



Southern Tasmania

REGIONAL PLANNING PROJECT

Project Plan

June 2009



Table of Contents

	Page
Introduction	1
Purpose of the Project	1
Project Rationale	1
The Southern Region	2
Project Context	2
Project Scope	4
Aims & Objectives	4
Scope	5
Project Management	6
Governance Structure	6
Project Sponsors	6
Steering Committee	7
Southern Tasmanian Councils Authority	7
Joint Project Managers	7
Technical Reference Group	8
Reporting Requirements	9
Project Sponsors Resource Commitments	10
Communications Strategy	11
Communication Objectives	11
Critical Communication Issues	11
Approach to Communications	12
Key Messages	13
Communication Protocols	13
Consultation Plan	13
Milestones & Timelines	14
Action Plan	15
Phase 1 - Land Use Framework (the Strategy)	15
Phase 2 - Model Planning Scheme	15
Phase 3 - Local and Subregional Strategies	15
Phase 4 - New Planning Schemes	16
Appendix A - Memorandum of Understanding	

Introduction

Purpose of the Project

The Southern Tasmanian Regional Planning Project (the Project) is part of the Regional Planning Initiative currently being undertaken in the three regions of Tasmania: South, North and Northwest. The overall purpose of the project is to undertake a joint planning initiative between State and Local Government to introduce coordinated, consistent and contemporary planning schemes based on a comprehensive regional land use and infrastructure and investment strategy in the Southern Tasmanian region.

This project has four distinct but closely interrelated phases.

Phase 1	preparation of a comprehensive regional land use strategy and infrastructure investment strategy for the region
Phase 2	preparation of a Model planning scheme and review of existing planning schemes to determine compliance with that Model
Phase 3	development and/or review local or sub-regional land use strategies to ensure consistency with the regional land use strategy
Phase 4	preparation of an individual planning scheme for each Council based on the Model planning scheme where amendments of existing schemes to reflect the Model are impracticable

Project Rationale

Regional planning provides the mechanism to collectively determine and pursue an agreed vision for the region, better co-ordinate regional infrastructure, economic development and environmental and social interests for the benefit of the region. It can also address local environmental, social, and economic issues that require a regional focus to appropriately resolve.

Regional planning is acknowledged as a shared responsibility of both State and Local Governments.

The project offers an opportunity to provide a coordinated regional approach to achieving a sustainable planning regime and a fresh way of achieving:

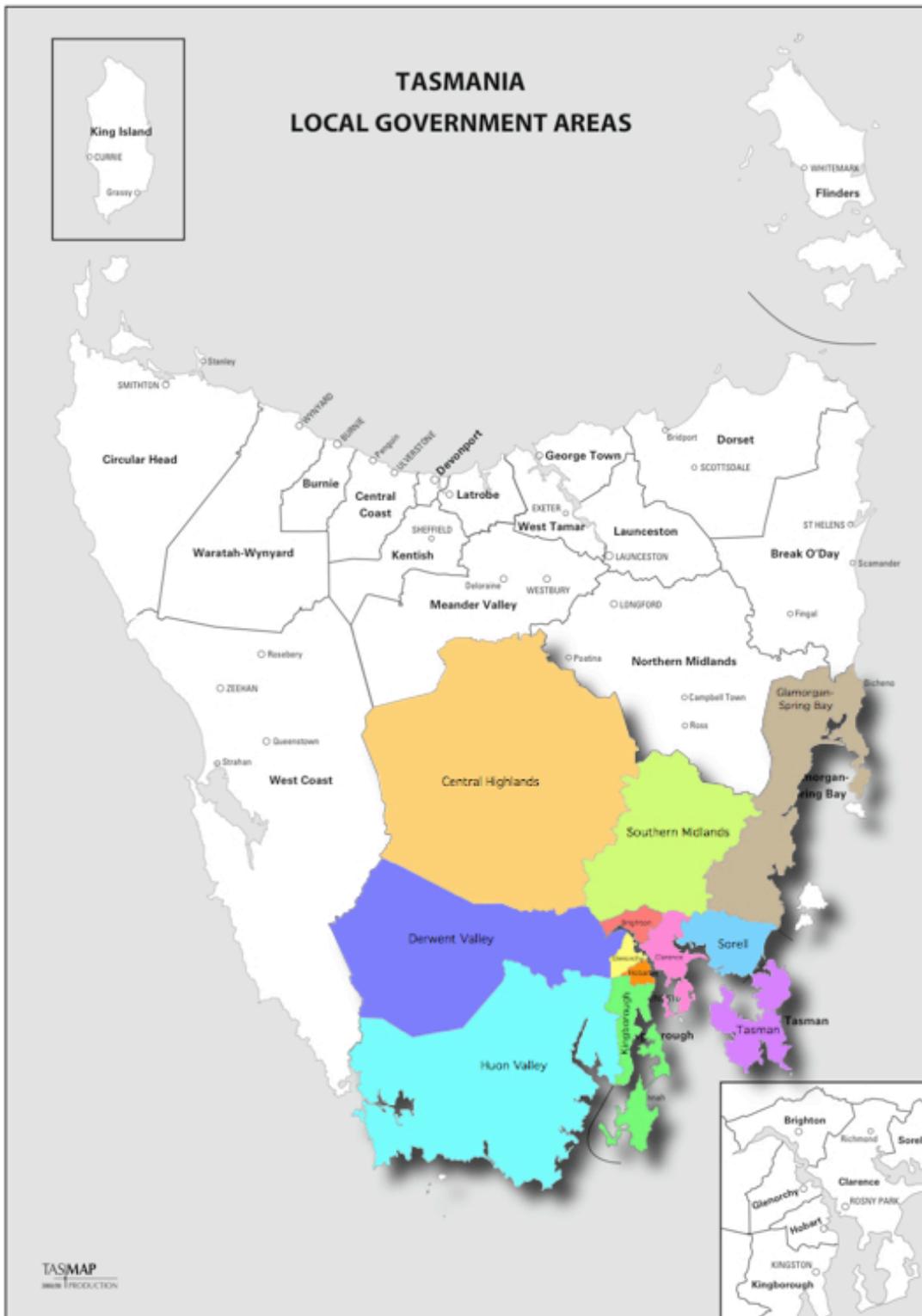
- An agreed vision (set of principles) for the region;
- Consistency in the format and structure of planning schemes;
- Commonality in objectives and provisions;
- Fewer schemes; and
- A basis for the coordinated and planned provision of physical and social infrastructure.

It will directly benefit the local community as well as anyone wanting to invest or undertake development in Southern Tasmania. There will also be direct benefits through the economic growth generated through greater certainty in the planning schemes and the existence of an over-arching policy framework for long-term land use and development control within the region.

The social, environmental and economic value of providing a regional land use planning framework is increasingly recognised and studies have shown that an increase in Gross State Product (GSP) of between 1% - 5% can be achieved through sustainable metropolitan urban forms.

The Southern Region

The Southern Tasmanian region is comprised of the twelve Council areas as shown in Figure 1 over page. Physically central to the region is the metropolitan area of Greater Hobart, which is spread across the municipal areas of Hobart, Clarence, Glenorchy, Kingborough, Brighton and Sorell. While determined upon Local Government area boundaries, the Municipal areas comprising the southern region interrelate not only economically, but also through common physical, social and natural resources.



The Southern Region (Source: LGAT & STCA)

Project Context

The project sits within the context of five related initiatives: -

- The development of similar regional planning initiatives for the north west and north of Tasmania;
- The development of a subregional land use strategy and development framework for the East Coast of Tasmania;
- The development of a subregional land use strategy and planning scheme development by Brighton, Central Highlands, Southern Midlands and Derwent Valley Councils.
- The existing Common Key Elements Template for planning schemes required under Planning Directive No.1; and
- The review and expansion of the Common Key Elements Template, including the development of standardised zone provisions and a suite of standard schedules that will be implemented through a revision or replacement of Planning Directive No. 1.

The project includes the development of new, and/or the recognition of existing, local or sub-regional planning strategies that are consistent with the regional land use strategy, which take into account local issues and circumstances and which need to be expressed in the individual planning schemes.

Project Scope

Aims and Objectives

The objective of the Project is:

To harness the benefits and advantages of adopting a regional approach to land use planning in Tasmania and producing contemporary and consistent planning schemes on that basis.

The Project provides the opportunity to bring together the relevant strategies, policies and activities arising from State agencies with local council plans and strategies at an appropriate intermediate spatial scale. In particular Phase 1 of the project will include the integration of state agency activity and an analysis of the strengths and comparative advantages of each Local Government Area to build a coherent plan that enhances the whole region.

In particular the Project will:

- Demonstrate the effectiveness of undertaking strategic land use planning on a regional basis;
- Demonstrate the economic, social and environmental benefits from taking a regional approach to strategic land use planning;
- Underpin a more effective basis for the delivery of infrastructure within the Southern region;
- Incorporate comprehensive community consultation for all stakeholders including State Government agencies, peak body organisations and associations (both regional and state wide), industry and business;
- Be facilitated through the close and effective cooperation of the twelve Councils, the Sullivan's Cove Waterfront Authority (SCWA), the State Government and Southern Tasmanian Councils Authority;
- Through Phase 1, produce a comprehensive regional land use and investment strategy based on an agreed vision (set of regional planning principles), analysis of economic, social and environmental conditions and trends as well as consideration of relevant policy and legislative imperatives;
- Through Phase 2, produce a Model Planning Scheme covering the twelve (12) Local Government Areas (which includes the Planning Area under the jurisdiction of the SCWA) and then review existing planning schemes to determine compliance with that Model;
- Through Phase 3, produce a strategic statement for each Planning Area that is consistent with the regional land use strategy. This strategic statement will be produced through the development of new or a review of existing local or sub-regional land use strategies;
- Through Phase 4, produce individual planning schemes for each Local Government Area and the Sullivan's Cove Waterfront Authority in accordance with the Model planning scheme and regional land use strategy (this may be through amendment of planning schemes already in draft form).

Scope

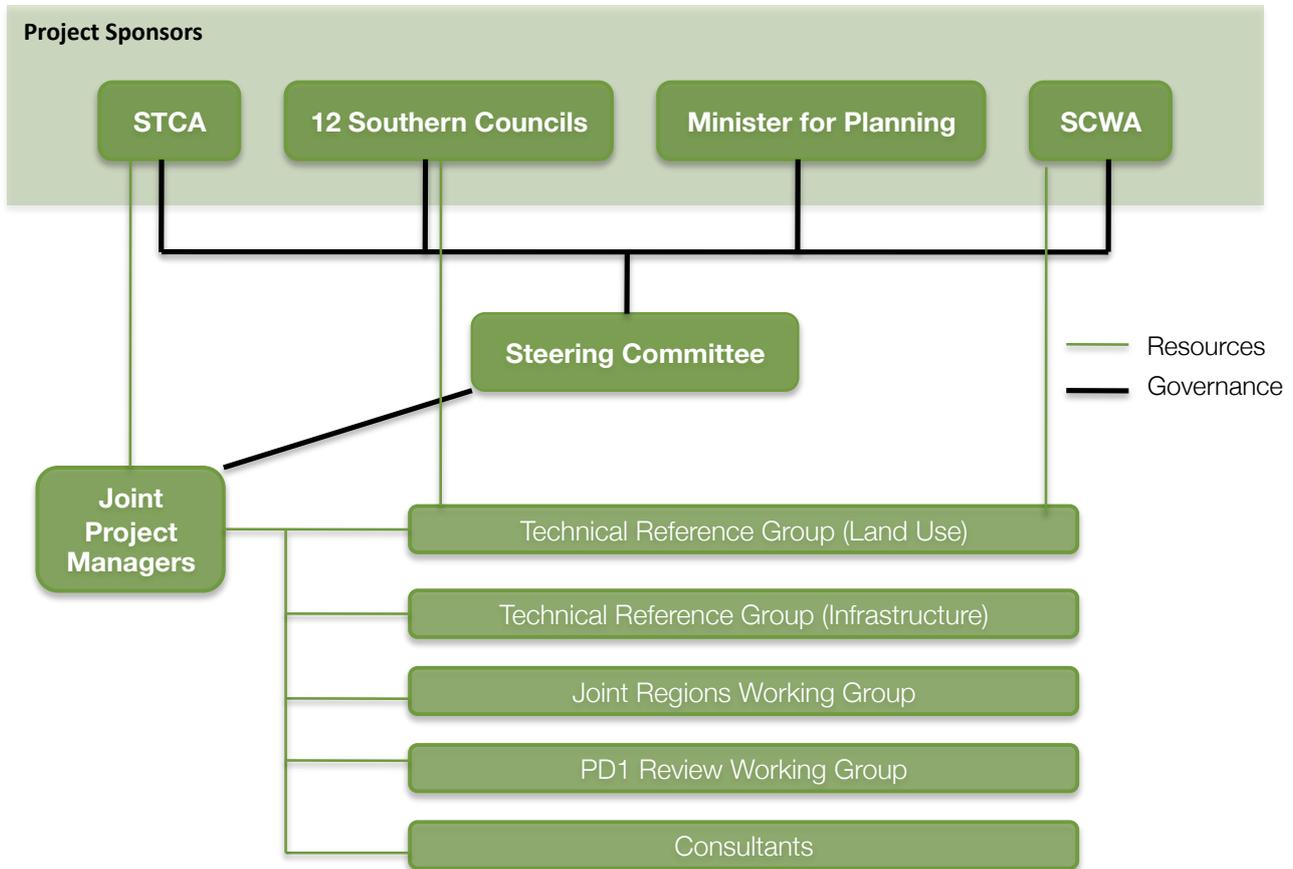
The following table outlines what activities are within the scope of the project.

Part of the Project	Outside of the Project
Development of an agreed vision (set of regional planning principles) for the region	Removal of powers from Councils to act as Planning Authorities
Extensive base data gathering. The majority of which will be provided by State Government and Councils	Establishment of a regional planning authority
Analysis of base data and preparation of a regional land use strategy	The Resource Planning and Development Commission approval process
Preparation of a common planning scheme model	Amendments to legislation to provide for reference to regional land use strategies in the assessment of planning schemes
Preparation of a local or sub-regional strategic land use statement for each LGA	
Support of preparation of individual planning schemes for each Council and the Sullivans Cove Waterfront Authority or amendments to existing planning schemes (if this is practicable)	
Preparation of an infrastructure investment strategy based on the outcomes of the regional land use strategy and broad consultation with infrastructure providers	
Comprehensive community consultation programs throughout the project	
Consideration of governance arrangements required to maintain the regional land use and investment strategies	

Project Management

Governance Structure

The governance structure for the Project is illustrated in the figure below.



Project Sponsors

The Project is sponsored by the twelve (12) Councils comprising the Southern region, the Southern Tasmanian Councils Authority and the Minister for Planning on behalf of the State of Tasmania (and incorporating the Sullivans Cove Waterfront Authority). The twelve (12) Councils being:

- Brighton Council
- Clarence City Council
- Central Highlands Council
- Derwent Valley Council
- Glenorchy City Council
- Glamorgan Spring Bay Council
- Huon Valley Council
- Hobart City Council
- Kingborough Council
- Sorell Council
- Southern Midlands Council
- Tasman Council

Steering Committee

Composition

The Steering Committee for the project consists of two persons representing the twelve Councils, a representative of the Southern Tasmanian Councils Authority, a representative of the Sullivans Cove Waterfront Authority and two representatives of the State Government. It is proposed that the Steering Committee comprise:

- Ald Rob Valentine, Lord Mayor of Hobart, Nominee of the Region's Mayors (Chair)
- Mr Andrew Paul, Nominee of the Region's General Managers
- Mr David Hunn, Joint CEOs, STCA
- Mr Peter Fischer, State Planning Adviser, Land Use Planning Branch, Department of Justice
- Ms Louise Wilson, Assistant Director, Policy Division, Department of Premier and Cabinet
- Mr Hadley Sides, Chief Executive Officer, Sullivans Cove Waterfront Authority

Role

In general, the Steering Committee is responsible for approving the project Business Plan and for providing direction, guidance and support for the project and to ensure that the outcomes and outputs for the project are realised.

The Steering Committee shall be responsible for approval for release or referral of all outputs of the project, and for ensuring that appropriate and proper communications with the elected members of the twelve Councils, the Southern Tasmanian Councils Authority, the Sullivans Cove Waterfront Authority and the Minister are maintained.

The Steering Committee is responsible for the overall technical content of the Project Outputs noting the role of the joint project managers and the technical reference group in providing expert advice. The Steering Committee is also responsible for reporting to Project Sponsors.

Southern Tasmanian Councils Authority

The STCA will arrange for the employment of the Joint Project Managers and whatever other support staff are deemed appropriate.

The STCA will also be responsible for the day to day management of staff employed on the project and the overall Governance of the project.

Joint Project Managers

Joint Project Managers have been appointed by the STCA. Contact details are:

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Joint Project Manager - Southern Tasmanian Regional Planning Project

Southern Tasmanian Council Authority

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Joint Project Manager - Southern Tasmanian Regional Planning Project

Southern Tasmanian Council Authority

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M: 0409 787 715

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The Joint Project Managers are, through the Steering Committee, responsible for the delivery of the key defined Project Outputs and for the day to day aspects of the project. This includes the development of the project plan(s), resolving planning and implementation issues, and monitoring progress and budgets

In particular the Joint Project Managers will:

- Refine and maintain a Project Business Plan (this document) and other documentation are required;
- Manage and monitor project activity through detailed plans and schedules;
- Report to the Steering Committee at regular intervals;
- Oversee, undertake and/or contribute to the development of the Project Outputs;
- Communicate with the other regions, agencies and organisations involved in similar regional planning projects.

Technical Reference Group

Composition

The Technical Reference Group (Land-use) shall be formed comprising technical and professional staff from:

- each of the Councils;
- the STCA;
- the Sullivan's Cove Waterfront Authority;
- State agencies relevant to the matters at hand.

The Technical Reference Group (Land use) will include the Project Manager for the East Coast Project to ensure the full integration of that strategy into the broader southern region.

The Technical Reference Group (Infrastructure) shall be a sub-group of the Technical Reference Group (Land-use) and include additional invited representation from infrastructure providers such as:

- Water and sewerage service provider (i.e. Tasmanian Water and Sewerage Corporation (Southern Region) Pty Ltd);
- Electricity providers (i.e. Hydro Tasmania, Transend, Aurora Energy);
- Gas providers
- Road infrastructure providers (i.e. Department of Infrastructure, Energy & Resources, Local Councils)
- Public transport providers (i.e. Metro)
- Education and Health providers.

The Technical Reference Group (Infrastructure) will be responsible to the Technical Reference Group (Land-use).

Secretarial support to the Reference Groups will be provided by the Joint Project Managers. Sub-groups of these technical reference-groups may be formed to focus on particular Project Outputs.

Role

The role of the Technical Reference Group (Land Use) is to:

- Provide advice to the Project Managers from a State and Local government perspective on regional or local planning issues affecting the Southern Region;
- Provide advice to the Project Managers and Project Team to ensure that specific Project Outputs including the regional land use strategy, Model planning scheme and new planning schemes are technically and directionally sound;
- Monitor and provide advice on risks that emerge through the project;
- Represent the interests and portfolio responsibilities within activities that occur during the Project.

The Reference Group will meet when required to discuss and resolve issues and to provide advice and options. Individuals and small short-term working parties may be required to provide advice and pursue issues and matters that emerge through the process.

The role of the Technical Reference Group (Infrastructure) is to:

- provide advice to the Technical Reference Group (Land-use), Project Managers and Project Team from a State and Local Government and Infrastructure provider perspective on regional or local infrastructure issues affecting the Southern Region;
- provide advice to the Technical Reference Group (Land-use), Project Managers and Project Team to ensure that specific Project Outputs in respect to Infrastructure are technically and directionally sound;
- monitor and provide advice on risks that emerge through the project;
- represent the interests and portfolio responsibilities within activities that occur during the Project.

The Infrastructure sub-group will meet when required to discuss and resolve issues and to provide advice and options. Individuals and small short-term working parties may be required to provide advice and pursue issues and matters that emerge through the process.

Consultants

Some project tasks will need to be undertaken by external consultants. The Joint Project Managers will seek expressions of interest from suitably qualified and experienced consultants detailing:

- Skills and experience.
- Nominated fields of expertise.
- Nominal charge-out rates.

A register of such consultants will then be established. The Joint Project Managers (counter-signed by one of the Joint CEOs) will have authority to directly engage consultants listed on the register for various project tasks, for work up to a value of \$50,000.

The intent of this system of consultant engagement is to:

- Remove unnecessary delays from the project timetable that would arise from running repeated tender processes.
- Spread regional planning work experience amongst the Tasmanian planning community, recognising that such experience has been absent from the system for many years.

Project tasks over \$50,000 in value are to be subject to a competitive tendering process.

Reporting Requirements

The Steering Committee will be expected to meet at about two monthly intervals. Project reports will be circulated to members of the Steering Committee in the week prior to meetings.

The Steering Committee will be responsible for report to:

- Southern Tasmanian Councils Authority;
- Sullivans Cove Waterfront Authority;
- Minister for Planning;
- Individual Councils within the Southern region.

All communication will be in accordance with the Communications Strategy outlined in Section 4.4.

Project Sponsor Commitments

The Project Sponsors have committed the following to the project.

State Government

- \$736,484 over two years;
- Professional support through the Land Use Planning Branch of the Department of Justice, followed by the Tasmanian Planning Commission when established;
- Technical and professional staff to participate in the Reference Group when required; and
- State Government data and information sources relevant to the Project.

Southern Tasmanian Councils

- Staff within each Council to collate recent strategic planning studies (last 5 years) at a local or regional level.
- Local Government data and information sources relevant to the Project (i.e. approval statistics, GIS data).
- Technical and professional staff to participate in the Reference Group when required.
- Assistance in facilitating community, local stakeholder and elected member consultation

Southern Tasmanian Councils Authority

- Support to coordinate and facilitate meetings of Project Sponsors and/or the Councils; and
- Management, supervision and support of the Project Managers.

Communications Strategy

Communications Objectives

The overall objective for the Communications Strategy is to promote a shared understanding of the project and the outcomes it can deliver for all stakeholders and the community. The specific communication objectives are:

- To ensure the project develops with a continuing sense of shared ownership by the project sponsors.
- To increase awareness about the project and its objectives;
- To communicate how stakeholders can contribute to the project;
- To communicate that, whilst this Project is a fresh way of developing planning schemes in the region, it will build on other land use planning strategies and initiatives being undertaken by individual Councils;
- To encourage and generate community discussion and debate on the strategic land use direction for Southern Tasmania;
- Facilitate community ownership of the regional land use strategy and subsequent planning schemes derived from the strategy.

Critical Communication Issues

Given the implications of this project on a wide range of people and groups there will be concerns and perceptions to address through relevant communications. The key issues identified at this stage are:

- The need to educate the community in regard to the breadth and depth of coming change generated by global issues such as peak oil, global warming and the world recession and how our built environment can assist in addressing such issues.
- Resistance to a regional approach to the development of what some may see as the local community's planning scheme.
- Potential confusion over the relationship between the project and other planning scheme initiatives being undertaken by individual Councils.
- Resistance to uniformity between planning schemes as people see their area as being unique from other parts of the region.
- A more strategic approach to infrastructure provision may not be seen as being in the interests of some local communities.
- The joint approach to planning reform seen as the start of the slippery slope to unwanted amalgamations of Councils.

Approach to Communications

Communication processes will concentrate on:

- Informing the Community about the project as it progresses, including opportunities for providing feedback.
- Broad regional consultation with the community and stakeholders through the development of the project outputs (regional land use strategy and common planning schemes).
- Focused consultation with key stakeholders to assist the development and refinement of project outputs.

Key Messages

Project Purpose

The purpose of the project is:

To achieve consistency and coordination of strategic land use directions, planning controls and the provision of physical and social infrastructure throughout the region through the preparation of a regional land use strategy based on an agreed set of regional planning principles and a set of consistent and contemporary planning schemes for all municipal areas.

Planning Scheme Consistency

The project will demonstrate the effectiveness and long term cost efficiency of greater consistency in format and structure of planning schemes in the region.

The project offers a fresh way of achieving:

- consistency in the format and structure of planning schemes;
- commonality in principles, objectives and provisions; and
- fewer schemes.

It will directly benefit the local community as well as anyone wanting to invest or undertake development in Southern Tasmania. There will also be direct benefits through the economic growth generated through greater certainty in the planning schemes and the existence of an over-arching policy framework for long-term land use and development control within the Region.

The consistent approach to planning schemes will reduce the long term cost to Councils of meeting the legislative requirements for the review of planning schemes and reduce the cost to Councils, the community, developers and statutory planning bodies of interpretation and application of planning schemes in the future.

Regional Approach

The project will demonstrate the effectiveness of undertaking strategic land use planning on a regional basis.

The social, environmental and economic value of providing a regional land use planning framework is increasingly recognised and studies have shown that an increase in Gross State Product (GSP) of between 1% - 5% can be achieved through sustainable metropolitan urban forms.

Regional planning provides the mechanism to better co-ordinate regional infrastructure, economic development and tourism projects, and environmental and social interests for the benefit of the region. It can also address local environmental, social, and economic issues which may necessarily require a regional focus. Other benefits include:

- Greater involvement of local jurisdictions will increase awareness of, and promote collaboration on, a broader scope of regional concerns and opportunities (e.g., population loss, investment in public infrastructure, regional economic competitiveness and unified application of State Government policies and strategies);
- Greater involvement of State agencies in strategic planning;
- Identification of regional development opportunities;
- Identification of the relative strengths of the various municipal areas within the region;
- Encouragement of creative collaboration and diversity of opinion in an open dialogue with all sectors of the community and government; and
- Assistance with the achievement of mutual community goals related to development and management of the region's land.

The project will achieve this by preparing a comprehensive regional land use strategy for the region. The strategy will build on the directions agreed in numerous reports and studies already prepared for the region and individual Council areas. This is a sound basis to build from because considerable public consultation has already occurred for most of these investigations.

Global Change

The project will also help prepare the region to deal with the challenges of, and harvest the benefits of, fundamental global changes anticipated to occur over the next 20 years, and beyond. These include factors such as climate change and associated sea level rise, the need to limit greenhouse gases, peak oil and an aging population.

Consultation

Focused consultation will occur during the development of the regional land use strategy and then broader community consultation on the draft Strategy.

The project has been designed to allow a number of opportunities for key stakeholder input as well as broad community consultation. Focused consultation will occur during the early development of the regional land use strategy. Wider community input will also occur during once the first draft of the strategy has been prepared. This is envisaged to occur in early 2010.

Further opportunities for broad consultation will be provided through the development of the common planning schemes and formal processes under the *Land Use Planning and Approvals Act 1993* once these have been initiated.

Communication Protocols

The parties involved in the project will observe the following communication protocols in accordance with the Project Plan:

Announcements: All major public announcements will be made by either the Minister for Planning or the Chair of the Southern Tasmanian Councils Authority unless other specific arrangements are agreed by the Project Manager.

Clearance of statements: All releases to the media and posting of information on the website will be cleared by the Chair of the Project Steering Committee, and/or Project Manager and Government Media Office.

Circulation of statements: Statements to the media will be released for information to the members of the Steering Committee and Project Team as soon as practicable.

Confidentiality: All information and documents associated with the project will be treated as confidential unless the Project Managers specifically state that they are suitable for circulation.

Spokesperson: The Chair of the Project Steering Committee will be the spokesperson for programmed media announcements and interviews

Consistent approach to public consultation: The State, Southern Tasmanian Councils and the Southern Tasmanian Councils Authority will put in place strategies for directing public and media enquires to the Chair of the Steering Committee through the Project Managers.

All advertising and public documents associated with the project will acknowledge that this is a joint initiative of the State Government, Southern Tasmanian Councils Authority and the 12 Southern Councils and shall include logos of both the State Government and the Southern Tasmanian Councils Authority.

All parties to the agreement will provide and maintain a direct linkage from their own websites to the project website.

Consultation Plan

Consultation with a range of stakeholders throughout the life of the Project will be a key element in its long term success. Indeed one of the fundamental reasons for land use planning is to ensure that the need of the community are met now and into the future. Given the scale and nature of this Project, there are wide range of potential stakeholders to be considered in implementing successful consultation, one which involved not only focused consultation with key stakeholders but one that engages the general community in the Project so that they recognise the effect that the Project will have on their everyday environment.

The table below outlines the various categories of stakeholders, their composition and the consultation methods to be employed with each stakeholder category.

Category	Details	Consultation Aims	Consultation Methods	Responsibility
Project Sponsors	12 Southern Councils State Government (Planning Portfolio) STCA SCWA	To achieve a level of satisfaction & ownership to ensure formal adoption of final document by each project sponsor and long term commitment to its implementation Satisfaction with consultation is of the highest priority	Regular reporting to Steering Committee Formal workshops One on One meeting Informal and ongoing day to day discussions (with staff only)	Steering Committee & Project Managers
Key Stakeholders	State Agencies Infrastructure providers East Coast Subregional project JLUPI NRM South	To inform, provide opportunities for input and gather relevant information. Satisfaction with recommendations highly desirable but not at the expense of achieving appropriate outcomes or satisfaction of Project Sponsors	One on One Meetings Formal Workshops (if requested) Informal telephone and email discussions (if required)	Project Managers
General Stakeholders	Industry Groups Conservation & Environmental Groups	To inform, provide opportunities for input and gather relevant information. Satisfaction with recommendations is desirable but not necessary (recognising conflicting interests)	One on One Meetings (if requested) Public Consultation (targeted by letter)	Project Managers
General Public	N/A	To provide information on the Project, engage interested members	Website updates Public Consultation	Project Managers

Action Plan

Phase 1 - Land Use Planning Framework (the Strategy)

Overview

Phase 1 involves the preparation of a regional land use and infrastructure framework. This overarching strategy will reflect the social values and aspirations of the people of the Southern region and will also:

- Identify an agreed set of regional planning principles that together encapsulates a shared vision for the future of the region and are consistent with relevant Tasmania Together strategies and Brand Tasmania directions;
- Promote the region's inherent advantages;
- Identify the strategic challenges confronting the region both now and in the future;
- Manage growth and change within the region in an holistic and coordinated way;
- Maximise the efficient utilisation of regional infrastructure and its orderly extension;
- Integrate the region's land use and transport systems;
- Articulate a clear, spatially expressed vision for the region's economy;
- Identify land hazards and offer a regionally consistent approach to avoidance or management (whichever is appropriate) of those hazards;
- Identify and protect regionally significant environmental and landscape values; and
- Provide a framework for the development and/or adoption of more detailed sub-regional or local land use strategies and/or plans.

Phase 2 - Model Planning Scheme

Overview

Phase 2 is the development of a model planning scheme that will form a mandatory framework for the preparation of all new planning schemes applying to the land within each Municipal Area in the Southern region. Use of the Model will produce planning schemes that:

- Are formatted to satisfy the requirements under Planning Directive No. 1 – Common Key Elements Template or any replacement Planning Directive; and
- Are consistent in structure and key component and provide common administrative arrangements, interpretation of terms, sequence of parts, and a set of standard mechanisms for operation and development control.

Phase 3 - Local and Subregional Strategies

Overview

This phase will involve involves two steps. The first is the review of existing local and subregional strategies to identify land use and infrastructure implications relevant to the regional level. Secondly, once the regional land use and infrastructure framework is completed, the updating, replacement or preparation of new local and/or subregional strategies to ensure consistency throughout the regional and local level.

Phase 4 - New Planning Schemes

Overview

Phase 4 involves either amendments to existing planning schemes within the region to bring them into consistency with the Model Planning Scheme Template and the Regional Land Use and Infrastructure Investment Strategy. Where an amendment will not feasibly achieve this objective a new planning scheme will be prepared.

APPENDIX A

Memorandum of Understanding