



Regional Land Use Framework

The Regional Land Use Framework is now well progressed following the release of the preliminary background report to Council officers and State Agencies before Christmas.

We are aiming to have a full draft of the Regional Land Use Framework with all the background papers released to the Councils and State Agencies by early May following which ***we will hold a series of workshops with the elected members of each Council in anticipation of public consultation in the middle of the year.*** Key tasks achieved to date include:

- Completion of the preliminary draft of the Background Documentation, which was distributed for comments from Council Officers and State Agencies. Comments were received back from nearly all Councils;
- An analysis of the commercial and retail sector within Activity Centres across Southern Tasmania;
- A draft Activity Centre hierarchy;
- An Industrial land demand and supply analysis, as well as an analysis of industrial activity and the respective roles of the Derwent Park/Moonah, Cambridge and Brighton Industrial hubs.
- A dwelling yield analysis for Greater Hobart which has identified the theoretical capacity of each suburb within Greater Hobart to accommodate additional dwellings at current densities. Notably the dwelling yield analysis considered not only residentially zoned land, but low density residential and rural residential land. It has also grouped areas into market segments based upon average house values in each suburb and

then further grouped them according to locational characteristics.

- Commencement of the dwelling demand analysis looking at building approval trends across the last 10 years, to determine the adequacy of the existing supply of residential land. The demand analysis will also take into account projected age profiles and household demographics.
- The commencement of an open space policy framework for the region as part of a joint project with the other two regional planning projects and Sport & Recreation Tasmania. The appointed consultant is Inspiring Place.
- The request for tender to undertake Shoreline Vulnerability Mapping. This work will provide mapped information on the impact of sea level rise across various climate change scenarios, storm surge and wind fetch across shorelines where the base LIDAR data is available. This work will provide a level of information approaching that recently completed for Clarence City Council by UNSW & SGS. This mapping work is being jointly funded by the three regional planning projects, the Climate Change Office, the Office of Security & Emergency Management and Onstream, with the final dataset being made available to Councils.
- An assessment of the existing metropolitan plans/strategies and notable regional planning strategies on the mainland to assist in determining the structure of the Framework and in particular its metropolitan plan component.

Reviewing PD1

As indicated in our last progress report, the Regional Planning Projects are taking part in a Review of Planning Directive No. 1 (The Common Key Elements Template for planning schemes) by the Tasmanian Planning Commission.

The purpose of this review is to update the template following its implementation at Central Coast and West Tamar Councils as well as to ensure that the template will be able to deliver the regional land use frameworks with the suite of zones and administrative mechanisms.

As part of this review process the Regional Planning Project has recently road tested the revised suite of zones with Councils in the southern region both through the Technical Reference Group and some specific workshops held with Clarence, Glamorgan Spring Bay, Glenorchy, Huon Valley, Kingborough, Sorell & Tasman Councils. As a result of this road testing the Steering Committee for the review of PD1 (of which the Joint Project Managers are members), has agreed to expand the suite of zones from 15 to a possible 22 zones which provide additional residential, rural and landscape management zones.

In addition to revising and updating the Common Key Elements Template, the review process is also examining the development of common provisions that should be standard across the State. These will be in the format of 'standard schedules'.

In terms of these 'standard schedules', it was decided at the Steering Committee's meeting of 19 March 2010 that the Tasmanian Planning Commission will be responsible for preparing and delivering standard schedules on the following matters (noting that some of these schedules have already been through some consultation processes i.e. bushfire & heritage):

- Bushfire
- Road & Rail Assets
- Heritage
- Land Stability
- Coastal Inundation & Flooding
- Water Quality
- Attenuation
- Contaminated Land

The Tasmanian Planning Commission will be shortly commencing a consultation process directly with Local Government in accordance with the PLGC protocols on these schedules.

All other planning matters that will be covered by schedules will be developed by each Regional Planning Project in conjunction with their members Councils. The Southern Regional Planning Project, will be using its Technical Reference Group to facilitate the process.

At this stage it is intended that the formal Planning Directive process to amend the Common Key Elements Template with those standard schedules listed above, will commence sometime around June 2010.

Notwithstanding the regional planning project's involvement in the development of the revised template, individual Councils will also be able to make their own representations on the revised template during the formal public exhibition period.

Drafting of Interim Planning Schemes

In December 2009, Caroline Lindus commenced with the project as the Senior Project Planner responsible for assisting Councils in preparing Interim Planning Schemes as well as undertaking work for the project associated with the review of Planning Directive No. 1 and the development of common provisions.

The preparation of Interim Planning Schemes is intended to be a collaborative process with Councils. It is envisaged that each Council take ownership of their individual schemes with elected members being able to participate in the usual planning scheme development process, through workshops before and after an informal public consultation process.

The Regional Planning Project will provide an overall coordination role with Caroline (and the Project Managers once the framework has been completed), assisting those Councils with fewer in house resources, to translate their existing planning schemes and local provisions into the template format. The Regional Planning Project will also be providing assistance to Councils in ensuring that their schemes are consistent with the regional land use framework and strategies and assistance with preparing planning schemes.

Early work on the zoning maps and schemes has commenced with specific workshops being run with Council officers on zoning translation.

Once all Councils are satisfied with their draft planning schemes, the Regional Planning Project will submit them to the Minister for declaration as Interim Planning Schemes with accompanying consent by each Council as the Planning Authority. It is likely that this will occur towards the middle of 2011.

Residential Development Standards

As many of you would be aware, the State Government, through the Tasmanian Planning Commission, has been moving

towards developing a standard set of provisions for residential development.

While this work is not part of the Regional Planning Projects, feedback from Council staff on early drafts of the standard provisions were facilitated by the Regional Planning Projects.

Significant concerns with the structure and drafting of the standards were raised through this initial consultation process, and as a result the Tasmanian Planning Commission has revised the standard provisions to strictly relate to single dwellings in a residential zone.

The Tasmanian Planning Commission, will, over the next few months, be directly consulting with Councils over these standards before commencing a formal Planning Directive process, where Councils can formally submit any remaining concerns through representations to the Commission.

The STCA will be available to assist Councils in their review of the residential development standards when they are distributed to Local Government for consultation.

Elected Member Forums

Given the progress of the Regional Land Use Framework and the preparation of Interim Planning Schemes, regional forums for elected members will be held towards the end of April/early May by the Regional Planning Project.

The purpose of these forums will be to discuss the progress of the project to date, key findings and ongoing opportunities for input by Councils and elected members.

Invitations for these events will be forwarded in early April.

Further Questions?

Please contact either of the Joint Project Managers, Damian Mackey on 0419 562 785 or Emma Riley on 0409 787715.

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