

State Planning Office

Regional Planning Framework Discussion Paper & Draft Structure Plan Guidelines

14 February 2023

Overview

Presentation purpose

Why are we presenting on the Regional Planning Framework Discussion Paper and draft SPGs?

- Understanding the purpose of the Regional Planning Framework Discussion Paper
- What we are seeking feedback on
- Understanding the purpose of the draft Structure Plan Guidelines

Overview

Glossary

Glossary and Hierarchy of Planning Instruments:

LUPA Act	–	<i>Land Use Planning and Approvals Act 1993</i>
LPS	–	Local Provisions Schedule
RLUS	–	Regional Land Use Strategy
TPC	–	Tasmanian Planning Commission
TPPs	–	Tasmanian Planning Policies
TPS	–	Tasmanian Planning Scheme
SPG	–	Structure Plan Guidelines
SPO	–	State Planning Office
SPPs	–	State Planning Provisions

<https://planningreform.tas.gov.au/planning-reforms-and-reviews/regional-planning-framework>

Overview

Regional Planning Framework

What is a Regional Planning Framework?

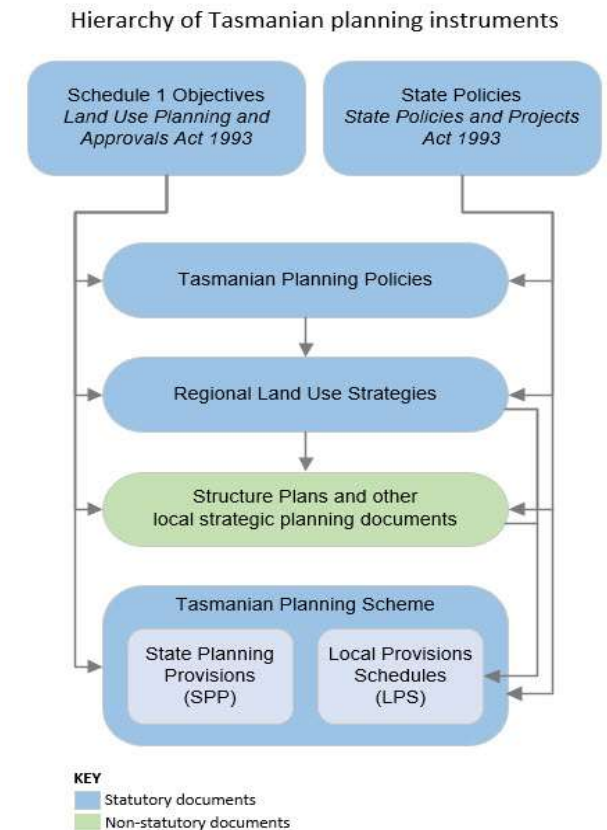
- Regional Planning Framework refers to the legislative, regulatory and administrative processes that support the Regional Land Use Strategies (RLUSs)
- The project seeks to improve the existing Regional Planning Framework and have any improvements in place ready for the comprehensive review of the RLUSs

Overview

The Regional Land Use Strategies in the Tasmanian Planning System

How do Regional Land Use Strategies fit into the Tasmanian Planning System?

- Implement the Tasmanian Planning Policies where relevant to a RLUS
- Local Provisions Schedules (and amendments) to be prepared consistently with a RLUS
- Declaration of a Major Project and Major Project Permit



Regional Planning Framework Project

Regional Planning Framework Project

Regional Planning Framework Project - Scope and Staging

Stage 1

- Scope and purpose
- Assessment and declaring
- Reviewing and amending

Stage 2

- Ongoing governance
- Monitoring

Regional Planning Framework Project

How do the draft Structure Plan Guidelines fit in?

How do the draft Structure Plans Guidelines fit into the Regional Planning Framework Project?

- Upcoming comprehensive review of RLUS
- Further articulate RLUS policy objectives
- Local strategic planning work underway which may help inform comprehensive review of the RLUS

Regional Planning Framework Project

Process so far

Early targeted consultation for regional planning framework and draft Structure Plan Guidelines:

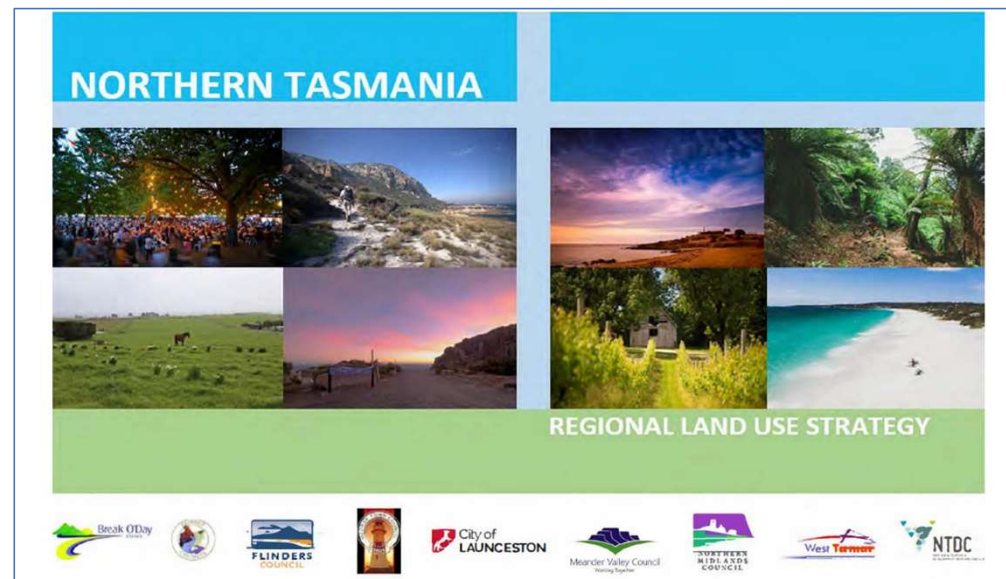
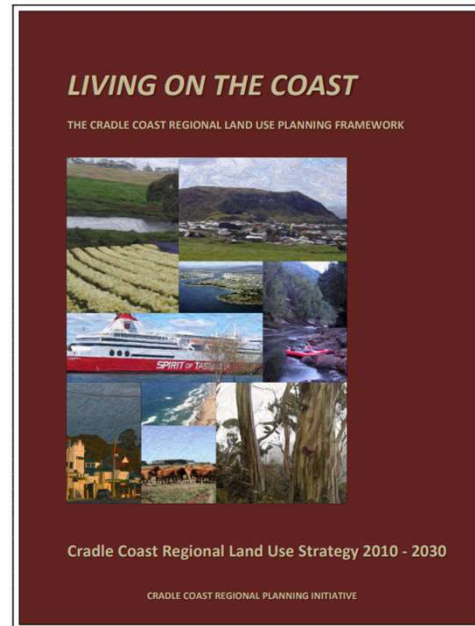
- Regional planner's groups
- State agencies, service and infrastructure providers
- Tasmanian Planning Commission

Strategic Planning Projects

- Regional coordinator
- Local strategic planning work

Regional Planning Framework

Regional Planning in Tasmania: History



Regional Planning Framework

Stage 1 Project outcomes

Key project objectives:

Create a framework (Stage 1) that:

- Governs the scope, purpose, preparation, assessment, declaration, amendment and review of RLUSs
- Based on processes consistent with other components of the planning system

Key project outputs:

- Legislative amendments and any associated regulatory updates
- Identification of any administrative arrangements

Regional Planning Framework

Regional Land Use Strategies: Scope and Purpose

Current requirements for RLUS under LUPA Act:

- Apply the TPPs
- Consistent with the TPPs and State Policies
- Further the objectives of Schedule 1 of the LUPA Act

TPPs content and purposes - LUPA Act (Section 12B):

(1) The purposes of the TPPs are to set out the aims, or principles, that are to be achieved or applied by –

- (a) the Tasmanian Planning Scheme; and
- (b) the regional land use strategies.

(2) The TPPs may relate to the following:

- (a) the sustainable use, development, protection or conservation of land;
- (b) environmental protection;
- (c) liveability, health and wellbeing of the community;
- (d) any other matter that may be included in a planning scheme or a regional land use strategy....

(4) The TPPs must –

- (a) seek to further the objectives set out in Schedule 1; and
- (b) be consistent with any relevant State Policy.

Regional Planning Framework

Regional Land Use Strategies: Scope and Purpose

Potential content and purposes for RLUSs:

- (1) The purpose of a regional land use strategy is to set out the policies or strategies that are to be achieved or applied in that region by –
 - (a) a local provisions schedule; and
 - (b) any sub-regional or local land use planning strategies.
- (2) A regional land use strategy may relate to the following:
 - (a) the sustainable use, development, protection or conservation of land;
 - (b) environmental protection;
 - (c) liveability, health and wellbeing of the community;
 - (d) any other matter that may be included in a planning scheme or land use strategy....
- (3) A regional land use strategy must –
 - (a) seek to further the objectives set out in Schedule 1; and
 - (b) be consistent with any relevant State Policy.

Regional Planning Framework

Regional Land Use Strategies: Scope and Purpose

Potential content and purposes for RLUSs - Further matters for consideration:

- Specifying that the RLUSs may include:
 - Spatial application of the TPPs, regional or sub-regional policy;
 - Regional policies and strategies to strengthen the social, economic and environmental attributes specific to the region; and
 - Identification of any sub-regions or inter-regional relationships;
- Consistent time horizon for the RLUSs;
- That the RLUSs are to be accompanied by:
 - Any relevant background reports and supporting studies;
 - A plan detailing how the RLUS will be implemented including:
 - prioritising or staging the release of land for settlement growth;
 - provision of key infrastructure;
 - governance arrangements for implementation; and
 - funding arrangements and prioritisation

Regional Planning Framework

Regional Land Use Strategies: Consistency

How should we achieve consistency?

- Template documents
- Consistent use of terminology
- Consistent features:
 - Settlement hierarchy
 - Activity Centre Hierarchy

Regional Planning Framework

Regional Land Use
Strategies:

Assessing and
declaring

Process

Improve processes around assessing and declaring - align with other LUPA Act processes:

- Prescribed public consultation period
- Independent review by the TPC (with public hearings)
- Commission recommendations to Minister for Planning
- Minister declaration taking into account Commission recommendations

Regional Planning Framework

Regional Land Use
Strategies:

Assessing and
declaring

Scope

TPP assessment - matters to consider:

- whether the draft TPPs meet the TPP Criteria by:
 - furthering the objectives of Schedule 1 of the Act;
 - being consistent with any relevant State Policy;
- all representations received during the public exhibition period;
- relevant matters raised at a hearing in relation to a representation;
- any matters of a technical nature in relation to the application of the TPPs into the SPPs or RLUSs.

RLUS assessment – potential matters to consider:

- whether the RLUSs:
 - further the objectives of Schedule 1 of the Act;
 - are consistent with the State Policies;
 - are consistent with the TPPs;
- all representations received during the public exhibition period;
- relevant matters raised at a hearing in relation to a representation;
- any matters of a technical nature in relation to the application of the
 - TPPs into a RLUS; and
 - RLUS into a LPS.

Regional Planning Framework

Regional Land Use Strategies: Reviewing

Review timeframes and processes

Review cycles consistent with the TPPs, SPPs and LPS

- 5 yearly review cycle for TPPs, SPPs and LPSs

Current RLUS review requirements:

- Periodic review with now timeframe specified
- After the making or amendment of the TPPs

Review process

- Minister reviews or to directs TPC to review regional strategies
- TPC to make recommendations to Minister

Regional Planning Framework

Regional Land Use Strategies: Amending

Amending the RLUS

Current RLUS amendments:

- currently managed through the declaration process
- RLUS (amended) is declared by the Minister as if it's a new RLUS

TPPs amendment process:

- shortened process for minor amendments
- full amendment process

Potential RLUS amendment processes :

- full amendment process (declaration process with reduced timeframes); and
- shortened process for minor amendments

Potential RLUS amendment triggers:

- Capacity to amend RLUS between review cycles

Regional Planning Framework

Regional Land Use Strategies: Feedback

Seeking feedback on:

- Stage 1 of the Regional Planning Framework Project
- Each of the issues raised in the Discussion Paper
- Key topics:
 - Scope and purpose
 - Consistency
 - Assessing and declaring
 - Reviewing
 - Amending

Regional Planning Framework

Next Steps:

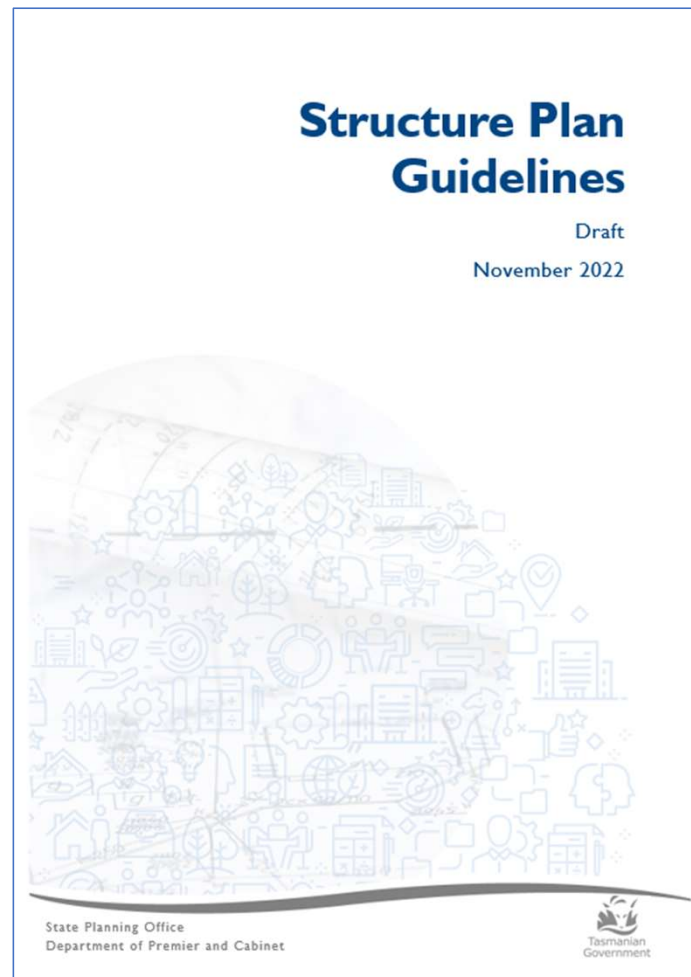
Legislative
Regulatory
Administrative
changes

Next steps Regional Planning Framework Project - Stage 1:

- Consultation report following discussion paper
- Draft legislation including any regulatory amendments
- Public consultation on draft Bill or regulations
- Consultation report on submissions
- Finalise draft Bill in response to consultation
- Parliamentary process

Draft Structure Plan Guidelines

Why do we need guidelines for structure plans?



Draft Structure Plan Guidelines

Purpose

What are Structure Plans?

- Guide the management of settlement and land use and development changes
- Integrate and coordinate future land uses, development and infrastructure at the local level
- Strengthen communities through shared vision
- Spatial representation of future use and physical attributes
- Policy objectives
- Provide important link between RLUS and LPS

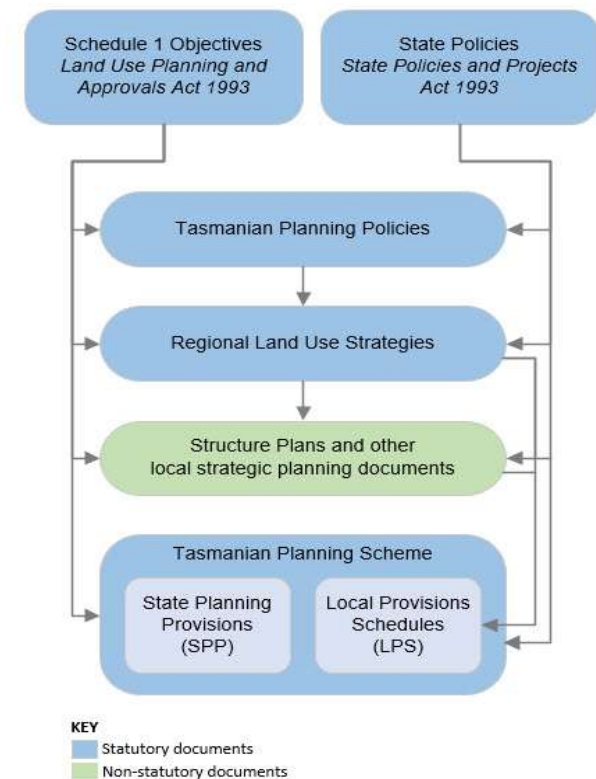
Draft Structure Plan Guidelines

Structure Plans in Tasmanian Planning System

How do Structure Plans fit in the Tasmanian Planning System?

- Non statutory instruments, but inform or deliver other statutory documents
- Provide finer-grain planning to RLUS policy objectives
- Inform LPS and planning scheme amendments
- Can be prepared independently of an RLUS requirement

Hierarchy of Tasmanian planning instruments



Draft Structure Plan Guidelines

SPGs Background

Why do we need guidelines for structure plans?

- Provide general guidance to assist with the preparation of structure plans (and potentially other local strategic planning documents)
- Prepare for the comprehensive reviews of the RLUSs and their planning outcomes
- Improve strategic planning outcomes across the State – recent increases in growth
- Robust structure planning allows issues to be resolved early on in the planning processes – rather than during the TPC assessment and hearing phase

Draft Structure Plan Guidelines

Structure and Key Elements

Key features of the draft Structure Plan Guidelines:

- **Structure of the guidelines document**
 - Section 1 - Context and general guidance
 - Section 2 – Structure plan guidelines
 - 2.1 - Key components and processes
 - 2.2 - Structure plan document - content
- **Key issues based on targeted consultation**
 - Quality inputs and supporting studies
 - Adequate scope of issues
 - Stakeholder engagement and community consultation
 - Consistency with the planning policy framework

Draft Structure Plan Guidelines

Next Steps

Further consultation on draft Structure Plan Guidelines:

- Consultation report
- Release of draft Structure Plan Guidelines following consultation – seek any further feedback (as required)
- Release Structure Plan Guidelines
- Allow for ongoing review and updates to ensure fit-for-purpose

Draft Structure Plan Guidelines

Feedback

Feedback

- Will the draft Structure Plan Guidelines assist in understanding what structure plans should contain and achieve?
- Further issues to be included?

Further Information

Regional Planning
Framework
&
Draft Structure
Plan Guidelines

please go to our website and at
www.planningreform.tas.gov.au .



Tasmanian
Government