that it mirrors the original assessment process but with shortened time frames applied.

### **Slide 19 – Feedback**

So, that concludes the regional planning framework part of the presentation, I'll move on to the draft Structure Plan Guidelines in a moment. I just I wanted to just reiterate that we're seeking feedback on the components of stage one of the Regional Planning Framework Project. And so, each of those issues that I've just covered and that are set out in the discussion paper.

### **Slide 20 – Legislative, Regulatory, Administrative changes**

So, the next steps.

The release of the discussion paper provides a really important opportunity for you to help shape the regional planning framework. But I just want to point out that the current consultation process is the 1st of a number of opportunities to get involved.

So, following this round of consultation we'll be releasing a consultation report on the Discussion Paper that outlines how the submissions have been considered.

And then, if necessary, prepare the draft legislation and any regulations that will be released for public consultation and will also report on that, following that round.

And then the legislation will be amended and finalised before being introduced to Parliament.

So just to point out that there are other opportunities to have you say, but this round of feedback will really assist in shaping what any draft Bill or regulations that are prepared to look like.

### **Slide 21 – Draft Structure Plan Guidelines**

For this final part of the presentation, we're just going to have a look at the draft structure plan guidelines. I just wanted to give you all some background as to why they've been prepared.

I'll explain the structure of the guidelines and just run through some of their key features. I'll also try to further clarify the role of structure plans and the guidelines in the planning system just to address some of the questions that we've received in relation to them.

As I mentioned earlier, the preparation of the draft structure plan guidelines has been informed by early consultation with some key State agencies and service and infrastructure providers, the regional planning groups and the Commission.

And so, I just wanted to restate that the guidelines are intended just as that, as guidelines, so they're not for mandating structure planning.

This is the first draft release of them, so any feedback that we get through this current consultation will really assist in how we how we go forward and finalise these.

## **Slide 22 – Draft Structure Plans Guidelines - Purpose**

So, structure plans are nothing new for the planning system in Tasmania, they already used by councils and developers to deliver strategic planning outcomes for our settlements.

And the guidelines won't introduce a new type of structure plan that is required in the planning system. They're just intended to provide guidance for that strategic work that's already undertaken at the local level.

There's quite a bit of detail in the guidelines about what the structure plans are and what they should achieve.

And we have a broad definition in the Structure Plan Guidelines and I've just provided a summary of it here on the slide. However, these definitions are really only meant as examples to describe some of the different purposes that structure plans may be used for. So, they're not meant to be strict definitions and they're not meant to limit the types of documents that councils and developers can prepare.

So, structure plans guide the management of settlements, land use and development changes by integrating and coordinating future land uses, development and infrastructure provision at the local level and in a sustainable and orderly manner.

They should strengthen communities by establishing a shared vision that builds on existing opportunities and strengths whilst managing the impacts of future use and development.

Structure plans include spatial representation of infrastructure and services, natural hazards, natural values, and physical and topographical features.

And they must incorporate policies, objectives and actions that are consistent with the broader statutory and planning policy framework.

## **Slide 23 – Structure Plans in the Tasmanian planning system**

OK, so I'm just going to return to this diagram again to highlight the role of structure plans again in the system.

As we've mentioned, they're not statutory planning documents in their own right, but they are used to inform or deliver other statutory documents.

So, as I've outlined, they'll often be called up by a regional land use strategy to provide for finer grain planning, where more significant changes to use of development are required or identified by the regional strategy.

They also inform the preparation of LPS and planning scheme amendments, so they resolve that strategic planning space between a regional strategy and a planning scheme.

And it's also important to note that structure plans can be prepared outside of a requirement under a regional strategy. So, for instance, a Council may prepare a structure plan for a precinct within an activity centre without the regional strategy necessarily requiring this. So, they're just a commonly used strategic planning tool at the local level.

Another important feature to note is that structure plans can provide for outcomes beyond those normally regulated through the planning system to capture other aspirations at the local level.

So for instance, a structure plan might include water, sensitive urban design or other sustainable design objectives. It might include urban design objectives, or it might include a unique mix of activity or use for a particular precinct.

So, they can capture all sorts of aspirational objectives beyond what the regional strategies might call up, and beyond what might be regulated by a planning scheme.

And some of these objectives might then require implementation through a planning scheme amendment, and this is usually in the form of a specific area plan or a particular purpose zone. So, say for instance, if the objectives to achieve a certain subdivision or development layout for a greenfield site or a redevelopment area that is identified in the structure plan, you might then rely on a SAP or PPZ to implement that.

But other objectives might sit outside the statutory planning system, and they may or they'll usually be implemented through a council's municipal work program.

#### **Slide 24 – Structure Plan Guidelines background**

So, why do we need the guidelines?

Structure plans and local strategic planning generally will help inform the comprehensive review of the regional strategies that's upcoming and they're ongoing implementation.

And the introduction that guidelines will also mean that we can follow a consistent approach for undertaking planning of new settlement areas or redevelopment of areas that are identified under the new iteration of the regional strategies.

And the guidelines are also intended to assist the strategic planning process at the local level to improve planning outcomes. So, in response to the strong population increases that we've seen of late that are projected to continue over the coming years as well.

And just finally, a structure plan methodology that incorporates early consultation with stakeholders and community and that adequately addresses relevant issues should really experience a smoother implementation process. And that includes reducing delays occurring during an LPS or a planning scheme amendment phase.

#### **Slide 25 – Structure and key elements**

So, I'm just going to go through the key through the structure of the draft guidelines document and just explain how it should be used and then I'll talk about some issues associated with integrating structure plans with statutory planning processes.

So, what I mean here really is implementing the objectives of the regional strategies using structure plans as a tool for guiding LPS and planning scheme amendments.

So, as I mentioned, the guidelines are an advisory document that provide guidance around processes and inputs that would typically underpin structure plan preparation, depending on its scale and its scope.

So, they're not an instrument for assessing a planning scheme amendment against.

We've kept the Structure Plan Guidelines broad, and by that, I mean we've intentionally avoided defining or categorizing particular structure plans. So, the guidelines are intended to apply to all

types of structure plans and could equally be used to inform other types of strategic planning documents at the local level.

So, the intent of the guidelines is to be able to provide some guidance in different scenarios.

Section one of the guidelines just gives a bit of background and overview to structure plans, a little bit like what I've just covered. So, it describes just broadly what structure plans are and what they should achieve; and then also how they fit into the planning system.

Section 2 contains section 2.1 which outlines some of the key components of structure plans and processes for their preparation, and so the main inputs that should underpin the structure plan preparation processes.

So, there's components of this section relating to process that are included in the guidelines really to assist those that may not have a lot of experience in the strategic planning space just to get a better understanding of the structure planning process and how strategic planning issues are resolved at the local level?

So, it's explained in the guideline documents that the intent here is not to prescribe a methodology for the preparation of structure plans. Any methodology will be determined by the scale of the structure plan, its scope, its purpose, and who is preparing it. Because the methodology will vary depending on all or any one of those factors.

So, a lot of the information around these types of processes is just to describe what typically occurs. Preparing a structure plan.

Having said that, the document is intended to provide some guidance around best practice and how quality inputs and robust processes can produce more successful structure planning outcomes, as well as implementation through planning scheme amendments.

So, Section 2 also include section, subsection, 2.2 and this describes what should typically comprise the content of a structured plan and a structure plan document.

So, where each section within the guidelines for the structure plan content is relevant to a structure plan being prepared, then it should be included.

Again, this will vary depending on the scale and the scope of the structure plan itself.

So, a structure plan document can be prepared with the content reflected in the order that they're shown under section 2.2. However, they don't need to be. The purpose of that section is really just to make sure that all relevant information appears in the structure plan document prepared.

And, likewise, it's not intended to limit the information or the topics. I guess at the structure plan.

And I just wanted to cover summer of the key issues that in the past may have been a barrier to successful implementation of structure plans. And I'm mainly referring here again to implementation through planning scheme amendments.

The first dot point, so a structure plan should be based on quality, supporting studies and investigations. They should be undertaken by a suitably qualified people who can advise on the appropriate data and the analysis that is required for the for the structured plan to be able to achieve its objectives.

And the second dot point, we want to make sure that a structure plan addresses all issues that are relevant to it to objectives and its area. It's important that it isn't a silent on important issues, so say for instance, responding to a natural hazard, or servicing or infrastructure needs.

Stakeholder engagement was quite a big issue when we undertook the early consultation, and it highlights a real need to undertake consultation with all relevant state agencies and infrastructure and service providers early on in the process.

So, as I mentioned in the previous slide, front loading and resolving those issues early on in the process can really reduce delays, during the planning scheme amendment phase.

And finally, just ensuring that the structure plan seeks to achieve objectives that are consistent with the broader planning policy framework. So, a structure plan shouldn't be identifying a new area of settlement to be achieved through a rezoning that, say, would offend a State Policy or would be inconsistent with outcomes identified in one in the relevant regional land use strategy.

### **Slide 26 – Next steps**

And the next steps, so all the feedback from the current consultation will be carefully considered and it will assist with us finalising the uh the draft guidelines.

The SPO will release a consultation report addressing the feedback that we received and just outlining any revisions that we've made in response to that feedback.

And from there, we'll seek anymore input as required. It's intended that the guidelines will be able to be updated as and when necessary, so it might be something that we need to revisit after the comprehensive review of the regional strategies has been undertaken and the new iteration of them is in place.

### **Slide 27 - Feedback**

So, we'd love your feedback on the guidelines. We're particularly interested in whether you think they'll assist councils, planners, developers, and the community with a better understanding of what should be contained in a structure plan and what structure plans should achieve.

And we'd also like to know if you think that any, whether anything's been missed, anything shouldn't be in there. Just your feedback on the content of the matters put forward to be great.

### **Slide 28 – Further information**

So, that concludes the main part of our presentation. Before we go to some questions.

As Sean mentioned, any questions we don't get back to you on. We'll respond to in writing and just copy everyone in. This presentation will be available on the planning reform website.

And if you want to access any information, just go to our website at [planningreform.tas.gov.au](http://planningreform.tas.gov.au), and if you've got any further queries from there, just e-mail or call our office.

So, thanks everyone for attending and I might just hand over to Sean now to see if we have any questions to respond to. Thank you.

### **Q & A Session**

Sean McPhail: Great. Thanks a lot, Angela. Thanks very much for everyone tuning in as well.

So, we've got a couple of questions and things that have come through. We've got a little bit of time to work through those. So, we'll do the best we can with the time we have.

So, Ann Stuart has raised a question here about basically Stage 1 and 2 of the of the project, don't mention opportunities to contribute to the content of the regional land use strategies. So where does that fit in?

So that's effectively in the reviews of the strategies themselves. So basically, as Angela mentioned, we've been funding positions for Regional Planning Coordinators who will help coordinate that work with the support of the Councils and the State Planning Office and have input from State agencies and industry, and infrastructure providers and the community to work through all of that. So, basically the framework here is setting up the framework in which those reviews will be undertaken under, and all the processes, particularly around public consultation and in the independent reviews and things. So, it's all built into that.

So, Patti Chugg just raised a question about who's undertaking the housing demand studies. So, the State Planning Office has been co-funding work with the regions to do this work. So, there's consultants that have been engaged to do this across the across the region. So, there's a northern project running at the moment, there's two projects running in the south and hoping to get a project up and going in the Cradle Coast very soon. So, a tender process just recently finished. So, they these will help inform the regional land use strategy reviews.

Pattie Chugg: Hi, Sean, it's Pattie. Can you can we get the contacts for those people?

Sean McPhail: Look, I think the best is to I'll get in contact with you outside and we can we can arrange for that. I think it's best thing to do.

Pattie Chugg: All right. Thank you.

Sean McPhail: Right. Thanks Pattie.

So, I'll just jump across a couple because there's been some really good discussion with Michael Eldridge and Mick Purves in the chat room there.

But just jumping off to another one, Darshini Bangaru has raised the question around what's the intended purpose of the review. Is it an audit of the effectiveness of the outcomes of the various strategies, or is it a comprehensive review, for example, is the urban growth boundary going to be reviewed sort of every five years and how has that allowing a relevant strategy to be achieved?

So, I think the review we're heading towards now is a comprehensive review and I guess for a couple of reasons. We've got the Tasmanian Planning Policies which will be made toward the end of the year, so that's a big change to the system, and the regional land use strategies obviously need to be reworked to implement those.

The other part of it is that they've not been reviewed in any large detail in the last 10 years. So, there's probably two reasons why we call that a comprehensive review. So other reviews in the future, if for instance, they are every five years might be different or if we set them at different trigger points. And that probably leads into the next questions and some really good discussions between Mick Purves and Michael Edrich, basically around the maintenance and review of these kind of things. Michael mentioned about potentially having scheduled maintenance cycles around ABS, Census data release or Treasury population production releases, which are all really good thoughts. Obviously, in our discussion paper where we're linking it to the statutory documents that

live around it, so the TPPs. So having the sequencing of, if you review that, then you review that. Obviously, there's an opportunity to have it around some other trigger points as well.

Mick's raised the opportunities around having a range of maintenance schedules. So basically, allowing real time monitoring of development capacity, supply and uptake and triggers that allow them to be more responsive, so being a bit more adaptable around particular things like climate change, demographics and environmental change.

And yeah, Michael's supported that as well and I think some really good discussion here and identifying some of the pros and cons of some of these kind of things too.

So, Michael's pointed out that it's a really good idea having these triggers, but obviously there's a complexity in trying to do that and so there might be an opportunity to have a combination of schedules around your usual 5 yearly review, or particular trigger points, if some major changes have happened that have caused changes in the way we do things; or increased growth like we're seeing now. Or as Michael has pointed out too, if a majority of participating councils or the State call for review.

I think they're really, really good points and I think that's really useful feedback for this. And I think being able to have these documents as more responsive, nimble documents and also being able to keep track of everything that we're doing. So really good points there, Mick and Michael and I'm looking forward to seeing some of that in our feedback that we get.

Just mindful of the time it's just gone 3:00 o'clock now. So, I may not be able to get to the rest of them in this session. So how about we take these on notice. We'll provide written response to those and we'll actually go back to the ones that we've received earlier and provide a written response to all of them, so that we've got a full complement of things.

So, I might just leave it there and thank everyone for their input into this process and thank you very much for having to re-join this meeting and reschedule things. We really appreciate that. Unfortunately, there was just a unforeseen event that we weren't able to deal with.

We're conscious there's a lot of information in this material. So, we really appreciate your feedback. Any other questions, please feed them through to us and we'll do our best to respond to those.

I just want to point out too, there's questions throughout the discussion paper which Angela was referring to as well. These are really just cues to help you with the framework and help you with the discussion. But don't feel you you're stuck with those. We're interested in feedback in general.

So, a big thank you for everyone again for the online session and all the questions that came through. Please accept our apologies for our false start we had on Thursday. Thank you again for Angela for the presentation. I think that was really useful and really helpful. It's always useful to have these engagement points with our stakeholders. So, we'll aim to keep these sessions rolling through 2023 and keep you informed as this project goes on and also the other projects that we're working on.

So, I might leave it there and thank everyone very much and bye for now and we'll be in contact, we'll respond to these additional questions.

Thank you very much.

**Questions and SPO responses:**

Further to our responses to the questions raised during our online sessions, we've also addressed each of the questions in written form as follows.

The State Planning Office thanks all those contributing in response to the Discussion Paper, which will help to shape a more defined position.

1. *Stage 1 and Stage 2 of the Regional Planning Framework project do not appear to have an opportunity to contribute to the content of the regional land use strategies (RLUSs) - where will this fit?*

**SPO response:** The Regional Planning Framework project relates only to the legislative, regulatory and administrative mechanisms to support the RLUSs. The project is about the framework itself and aims provide clarity on the general scope of things managed by RLUSs (e.g. general content and purpose) and deliver improvements for how they are prepared, assessed, declared, reviewed and amended. The review of the content and opportunity to contribute to the content of the new RLUSs will be provided through the upcoming comprehensive reviews of the RLUSs. Early planning for these reviews has commenced in preparation for the making of the Tasmanian Planning Policies later in 2023. The opportunities for input into the RLUSs reviews will be shaped by the Regional Planning Framework Project. The SPO looks forward to feedback on the Discussion Paper to help shape the framework and deliver much needed improvements.

2. *As one of the key aspects of the RLUSs is to help local planning deal with growth, the timing of scheduled maintenance cycles could be timed around ABS Census releases, or Treasury's Population Projection releases.*
3. *I suggest that there needs to be a range of maintenance schedules, along with a (relatively) real time monitoring of development capacity, supply, uptake. Triggers are required to enable more responsive adaption to the changing nature of our world, particularly around climate change, demographics and environmental change.*
4. *Triggers are a great idea. Potentially complex to achieve so would need to create a simple process. A combination of scheduled and out of schedule, triggered reviews would be ideal. Perhaps a majority of participating councils (and/or the State) calling for a review could trigger one.*

**SPO response** to 2 to 4: The matters raised on the review triggers and cycles are very good discussions points and is exactly what we are hoping to hear in the submissions on the Discussion Paper.

Current census data is certainly advantageous for underpinning the analysis that should feed into the RLUS reviews. The Census is undertaken every five years with data from last census being released over 2022 and 2023. As we've outlined, the making of the TPPs, anticipated for the second part of this year, will trigger the review of the regional land use strategies. In preparation for this, some local strategic planning work has already commenced, and a lot of this work has been able to take advantage of the most recent Census data. So, there's an opportunity to perhaps schedule reviews similarly going forward.

More sophisticated tracking of population, economic, social, physical and environmental trends is something currently being considered by the SPO, and the effective monitoring of our performance against the objectives of the RLUSs is an important part of Stage 2 of the Regional Planning Framework Project. These issues would need to be delivered with cooperation across both local and State government and be backed by ongoing resourcing commitments into the future.

We also need to balance the desire to make regular updates to the strategies in response to a range of triggers, with, potentially, the need for them to go through public and independent assessment processes, and the implications that this may have on resourcing and the timeliness of the delivery of updated strategies.

5. *I note that the draft Tasmanian Planning Policies section 7.3.3 – Strategy 4 provided for regulating for additional review triggers as follows:*

*“Encourage mechanisms that allow for timely adjustments in planning regulation for responses to, and recovery from, situations including, but not limited to, pandemic climate change and emergency events.”*

*After a significant bushfire, flood, storm or earthquake that results in major reconstruction need, could trigger a review.*

**SPO Response:** As with our previous response for 2 to 4, the SPO would also encourage these suggestions to be provided in the written submissions in response to the Discussion Paper. The SPO engages on an inter-agency committee on emergency and risk issues, and also consults with other agencies in relation to these matters as and when needed. To date issues raised have mostly had implications for the State Planning Provisions. Responses to hazard management, however, will obviously form a consideration when the next iteration of the regional strategies are prepared consistent with the approved Tasmanian Planning Policies. Undertaking a review of the RLUS in response to emergency events is potentially a good trigger and something the SPO would like to consider further in improving the Regional Planning Framework. One option could be to set 5-yearly RLUS reviews with the ability for mid-cycle reviews in response to certain triggers.

6. *2.1 Scope and Purpose - What do you foresee the funding arrangements would include?*

**SPO response:** The Government is currently funding the comprehensive reviews of the three RLUS to the tune of \$3.45m over 3 years. Future reviews would be subject to consideration by the Government of the day based in part on the steps set out in the finally determined framework.

The funding arrangements suggested under the Scope and Purpose section of the Discussion Paper, refer to any funding arrangements being outlined in an implementation plan that could accompany the RLUS. In this context, the funding arrangements and prioritisation could relate to a range of actions required to achieve the objectives of the relevant RLUS. Some examples might include:

- funding commitments and prioritisation by the relevant authority for new roads or transport corridors identified by the relevant RLUS;
- councils may commit funding to structure plans for greenfield development areas identified for growth under the RLUS; or
- relevant state agencies may commit to and prioritise funding for social infrastructure required to increase the role of an activity centre.

7. *Would the guidelines also apply to more broader land use strategies at Local Government Area (LGA) level? I.e. strategic planning documents at a broader LGA level that would sit between regional land use strategies and more localized structure plans?*

**SPO response:** Yes. There are principles in the draft Structure Plan Guidelines that could be applicable to the preparation of other strategic documents prepared at the local level, particularly (where relevant) in relation to stakeholder engagement and community consultation; consistency with the broader planning policy and statutory framework; inputs from studies and investigations

that are underpinned by the appropriate data and analysis; and acceptance by the relevant planning authority.

The guidelines have been kept relatively broad because they need to apply to different structure planning scenarios. So, they could also provide a useful reference for other local strategic planning, where components of its processes and inputs would be similar to the preparation of structure plans.

If you would also like to provide feedback on a level of strategic planning that would sit between the regional strategies and structure plans, the State Planning Office would be happy to receive this, however, it is likely a consideration for later stages of the Regional Planning Framework Project.

8. *Clarification is required on how the structure plans fit into a local strategic plan/ masterplans - difference between a structure plan (as per the guidelines) and a local strategic plan is unclear.*

**SPO Response:** Local strategic planning documents are not part of the suite of statutory planning documents in Tasmania so there is no legislated hierarchy for the various types of documents that may be prepared.

The type of document prepared really depends on its intended purpose. For example, a council may prepare a land use strategy or strategic plan for the entirety of their local government area to provide general justification or guidance for planning in that area. A structure plan may be prepared for an entire settlement or part of a settlement to provide detailed land use change outcomes. While a master plan would normally apply to a specific area and provide detailed design outcomes.

Again, whilst it would comprise later stages of the project, the SPO is happy to receive submissions on whether there is interest to more formally recognise local strategic plans.

The intent of the draft Structure Plan Guidelines is not to require specific types of strategic plans. Rather, it is hoped that they will provide some guidance for those preparing a structure plan, particularly where a RLUS calls for one to be prepared, or where used to justify rezoning or other planning scheme amendments.

We would welcome feedback in relation to these sorts of matters in the form of a written submission on the draft Structure Plan guidelines.

It's also worth remembering that the guidelines if adopted will be a document that should evolve over time, and in particular, it could be beneficial to revisit them after the next iteration of the RLUSs are in place.

9. *The Regional Planning Framework Discussion Paper does not provide details on who / how the public exhibition will be undertaken and the associated costs and resources involved with this. Will this be clarified in the draft framework, and subsequent amendments to the LUPA Act?*

**SPO Response:** Correct. It was not the intention of the Discussion Paper to outline the detailed public exhibition process. It was more to seek feedback on a general approach to improving the current Regional Planning Framework. This detail would be outlined as part of any future legislative amendment bill which the SPO would provide for further public consultation.

The Discussion Paper outlines the opportunity to align the RLUS public exhibition process with those currently in place for the Tasmanian Planning Policies and the State Planning Provisions. We would

welcome any thoughts or inputs you have around the issue to be included in a submission to the discussion paper. These could include suggestions that there should be a public exhibition and it should run for a certain period of time, for instance.