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### 1. INTRODUCTION

The intention of this document is to provide guidelines for the preparation of an IPA-based planning scheme for Noosa Shire. The document provides:

- a. An overview of the process to be followed;
- b. Identification of the area's of responsibility for preparing the plan;
- c. A context in which the planning scheme is being developed;
- d. Identification of the platform (1997 Strategic Plan) from which the planning scheme will be prepared;
- e. Identification of the studies that are likely to be undertaken to support the planning scheme;
- f. Identification of a possible structure for the planning scheme;
- g. Identification of who is likely to participate in the scheme preparation process; and

- h. Budgetary considerations.

### 2. PROCESS

A flow chart has been prepared to map the overall process for preparation of the planning scheme (see A3 sheet overleaf). The flow chart needs to be read in conjunction with Sections 2.1 and 2.2, which reference the colours and symbols as well as the numbered scheme preparation components used on the chart.

Whilst complex, it can be read in a more simple way by:

- a. Following the green arrows to the left for time; and
- b. Following the boxes vertically beneath the word *Council*, a simple 8-phase process can be discerned.

#### 2.1 COLOURS & SYMBOLS

**Pink titles** identify the columns used in the flow chart (also identified by the green arrows and the grey background).

**Green arrows** identify the time sequences for various phases of the project.

**Blue boxes** identify key parts of the project that represent milestones.

**White arrows** identify key links and sequencing.

**White boxes** identify the core of the work to be undertaken.

**Yellow arrows** identify components of the project that do not fit in with a staged sequence; that do not have specific milestones or that will be likely to extend beyond the adoption phase.

**Time** identifies key milestone phases. Note that these phases generally overlap.

**Community** identifies the key consultation milestones for the general community as a whole. Targeted consultation is also intended with community groups.

**Council** identifies the key processes that will be the responsibility of Council. Actions in this column may be inputted or undertaken by the Council, the IPA Scheme Sub-Committee (and its Community Advisory Panel) or Council staff.

#### DOCUMENT HISTORY:

- *Date completed: 17/08/2000*
- *Endorsed by Council: 24/08/2000*

**Other Agencies** identifies the other *statutory* agencies that will have input to the project and with which consultation will be undertaken. They include: State Government agencies, Maroochy Shire Council, Cooloola Shire Council and regional planning organisations such as the Northern Sub-Regional Organisation of Councils (NORSROC).

## 2.2 SCHEME PREPARATION COMPONENTS

1. **Identify Vision & Issues** identifies a consultation phase where input will be sought from all parties including the community (general and targeted consultation), other agencies (primarily State and local government agencies) and Council (Councillors and staff).

The community consultation exercise should be comprehensive and will be used to inform the preparation of the statement of proposals. The importance of this initial phase of consultation is such that it may be more intensive than that used for the statement of proposals (refer to 3 below). Locality-based workshops are expected to be the primary method of community consultation.

It is anticipated that consultation with other agencies will be undertaken directly by Council, rather than using the Department of Communication, Information, Local Government, Planning & Sport as intermediary. The establishment of a core group of key State agencies is likely to be appropriate.

A separate document intended to guide the consultation process will be referred to Council, via the IPA Scheme Sub-Committee.

All components of this phase will be used to inform the statement of proposals phase (refer to item 3 below).

**Milestone Date: September 2000**

2. **Collect, Research & Analyse Data** identifies the collective process of data gathering, research and analysis. This process will be similar to that used with the 1997 Strategic Plan, however the extent of data to be gathered and analysed is likely to be significantly less. This phase is further addressed in Section 6 (page 7).

**Milestone Date: June 2001**

3. **Prepare Statement of Proposals** identifies the requirement to prepare a statement of proposals under the IPA [Schedule 1, s3(2)]. The statement must:
  - a. *Identify matters the local government anticipates the planning scheme will address; and*

- b. *State how the local government intends to address each core matter<sup>a</sup> (including its component parts) in preparing the planning scheme.*

**Milestone Date: November 2000**

4. **Consult on Statement of Proposals** identifies the requirement to consult on the statement of proposals under the IPA [Schedule 1, s3(3) and s5]. A *preliminary consultation period* of 40 business days applies [Schedule 1, s5(2)].

**Milestone Date: November 2000**

5. **Consider Submissions** identifies that properly made submissions<sup>b</sup> are required to be considered under the IPA [Schedule 1, s5(2)]. Interestingly, the IPA does not seem to identify the link between properly made submissions, the consideration of those submissions and the proposed planning scheme.

**Milestone Date: February 2001**

6. **Prepare the Planning Scheme** identifies the commencement of the plan-making phase. At this phase, it is anticipated that the Strategic Plan will provide the platform on which the next Planning Scheme is based. The five components listed in items 9-14 below provide an initial indication of the potential structure of the planning scheme. Note that there is not necessarily an order to the preparation of the various components and that the commencement of preparation of some components may occur earlier than indicated.

**Milestone Date: May 2001**

7. **Finalise and Consult on Planning Studies** identifies the completion of the planning study phase. Whilst a milestone has been inserted, this phase will be completed after the plan-making phase commences. With the many participants in this phase, it is noted that it is difficult to project an accurate completion date for this phase.

**Milestone Date: July 2001**

8. **Conduct targeted consultation on planning studies** identifies that various community groups and other agencies will be consulted as part of the preparation of planning studies or on the completed studies, as relevant. The consultation will be staged consistent with the development of or completion of the studies.

<sup>a</sup> A core matter is defined as land use and development; infrastructure and valuable features. Each of these terms is in turn defined in the IPA as well.

<sup>b</sup> A defined term under the IPA.

**9. Prepare community-based sector plans** identifies a phase that is based on the preparation of community-based sector plans. Preliminary discussion on these plans is contained in Sections 4.2.3 and 7.3.6 (on page 6 and 21), however the nature, role and process for preparation of these plans were still evolving at time of preparation of these guidelines. Consequently, the sector plans do not have milestone dates and the resourcing implications have not been gauged in this document.

**10. Prepare Shire-wide Strategies** identifies the first Shire-wide component of the preparation of the planning scheme. This component will provide the overall intent for the Shire and key aims for the plan. To analogise to the existing planning scheme, these components would be similar to the *Shire Strategic Vision, Strategic Principles, Development Principles* and *Strategic Aims* from the 1997 Strategic Plan.

**11. Prepare Shire-wide Codes** identifies the second Shire-wide component. This component will be likely to comprise a series of freestanding codes for various developments or for various land types. It is more likely though that the latter type of provisions will be found within locality documents addressed at item 14.

To analogise to the existing planning scheme, these components would be found following the Table of Zones in the Schedule to the Planning Scheme. The drafting of these provisions though will be substantially different to that of most existing Scheme provisions. The closest analogy would be that for the home-based businesses within the Schedule.

Commencement of work on the Shire-wide codes may occur earlier than indicated.

**12. Prepare Infrastructure Charges Plans** identifies that freestanding infrastructure charges plans will be prepared. The preparation of these plans may extend beyond the overall scheme development period.

**13. Prepare Locality Strategies** identifies the first of the locality-based components. This component will provide the overall intent for each locality. To analogise to the existing planning scheme, these components would be similar to the *Locality Vision* sections of the 1997 Strategic Plan.

**14. Prepare Locality Development Guidelines** identifies the second of the locality-based components. This component will provide the objectives and implementation criteria for each locality. It would include mapping layers which when combined provide an overall strategy for the Shire. In addition, each locality document would include tables identifying the levels of assessability for the dominant forms of development anticipated in the locality. This component may also include specific codes for development in the locality.

**15. Prepare Planning Scheme Policies for Particular Development** identifies that planning scheme policies will be developed to address a range of subject-based issues. It is expected that these policies will supplant the need for reference to individual components of the planning scheme, acting as a *one-stop shop* for those interested in the particular subject addressed by a policy.

The preparation of policy material is not critical to the finalisation of the planning scheme, however the policies may significantly assist interpretation. It is expected that the policy preparation period would extend beyond the adoption period for the planning scheme.

While the discussion in this section has been based on planning scheme policies, it is possible that use of formal policies may not be the best mechanism for communicating the information. Policies must follow a public notification process, however policies cannot be used to regulate development [Section 2.1.23(4) of the IPA]. The nature of the documents being referenced in this section is such that they will not need to regulate development. Therefore the need to use a form of instrument that must follow a public notification process may not arise.

**16. Staged delivery as documents are completed** identifies that as the components of the planning scheme are finalised (items 9-14), documentation will be referred to other agencies for review. This should reduce the time needed for the finalisation of the initial consideration of State interests (item 17).

While for some agencies there is difficulty with providing final comment on documentation before the scheme as a whole is completed, the order of completion i.e. Shire-wide strategy (item 9), then Locality Strategies and Locality Development Guidelines (items 13 and 14) will assist. The Shire-wide Codes (item 11) and the Infrastructure Charges Plans (item 12) can be treated as *stand-alone* components for the purposes of the review.

**Milestone Date: Feb 2002**

17. **Consider State Interests** identifies a formal period for consideration of State interests under the IPA (Schedule 1, s10-11). Whilst it is desirable and feasible that this process be shortened (refer to item 16), a period of around two months has been allowed for completion.

**Milestone Date: Apr 2002**

18. **Adjust Scheme Consequent to State Interest Sign Off** identifies a period for adjustment to the planning scheme following receipt of any State interest issues or conditions [Schedule 1, s11(2)(b)].

19. **Give Public Notification** identifies the commencement of the public notification period for the planning scheme, required under the IPA (Schedule 1, s12).

**Milestone Date: May 2002**

20. **Consult on Planning Scheme** identifies the consultation period on the planning scheme. The IPA provides for a minimum 60-business day period [Schedule 1, s12(2)(a)].

**Milestone Date: Jul 2002**

21. **Consider Submissions** identifies a period of around 3 months for consideration of the submissions on the planning scheme.

**Milestone Date: Sept 2002**

22. **Adjust Scheme Consequent to Submissions** identifies that there may need to be some time set aside for adjustment to the planning scheme consequent to the consideration of submissions. This period may overlap with that of the preceding item.

23. **Consider State Interests** identifies a further period for reconsideration of State interests under the IPA (Schedule 1, s18).

**Milestone Date: Oct 2002**

24. **Adjust Scheme Consequent to State Interest Sign Off** identifies a period for adjustment to the planning scheme following receipt of any State interest issues or conditions [Schedule 1, s17(7)].

25. **Adopt Scheme** identifies the lead up time to allow for adoption of the planning scheme. This period allows for fine-tuning of provisions and arrangement for publication and implementation of the planning scheme.

**Milestone Date: Jan 2003**

26. **Implement and educate (continues after adoption)** identifies the need to consciously set aside time for implementation of the planning scheme. The assimilation of background data and education processes for Councillors, staff, other agencies and the community on how to use the scheme should be an important

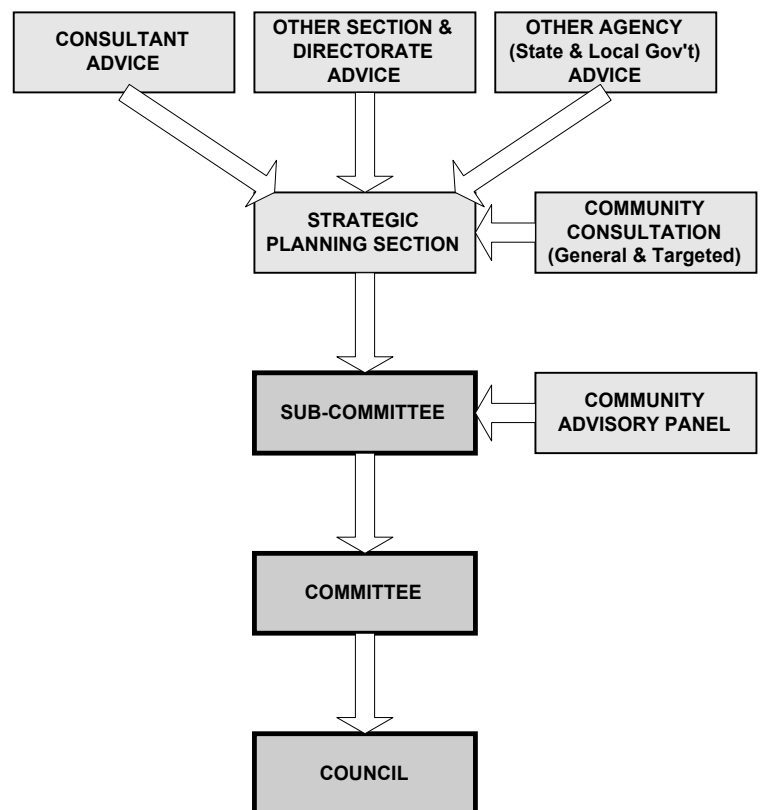
component of the process. The tendency is to relax or move directly on to new projects at completion of a process of this scale and therefore it needs to be acknowledged that an implementation phase is necessary.

### 3. RESPONSIBILITY FOR SCHEME PREPARATION

The decision to prepare a planning scheme pursuant to Section 2.1.5 and Schedule 1 [1(1)] of the *Integrated Planning Act* was made by Council at its meeting of 02/03/2000. Council also resolved to generally support a range of strategies for the preparation of the scheme, with further reports on those strategies to be brought before Council. This occurred at Council's meeting of the 20/04/2000. Once again Council endorsed a range of strategies.

Figure 2.1 and the following discussion identify the overall result. Note that from time to time during the process there may be some variation to the paths that different elements of the project may follow:

FIGURE 2.1 RESPONSIBILITY FOR SCHEME PREPARATION



- a. The **Strategic Planning Section** comprising in-house staff, under the Environment & Planning Directorate, has responsibility for the overall management, programming, coordination and preparation of the planning scheme. The team will operate from offices in The Atrium (Suite 21, Corner Poinciana Avenue and Sidoni Street, Tewantin, ph 5447 1553)<sup>a</sup>.
- b. For some specific areas, other sections or directorates within Council will have responsibility for management and preparation in specific project areas and for parts of the planning scheme (refer to the document *Potential Directorate & Section Responsibilities* endorsed by Council on 01/06/2000).
- c. Consultants will be used in specific areas where specialist advice is required (refer to Section 6 on page 7 for further information on areas where consultants will be used).
- d. The **Choosing Futures Sub-Committee** (a sub-committee of the full Committee of Council) will provide guidance and direction on both the processes involved in preparing the plan and the content of that plan. It will meet on average around every 6 weeks, with participation by the Strategic Planning Section, the Community Advisory Panel (see e below). Reports and plans will be brought before the sub-committee, prior to presentation via the full committee to the Council<sup>b</sup>.
- e. The **Community Advisory Panel** will provide advice, ideas and guidance to the sub-committee<sup>c</sup>.
- f. The **Committee** will bring forward recommendations to the Council on the reports and plans that are brought before it.
- g. The **Council** will make the decisions of the reports and the plans.

<sup>a</sup> The team comprises Paul Summers – Manager Strategic Planning; Rowena Skinner – Strategic Planner; Peta Terry – Strategic Planner; Ian Lewis - Technical Officer and Rachel Long - Administration Officer.

<sup>b</sup> The sub-committee comprises Cr Noel Playford as chair and representing Division 3, Cr Griffin – Division 4, Cr June Colley – Division 2, Crs Ray Kelly and Lew Brennan – Division 1. Mayor Bob Abbot is ex-officio.

<sup>c</sup> The community advisory panel comprises Andrew Hillhouse (Peregian Beach), Andrew Tucker (Tewantin), Bruce Somerville (Cooroy), Ian Jones (Middle Creek), Mick Millington (Eumundi), Michael Gloster (Noosa Heads), Peter Bradford (Pomona) and Jessica Howie (Cooran).

## 4. PLANNING CONTEXT

### 4.1 PLANNING HORIZONS

Noosa Shire's current planning scheme and in particular the 1997 Strategic Plan has a horizon year of around 2007. The IPA is silent on the extent to which the visionary components of planning schemes must project the future. Despite this, Section 2.2.1 of the IPA requires that each local government review its planning scheme every 6 years. The consequences of the review might result in no action being necessary, however the implication is that there would be a minimum 6-year horizon.

Based on Section 2 above, the IPA scheme is scheduled for completion in 2003, with the current Strategic Plan looking to around 2007. To provide a reasonable life for the future, it is suggested that the IPA scheme should be supported by studies that project to around the year 2015.

### 4.2 WHOLE OF GOVERNMENT OR WHOLE OF COMMUNITY PLANNING

The *Local Government (Planning & Environment) Act* (LGPEA) and planning carried out in response to that legislation has sometimes been criticised as failing to adequately deliver the goals and aspirations of the communities served by a planning scheme. Under the IPA, there are much better prospects of producing better plans than in the past. In addition, the context in which Noosa's next plan will be prepared is significantly different to previous exercises.

#### 4.2.1 Development Excesses vs. Sustainability

Over the past decade and a half, planning in Noosa has been conducted within a high growth environment, resulting from extensive development commitments in the 1973 planning scheme and reinforced via the 1985 planning scheme. Many forward planning exercises since those times have tended to focus on guiding, controlling and rolling back development potentials to levels that:-

- Achieve more sustainable environmental and economic outcomes;
- Are more consistent with the infrastructure and social needs of the community;
- Are within the financial capacity of the Council to provide services; and
- Meet the needs of this community.

With some of the above issues adequately addressed by the 1997 Strategic Plan, the need to focus on rolling back excesses is not so great. Consequently, Noosa's next planning scheme can provide the community with better choices for the future with:

- More focus on the cultural and social needs of the community, than has occurred in the past; and
- Better integration of environmental, social and economic outcomes.

#### 4.2.2 Rapid Change vs. Choosing Futures

Planning in areas of rapid community change, due to high levels of population growth, provides a significant challenge. Often in these circumstances, the focus for planning has been on addressing the symptoms of change, rather than choosing futures and striving to achieve them. With greater maturity and stability in the Shire and the community, the ability to focus more clearly on the type of future is enhanced.

#### 4.2.3 Land Use Planning vs. Implementation & Community Partnerships

The problems engendered by the issues described in 4.2.1 and 4.2.2 are exacerbated by the singular focus of land use planning. In simple terms, land use planning produces the planning scheme as the product; with development control processes the only means of implementation under that scheme.

Planning schemes under the IPA have a much broader role than that of the past and indeed the Noosa's 1997 Strategic Plan canvassed a much greater range of issues than did its predecessor. Yet, even with this broad range of issues, there is little that has been carried out, beyond development control processes, by way of implementing the plan. Indeed it may be difficult for a planning scheme to include implementation capability very much beyond just development control processes. That is not to say that the outcomes defined in the plan are not happening or will not happen, but it does observe that there is no direct process of implementation of the plan's or its supporting studies' findings, except in areas of land use planning/development control. Consequently, a sceptic might suggest that outcomes are being left to chance.

This result is not altogether surprising, as the community and the market produce many of the results. Councils and planning schemes have only partial responsibility for achieving outcomes.

In order to ensure that the outcomes often found in planning schemes can be achieved, there needs to be a much greater focus on:

- partnerships, ownership and mutual responsibility

for implementation between the

- community, community organisations, Council and State agencies.

For instance, using tourism as an example:

- a. A community-based tourism organisation may lead a process that sees development of an overall plan for tourism in the Shire. The process is inclusive and sees State agencies, community organisations and the Council participating in and *signing off* on the overall plan.
- b. The overall plan defines a lead role, as well as other roles and responsibilities for community organisations, State agencies and Council. It also includes performance indicators, to which funding commitments from Council and State agencies are tied.
- c. The planning scheme uses the overall tourism plan as one of the platforms for the development of its relevant tourism components i.e. essentially using the plan as one of its planning study components.

Noosa Council and some community organisations have been or intend implementing processes or plans that might be consistent with the above discussion. For example:

- The draft *Noosa River Catchment Strategy* recently prepared by Noosa River Catchment Coordination Committee.
- The compact with the residents of Noosa Waters under preparation by Council.
- The potential that may flow from the Tourism Strategic Planning Workshop.

These plans or processes do not have a common foundation and are so far not following any defined model. Not that following a defined model is a critical factor, however if such a model was developed, the impact or effectiveness of the plans or processes might be far greater.

Sector plans of this nature, should be dynamic to cope with changing market and community circumstances. Therefore, planning schemes are inappropriate vehicles by which to advance such plans, due to their legislative nature, their focus on development and the more extensive processes needed to be followed for changing the plans. Nevertheless, community-based plans, can provide invaluable information on which to base planning schemes.

Without limiting the areas in which such partnerships may be forged, prior knowledge from the 1997 Strategic Plan process suggests that focal points for such plans might be thematically based, with those comprising the economic drivers for this community being likely to be the easier versions to develop and implement. Therefore by way of initial suggestion the following areas might be examined:

- Tourism.

- Agriculture.
- Recreation.
- Business (across all sectors and scales).
- Environment.
- Cultural and social sectors.

A by-product of this approach could be better harnessing of available information and funding resources at both local and State levels in the future.

#### **4.2.4 Silos of Responsibility vs. Alignment & Integration of Finances, Infrastructure, Environment, Development & Community Need**

The SEQ2001 process in its initial studies and findings clearly highlighted the lack of coordination occurring between:

- Development commitments made in planning schemes;
- The State and local government's capacities to provide adequate services to the community such as public transport, education services, health services, etc. ; and
- The environmental capacity to accommodate the development outcomes.

Noosa has been striving to achieve better alignment and integration between these areas and this should continue. It will be assisted by:

- Achieving partnerships as referenced in 4.2.3; and
- The IPA's requirement for planning schemes to contain all provisions relevant to development (together with the *roll in* of other State legislation to the IPA).

It is also assisted by the regional planning processes that are in place, through Noosa Council's involvement with the South-East Queensland Regional Organisation of Councils (SEQROC) and the Northern Sub-Regional Organisation of Councils (NORSROC).

### **5. PLATFORM FOR THE PLANNING SCHEME**

The process leading to the development of the 1997 Strategic Plan commenced with the intent of developing a new planning scheme consistent with the then proposed *Planning, Environment & Development Assessment Act* (PEDA). That Act did not eventuate and resources were directed to developing the 1997 Strategic Plan under the LGPEA.

Despite the fact that the PEDA Act did not eventuate, many of the philosophies of approach have been carried through to the IPA. Consequently, the process for development of the 1997 Strategic Plan and the plan itself are substantially consistent with the philosophies of the IPA. In addition, the plan is underpinned by a planning study of 33 volumes.

The result is that the 1997 Strategic Plan remains a contemporary approach to addressing planning strategies for the Shire's future to around 2007. The strong relationships between the biophysical constraints and environmental values of the Shire's land resources and the Preferred Dominant Land Uses indicated on the Strategic Plan remain valid.

Consequently, the Strategic Plan; its mapping, locality approach and vision for the Shire and the localities to around the year 2007, can serve as a platform for development of the IPA scheme. Naturally, there will be need for some adjustment due to increased levels of information, changing circumstances and new planning horizons, but this will not change the substantive suitability of the 1997 plan to serve as a foundation for the next plan.

## **6. SUPPORTING STUDIES**

In this section, consideration is given to the supporting studies that may be needed to underpin the IPA planning scheme. It does this by considering:-

- Whether there is a need for planning studies to address all scheme provisions under the IPA;
- The 33 volume planning study developed as part of the 1997 Strategic Plan;
- A data gap analysis; and
- An analysis of the need for codes and the way in they might operate in planning schemes.

### **6.1 NEED FOR PLANNING STUDIES**

Planning studies provide background information for the planning scheme, but they can also provide significant levels of justification for the scheme's outcomes. Recommendations contained in such studies can also serve as a bridge between the findings of the study and the ultimate provisions of the planning scheme. Consideration is given to both the strategic and regulatory components of the next planning scheme.

### 6.1.1 Strategic Components

The 1997 Strategic Plan has 33 volumes to its planning study. These comprehensively canvas background information and provide detailed recommendations that inform the 1997 Plan. The recommendations in the component studies also serve as significant *bridges* between the background information and the overall strategic outcomes within the plan. For instance, recommendation 11.9 in *Transport & Road Networking in Noosa Shire* indicates that:

*In order to limit congestion and delays to only marginally worse than current levels, population within the coastal urban area of the Shire should not exceed 40,000 persons in 2011.*

The 1997 Strategic Plan provides for a resident population of around 40,000 for the coastal area of the Shire.

The use of the planning study approach has also proved of great assistance to defending the plan against challenges in circumstances of inappropriate development. The approach is considered to remain valid and where possible, planning studies should support, strategic outcomes for the IPA planning scheme.

### 6.1.2 Regulatory Components

In terms of the more regulatory provisions, contemporary approaches to planning drafting and the approach required under the IPA, differs to that contained in the balance components of Noosa's planning scheme. A performance-based drafting approach is necessary. The differences between the two may be described simply:

- a. **Regulatory approaches** - define a rule to be met (notwithstanding that the rule may include provision for modification).
- b. **Performance approaches** - define why the rule is needed (objective); set some preferred standards (the rules) and offer a set of examples for meeting the rule (acceptable solutions)<sup>a</sup>.

A further difference between the two is that there is a significant degree of certainty regarding the regulatory approach (less with the performance approach) and a significant degree of flexibility regarding the performance approach (less with the regulatory approach)<sup>b</sup>.

By their very nature, performance-based provisions include a reason why the rule exists (the objective) and therefore there is an explanation or supporting component for the rule. To some extent, this obviates the need for a planning study to underpin each and every component of a planning scheme.

In conclusion, whilst it might be argued that it is desirable to develop planning study components to support all parts of the planning scheme:

- a. It is not strictly necessary to do so; and
- b. Given the time available in which to prepare the plan and the levels of experience gained from the existing planning scheme and within Noosa Council, it would not be expedient to do so.

<sup>a</sup> For an example of this approach, turn to page 5-8 of the Schedule to the Planning Scheme and compare the regulatory approach taken to service stations (Section 5.11) compared to the performance approach taken to home-based businesses (Section 5.12).

<sup>b</sup> For further discussion on these approaches, refer to the 1995 document: *PLANNING SCHEME REVIEW: Phase 4 - Development of the Planning Scheme*.

**6.2 1997 STRATEGIC PLAN PLANNING STUDY**

Table 6.1 provides a review of the 33 volumes comprising the existing planning study.

**TABLE 6.1 BENCHMARKING - PLANNING STUDIES**

PLANNING STUDY	STATUS	TYPE	COMMENTS	UPDATE REQUIRED	LIKELY METHOD	RESOURCE IMPACT	PRIORITY AT JUNE 2000	WHO
1. <i>Acid Sulphate Soils in the Noosa River Catchment</i>	Preliminary	Environmental constraint	More refined mapping data received from the DNR. A report addressing this data needs to be completed.	Yes	Add significant appendix	Medium	High	In-house
2. <i>Agriculture &amp; Agricultural Land in Noosa Shire</i>	Final and current	Biophysical value, economic		No				
3. <i>Air Transport in Noosa Shire</i>	Final and current	Infrastructure, economic	Outcomes unlikely to be altered, however a brief review of current airport circumstances and of the State Planning Policy may be necessary.	No	Add brief appendix	Low	Low	In-house
4. <i>Analysis of the Lake Weyba Catchment</i>	Final and current	Biophysical value, environmental constraint		No				
5. <i>Background Data on Water Quality in the Noosa River System</i>	Final	Biophysical value, environmental constraint	New data is available, but most unlikely to alter outcomes of related studies. State of Environment report and recommendations will assume control in these areas.	No				

PLANNING STUDY	STATUS	TYPE	COMMENTS	UPDATE REQUIRED	LIKELY METHOD	RESOURCE IMPACT	PRIORITY AT JUNE 2000	WHO
6. <i>Bushfire Hazard Planning in Noosa Shire</i>	Final	Environmental constraint	Changes to vegetation have occurred and much finer levels of slope information are potentially derivable from existing data. PC and mapping capability significantly improved. Existing data is based on 1 hectare grid cells. New non-grid based data could be generated, producing a better mapping product, but direct outcomes will alter little.	Maybe -	Add brief appendix or revisit at risk localities	Medium	Low	In-house
7. <i>Business &amp; Retail Development in Noosa Shire</i>	Final, but potentially dated	Economic, human need	New planning horizons (2007-2013/15), changes in Maroochy Shire, Shire Business Centre, Tewantin Woolworths implications, etc. all result in the need for a new study. A substantial amount of this work has been completed as part of work on the Shire Business Centre site. Project brief to be reviewed by Sub-Committee.	Yes	New study	Low	High	Consultant
8. <i>Climate of Noosa Shire</i>	Final and current	Biophysical value		No				
9. <i>Dwelling Houses in Noosa Shire</i>	Final	Code	Means of control on height and setbacks require examination, however this work would be produced as part of the code development for the scheme.	No				
10. <i>Economics, Employment &amp; Industry in Noosa Shire</i>	Final	Economic	Changes to population, industry, employment circumstances, horizon year, and etc. demand a new study. Implications of development/population control also require examination beyond 2007. Project brief to be reviewed by Sub-Committee.	Yes	New study	Low	High	Consultant

PLANNING STUDY	STATUS	TYPE	COMMENTS	UPDATE REQUIRED	LIKELY METHOD	RESOURCE IMPACT	PRIORITY AT JUNE 2000	WHO
11. <i>Electricity Supply in Noosa Shire</i>	Final	Infrastructure	The feasibility/desirability of introducing funding mechanisms for an ongoing programme of undergrounding electricity supplies in urban areas, particularly tourist/foreshore/retail areas, could be examined.	Maybe	New study	Low-medium	Low-medium	In-house
12. <i>Estimated Urban Flood Damage Along the Noosa River</i>	Final	Environmental constraint	Support study to main flood analysis	No				
13. <i>Extractive &amp; Clay Mineral Resources of Noosa Shire</i>	Final	Biophysical value, economic	Changing horizon year gives rise to the need to review this work	Yes	Add brief appendix	Low	Medium	In-house
14. <i>Flooding in the Noosa River Catchment</i>	Final	Environmental constraint	Expanded study including creek system flooding in rural settlement and urban areas necessary. Project brief to be reviewed by Sub-Committee.	Yes	Add significant appendix or new study	Medium	High	Consultant
15. <i>Geology &amp; Soils of Noosa Shire</i>	Final	Environmental constraint	Coarsest mapping data supporting the Strategic Plan, but production of finer data would be very costly and may not add significant value to existing studies or planning outcomes	No				
16. <i>Impact of Land Use on the Quality of Surface Runoff in Lake Macdonald</i>	Final and current	Environmental constraint, infrastructure		No				

PLANNING STUDY	STATUS	TYPE	COMMENTS	UPDATE REQUIRED	LIKELY METHOD	RESOURCE IMPACT	PRIORITY AT JUNE 2000	WHO
<i>17. Impact of Water-Based Activities on the Water Quality, Habitat and Amenity of the Noosa River System</i>	Final and current	Environmental constraint, economic	Noosa River Plan has not advanced and therefore some recommendations from this study have not been implemented. The implication may be to examine the means of bringing waterways into the planning scheme, however this would not result in a need for review of this work.	No				
<i>18. Land Tenure of Noosa Shire</i>	Final	Land resource	Some significant changes have occurred. Development of an appropriate database still not finalised in the organisation. Revised study required.	Yes	New study	Medium-high	Medium	In-house
<i>19. Landslip Hazard in Noosa Shire</i>	Final and current	Environmental constraint	Much finer levels of slope information are potentially derivable from existing data. PC and mapping capability significantly improved. Existing data is based on 1 hectare grid cells. New non-grid based data could be generated. For some parts of the Shire this will produce a much more refined outcome. Further study is needed, but could be limited to those areas where issues will arise or where existing data may be incorrect or unclear.	Maybe	Add appendix or revised study	Medium	Medium	In-house
<i>20. Networks based on Landform, Landscape, Aesthetic &amp; Environmental Values in Noosa Shire</i>	Final and current	Biophysical value, environmental constraint		No				

PLANNING STUDY	STATUS	TYPE	COMMENTS	UPDATE REQUIRED	LIKELY METHOD	RESOURCE IMPACT	PRIORITY AT JUNE 2000	WHO
21. <i>Noosa River System Bed &amp; Bank Habitat</i>	Final	Biophysical value, environmental constraint	New data is available, but most unlikely to alter outcomes of related studies	No				
22. <i>On-site Effluent Disposal</i>	Final	Environmental constraint	Completed after advertising of the 1997 Strategic Plan. Much finer levels of slope information are potentially derivable from existing data. PC and mapping capability significantly improved. Existing data is based on 1 hectare grid cells. New non-grid based data could be generated, producing a better mapping product. Changes to legislation will demand a review of the approaches that are used. Results may need to be incorporated in existing planning scheme too.	Yes	New study, but significantly reliant on the original	Medium-high	High	In-house, possibly needing consultant advice
23. <i>Phases 1 &amp; 2 - Community Consultation Reports</i>	Final, but dated	Human need	Fresh consultation being undertaken, new planning horizons and IPA	Yes	Existing study remains, but new outcomes document required	High	High	In-house
24. <i>Population Capacity Analysis based on the 1985-95 Planning Scheme</i>	Final, but dated	Human need	Review of coastal area work completed, rural partly completed. Necessary to complete and be able to update for ICPs. This is iterative work that relates to the outcomes of the planning scheme.	Yes	New study	High	Medium	In-house
25. <i>Provision of Miscellaneous Infrastructure in Noosa Shire</i>	Final, but dated	Human need, infrastructure	Changed planning horizons and variations in existing infrastructure provision require review. Should be broadened to consider social and cultural needs as well	Yes	New study	Medium	Medium	In-house, possibly needing consultant advice

PLANNING STUDY	STATUS	TYPE	COMMENTS	UPDATE REQUIRED	LIKELY METHOD	RESOURCE IMPACT	PRIORITY AT JUNE 2000	WHO
26. <i>Provision of Reticulated Water Supply in Noosa Shire</i>	Final, but potentially dated	Human need, infrastructure	Changed planning horizons may necessitate review for any altered urban population scenarios.	Maybe	Add appendix	Low-Medium	Low	In-house
27. <i>Schools &amp; Population in Noosa Shire</i>	Final, but dated	Human need, infrastructure	Findings not implemented by State. Changing planning horizons and ageing population may have a significant influence.	Yes	Add appendix	Medium	Medium	In-house
28. <i>Sewerage Infrastructure in Noosa Shire</i>	Final, but dated	Human need, infrastructure	Changed planning horizons will necessitate review for any altered urban population scenarios. Pressure for sewerage urban areas and alterations to planned areas for sewerage will necessitate review.	Yes	Revised study	Medium	Medium	In-house
29. <i>Sunshine Coast Housing Project, Final Report</i>	Final	Human need	Sunshine Coast-wide study, economic studies may encompass address of some of these issues.	No				
30. <i>Topography &amp; Slope in Noosa Shire</i>	Final and current	Environmental constraint	Much finer levels of slope information are potentially derivable from existing data. PC and mapping capability significantly improved. Existing data is based on 1 hectare grid cells. New non-grid based data could be generated. It is expected that the resulting data could produce significantly improved results. Rural settlement commitments strongly related to slope data.	Yes	New study, but could be completed by locality	High	High	In-house

PLANNING STUDY	STATUS	TYPE	COMMENTS	UPDATE REQUIRED	LIKELY METHOD	RESOURCE IMPACT	PRIORITY AT JUNE 2000	WHO
31. <i>Transport &amp; Road Networking in Noosa Shire</i>	Final and current	Human need, economic, infrastructure	Changed planning horizons, development in the north of Maroochy Shire and day-tripper loads will have a significant impact in this area. Road network performance figures are available and necessitate review. Critically related to economic outcomes. Project brief to be reviewed by Sub-Committee.	Yes	New study, but significantly reliant on the original	Medium	High	Consultant and in-house
32. <i>Urban Land Use in Noosa Shire</i>	Final, but inaccurate	Land resource	Former study only ever achieved around 90% accuracy. Despite best efforts no updating arrangements put in place. Need for review may not be critical given performance approach of IPA, but useful data to hold for a variety of other reasons associated with plan preparation.	Yes	New study	Medium	Medium	In-house
33. <i>Vegetation of Noosa Shire</i>	Final, but dated	Biophysical value, environmental constraint	Much finer levels of vegetation information and aerial photography now available.	Yes	New study, but significantly reliant on the original	High	High	In-house

### 6.3 GAP ANALYSIS

Table 6.2 below identifies a series of new studies that should be completed as part of the preparation of the IPA scheme.

**TABLE 6.2 DATA GAP ANALYSIS**

PLANNING STUDY	STATUS	TYPE	COMMENTS	LIKELY METHOD	RESOURCE IMPACT	PRIORITY AT JUNE 2000	WHO
1. Cultural heritage	No studies have been completed	Human need, economic	Considerable pressure brought to bear to provide a cultural heritage study with the 1997 Strategic Plan, project brief prepared and funding sought from Council and the State, project may provide significant or useful economic pointers for the future.	New study	Medium	Medium	Consultant
2. Demographic and social influences	Some previous work completed, however no comprehensive projection of demographics and social needs completed	Human need, economic	Population issues and limited land resources in the Shire are likely to suggest a closer examination of demographic trends is necessary. Housing, cultural and social needs in the Shire will also be assisted by such projections.	New study	Medium	Medium	In-house and consultant
3. Design - urban/rural	No studies have been completed	Human need	Urban design, cultural building aspects, rural development, locality and town character, security issues etc. are matters of significance to the Noosa Shire community. Some significant work was completed as part of an unpublished and incomplete component of the development of the 1997 Strategic Plan. The work might comprise individual subject based studies or alternatively could be locality-based. Project brief to be reviewed by Sub-Committee.	New study or studies	Medium-high	Medium-high	Consultant and in-house
4. Fauna	Consultant study underway	Biophysical value, environmental constraint	No Shire-wide fauna study previously carried out. Major need to inform next planning scheme. The existing consultant study may generate the need for additional focus work or field-testing.	New study	Medium	High	Consultant

PLANNING STUDY	STATUS	TYPE	COMMENTS	LIKELY METHOD	RESOURCE IMPACT	PRIORITY AT JUNE 2000	WHO
5. Flooding in the Mary River Catchment	No studies have been completed	Biophysical constraint	Some level of exposure due to lack of hard data on which to base planning decisions. Very difficult catchment in which to carry out such studies due to the very folded relief. A series of studies of at-risk areas may be the optimal solution, however a data trawl through the development application files may yield a significant volume of unconfirmed, though valuable resource data.	New study or studies	Medium	High	Consultant
6. Energy Sources	No studies have been completed	Infrastructure, environmental, human need	Identification of renewable and non-renewable energy sources	New study	Low	Low-medium	Consultant

## 6.4 CODE CIRCUMSTANCES

One of the methods of regulating development under the IPA is through the use of codes. The term is relatively new to planning legislation and unfortunately is not well addressed in the IPA.

This document does not canvas an explanation of the term, however it does acknowledge that it will be the chief mechanism for guiding development in terms of questions such as “how big”, “how high”, “how many”, etc. Consequently, it can be seen that codes will replace much of the operational component of the current Schedule to the Planning Scheme<sup>a</sup>. Suffice to say that they are an important component of the planning scheme and whereas the platform for the scheme is contemporary in both approach and time (1997), the Schedule material, whilst frequently updated, dates from 1990 and is inextricably tied to a zoning framework dating from 1985 and development in the early to mid-80s.

At this stage, it is difficult to identify the range of codes that will be developed as part of the planning scheme, but there are two key aspects that should be recognised at the outset:

- a. For all development that is to follow a code assessment process under the scheme, the **only** materials against which the application may be tested are the defined codes for that development. Therefore, it is critical that codes are in place from day one of operation of the IPA scheme for all code assessable development.
- b. There will also be other forms of codes, as well as codes that address self-assessable development and impact assessable development. The urgency for development of the latter codes is not so great, as all impacts may be assessed as part of the impact assessment process.

Codes will be likely to be developed consistent with the discussion at Section 6.1.2 and consequently there may not be a need for development of any comprehensive supporting studies for all codes.

The types of codes that might be necessary are further considered in Section 7.

## 7. POSSIBLE SCHEME STRUCTURE

Prior to considering the possible scheme structure, it is appropriate to make some observations about:

- Planning theory and the IPA circumstances.
- Community planning, in the context of the possible role and nature of the sector plans.

<sup>a</sup> That is, almost all of the material that follows the Table of Zones in the Schedule.

## 7.1 PLANNING THEORY & THE IPA CIRCUMSTANCES

In terms of the method of framing planning schemes, the approaches of the LGPEA as compared to the IPA are very different:

- a. The LGPEA defined the content of the planning scheme, but provided very little information on what the planning scheme was to achieve; whereas
- b. The IPA defines very clearly what the planning scheme is to achieve, but provides little guidance on content.

The IPA approach is much preferred, as it leaves the way open to structure planning schemes to suit the particular needs of local government areas or even parts of local government areas. In essence, the difficulties encountered with the then unusual approach of the 1997 Strategic Plan will fade and the types of planning schemes that are developed in the future will vary across local governments.

The ramification for the Noosa exercise is that the planning scheme is not restricted to a particular model and the type that is developed can be structured to suit this particular community's needs and aspirations.

As indicated above, one potential effect of using the performance-based approach to planning drafting is an increase in length of planning documents. In the models observed so far, this comment is substantially justified. There appears some fear in planning and local government circles about the notion that *planning schemes cannot prohibit development* directly. This may have in turn lead to plans growing in size as local governments and planners strive to prevent the occurrence of things that communities want to see prevented.

The fear is believed to be unjustified. Planning is fundamentally a positive action. It is about what the future will be, rather than what it will not be. Therefore the product of planning, the plans, should be cast positively to define what will happen. By carefully casting plans in this way, the things that should be prevented will conflict with the plan and therefore should not be supported, but no applicant can be prohibited from making an application.

This approach has been used in the casting of the 1997 Strategic Plan and is recommended for Noosa's next planning scheme.

**7.2 COMMUNITY PLANNING**

In Section 5, some of the criticisms and problems with conventional planning approaches were discussed. The irony of a planning scheme providing a community vision and establishing community goals, but only being able to achieve that vision via development processes was also discussed. It follows that achieving the vision and goals for a community requires implementation processes that travel well beyond the planning scheme.

This broader process is referenced as community planning and relies on theories of sustainability, community well being and lifestyle issues. These have been depicted in a number of ways through many environmental, planning and community dissertations. Figure 7.1 illustrates a combination of some of these theories, modified to reflect the IPA's definition of ecologically sustainable development.

Using Figure 7.1, it can therefore be seen that:

- While the planning scheme may address all issues, its ability to meaningfully influence outcomes is largely restricted to the environment circle.

- Noosa Council's broader role might exercise influence in all areas, but its obligations and functions under the *Local Government Act* will mean that it does not have the responsibility, powers or capability to achieve outcomes under each.

Consequently, partnerships between community organisations, State agencies and Noosa Council through the sector plans may be the optimum means of advancing towards the vision in all sectors. Assuming that this statement has validity, then the conventional structure of planning schemes may need to vary to reflect the circumstances. That is, the overall vision traditionally contained within the planning scheme may need to rest elsewhere.

By way of example, the 1997 Strategic Plan contains a comprehensive vision statement for the Shire: *Shire Strategic Vision* and a comprehensive set of goals across a broad range of land use and infrastructure related sectors: *Strategic Aims*. Economic and character, lifestyle and environment contexts are discussed for each set of aims. All of these elements might be better placed at a plane that is higher than the planning scheme. Figure 7.2 on page 20 identifies a potential model for this arrangement.

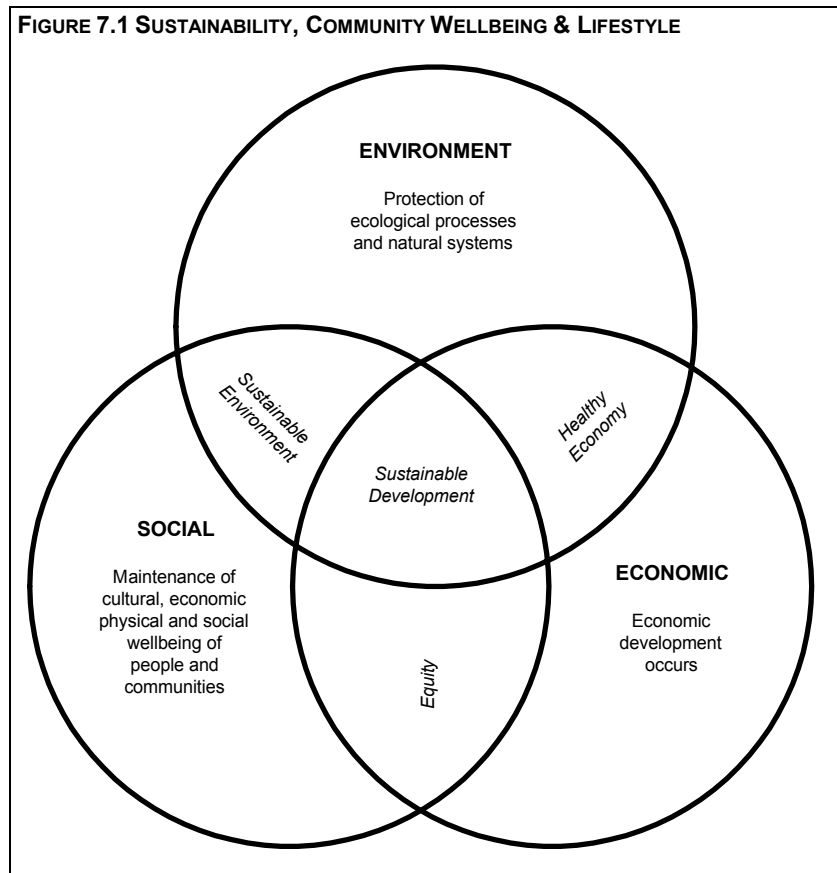
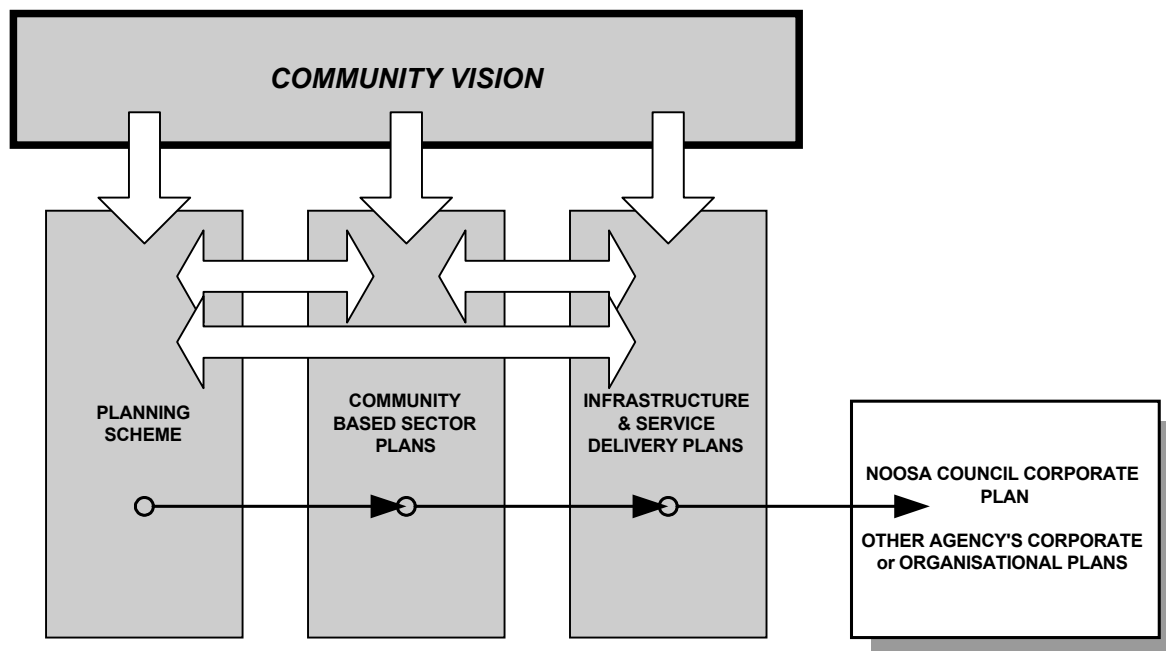


FIGURE 7.2 COMMUNITY PLANNING



While it need not be the role of this document to canvas the model for development of the sector plans, it seems wise to provide some consideration to the method by which the plans may be developed. Consequently, the material that follows is in preliminary form only and should be treated on a discussion basis only. The nature, content and processes for the sector plans would finally be resolved through processes external to that of the planning scheme.

It is anticipated that the plans:

- Would be developed externally to, but in consultation with Council.
- Would have a 2-4 year term.
- Would be consistent with the Community Vision and therefore consistent with the strategic framework of the planning scheme.
- May be framed in a simple form, similar to that of the Great Sandy Region Management Plan or based on a where we are now, where are we going, where do we want to be and how will we get there model.
- Would contain a series of action plans, for which responsibilities would flow to community organisations, State agencies and Noosa Council.
- Would contain a set of criteria against which performance of the actions was tested.
- May include funding ramifications that are tied to the performance of actions.

A body, for instance a Collaborative Board for each sector, would prepare the plans. Noosa Council would act as facilitator and would establish the principles under which the Boards operated. While Council could provide some in-kind support, a small secretariat or consultancy may be necessary to assist the Board with preparation of the plans. A Board might be appointed via the following steps:

- Noosa Council would develop a set of criteria for Board membership. The criteria would include demonstrable expertise in the particular sectorial area.
- Noosa Council would then call for nominations for community representation on a Board.
- Noosa Council would appoint the Board, following testing of the candidates against the criteria. Noosa Council may also choose to have representation directly on the Board.
- The Board would then call for nominations from community organisations to participate in the preparation of the sector plan.
- The Board would then prepare the plan in consultation with those community organisations, Noosa Council and relevant State agencies.
- The Board would then submit the plan for endorsement by Noosa Council and relevant State agencies.

- g. Following endorsement, an agreement relating to the sector plan would be prepared and signed by relevant community organisations, Noosa Council and State agencies.
- h. The sector plan would then be forwarded to relevant community organisations, Noosa Council and State agencies for implementation of its action plans.
- i. The Board would be responsible for submission of an annual report to Noosa Council and relevant State agencies on the performance of the action plans across the various sectors.
- j. Noosa Council and the State agencies would give consideration to the performance by the various parties in the allocation of any funding.

### 7.3 A SCHEME STRUCTURE

The following discussion references Figure 7.3 on page 22.

#### 7.3.1 Shire-wide Strategies

The Shire-wide Strategies would be likely to include:

- a. An overall statement of vision for the Shire that would include desired environmental outcomes<sup>a</sup>.
- b. A series of subject-based aims<sup>b</sup>.

The Shire-wide Strategies would not directly reference mapping.

#### 7.3.2 Locality Strategies

The Locality Strategies would be likely to include:

- a. A vision statement for the locality<sup>c</sup>.
- b. A series of subject-based aims addressing the particular locality only<sup>d</sup>.
- c. A map of the locality identifying various land classifications, derived from either particular biophysical features of the land or the land's existing or intended dominant use<sup>e</sup>.

<sup>a</sup> See Section 24 of the 1997 Strategic Plan for an example (Section 4 of a locality document).

<sup>b</sup> See Section 27 of the 1997 Strategic Plan for an example (Section 4 of a locality document).

<sup>c</sup> See Section 2 of the 1997 Strategic Plan for an example.

<sup>d</sup> There is no direct equivalent within the current planning scheme, however the 1997 Strategic Plan's objectives contained in the various *Objective & Implementation Criteria* sections provide an indication of the form, however it is expected that the provisions would be much more focussed on the locality, rather than the general terms in which they are currently couched.

<sup>e</sup> See the mapping contained in the 1997 Strategic Plan and its Preferred Dominant Land Use mapping for an example.

#### 7.3.3 Locality Development Guidelines

The Locality Development Guidelines would be likely to include:

- a. Development tables addressing the various land classifications derived from 7.3.2c and defining preferred development types and the processes for achieving such development<sup>f</sup>.
- b. A series of codes that are specific to the particular locality only<sup>g</sup>.
- c. Cross-referencing to the Shire-wide Codes that are relevant to particular development.

#### 7.3.4 Shire-wide Codes

The Shire-wide Codes would comprise codes applicable to particular development, irrespective of its location across the Shire<sup>h</sup>.

#### 7.3.5 Infrastructure Charges Plans

The plan will be likely to include a range of Infrastructure Charges Plans. At this stage, it is anticipated that that these plans might include:

- a. Water supply and sewerage, with separate plans for the various sewerage schemes;
- b. Roadworks, with separate plans for the coastal and rural areas of the Shire;
- c. Bikeways;
- d. Drainage plans based on locality; and
- e. Infrastructure for local community purposes.

#### 7.3.6 Sector Plans

The sector plans would comprise the community-based plans that have been addressed in Section 4.2.3 on page 6 and Section 7.2 on page 19. These plans would not comprise a part of the planning scheme, but may be essential to achieve the outcomes of the scheme.

### 7.4 PUBLICATION

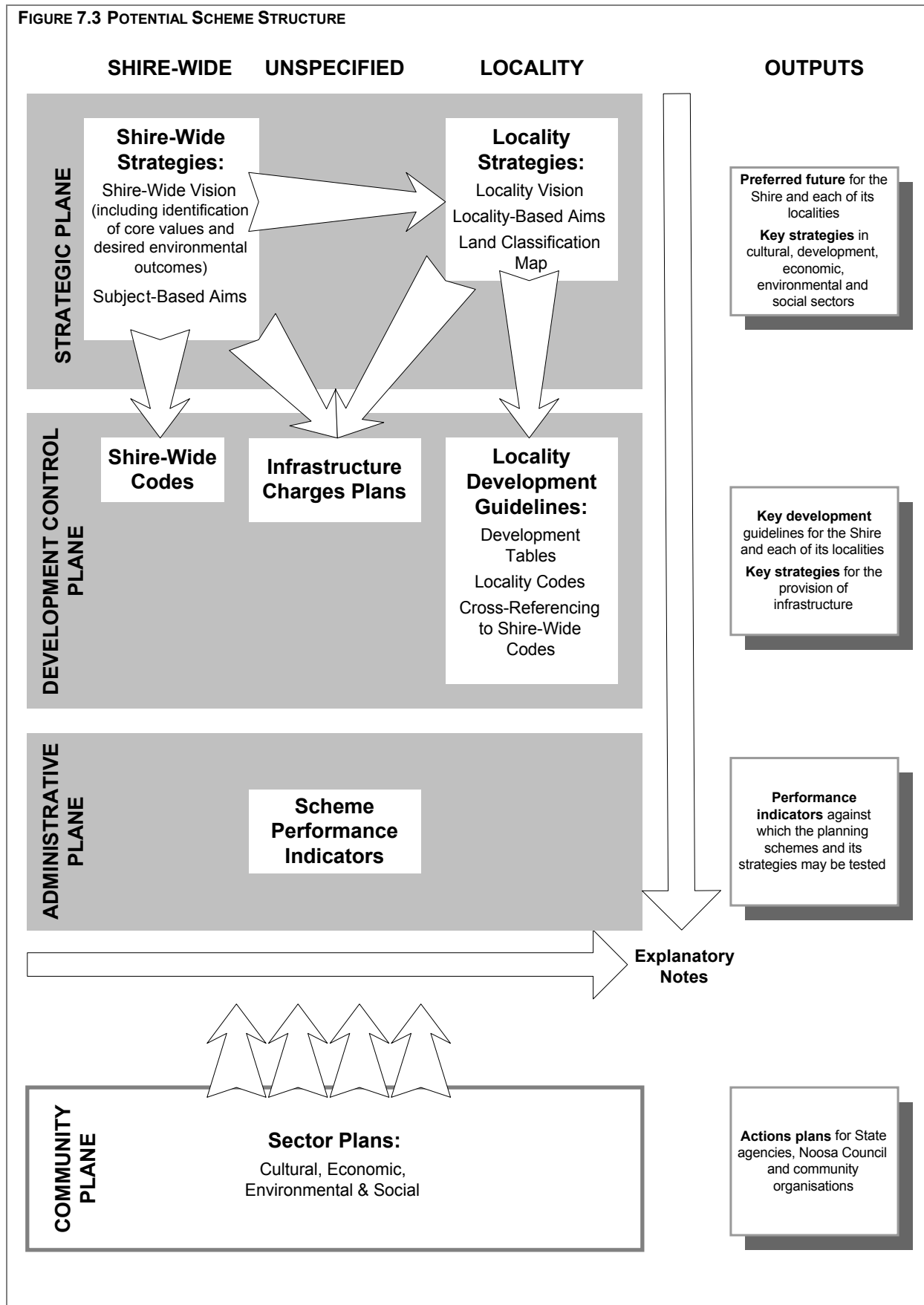
Addressing the method of publicising the planning scheme is not necessary at this stage and whilst it might be regarded as somewhat pre-emptive, it will provide some guidance as to the form of plan and its utility.

<sup>f</sup> The Table of Zones within the current Schedule to the Planning Scheme provides the most obvious example. For the IPA scheme though, the tables:

- Would be likely to address preferred uses for the area (as distinct from the current system of all uses). Note that in this way, the process to achieve for preferred development might range from self-assessable to impact-assessment. Where particular development is not addressed, it would need to follow an impact assessment process.
- Must address development other than land use (e.g. reconfiguration).

<sup>g</sup> There is no direct equivalent within the current planning scheme.

<sup>h</sup> See Section 5.12 of the current Schedule to the Planning Scheme providing performance-based provisions drafted in code-format for home-based businesses.



It has already been mentioned that the performance-based drafting approach will be likely to lead to longer planning schemes. A consequence of longer schemes, can be a lack of utility as well as a lack of accessibility. As a general principle, the plan should be drafted in a form that makes it suitable for publishing in a variety of ways, to assist utility and accessibility e.g. the two forms of publishing the 1997 Strategic Plan provides an example.

Using the above as a guide, the plan might be published in the following forms, with those in a-d attracting a charge and those in e being free of charge:

- a. A single document, incorporating all provisions.
- b. Locality documents incorporating Shire-wide Strategies, Locality Strategies and Locality Development Guidelines.
- c. Code document, incorporating all Shire-wide Codes.
- d. Infrastructure charges plans, as freestanding documents.
- e. Explanatory notes based on particular development types that combine elements from the Strategic and Development Planes indicated in Figure 7.3, with IPA provisions and State development provisions, into one document that also includes general explanatory guidance<sup>a</sup>.

## 8. PARTICIPATION IN THE SCHEME PREPARATION PROCESS

Noosa Council is committed to transparent processes being used for the development of the next Planning Scheme. Whilst formal processes for consultation will be established, any person or any organisation may make representations about any aspect of the process or content of documentation at any time. This section then deals with the formal processes for consultation in the development of the planning scheme.

In addition to the processes defined in this section, the appointment of the Community Advisory Panel<sup>b</sup> also assists in the provision of advice on the development of the planning scheme.

The development of the 1997 Strategic Plan saw a comprehensive process of consultation established with the community, community organisations, adjoining local governments and State agencies. A similar process of consultation is again proposed, as it:

- a. Assists in establishing issues at an early stage;

- b. Provides opportunity to discuss potential outcomes, without the necessity for completion of the whole process (i.e. and exhibition of the full scheme);
- c. Builds better relationships and partnerships through higher levels of ownership of and confidence in the final planning scheme;
- d. Provides better local planning outcomes; and
- e. Facilitates the sharing of information.

Table 9.1 identifies the formal processes for consultation.

## 9. BUDGETARY CONSIDERATIONS

Provision has been made in the 2000/2001 Budget with anticipated costs for the approximate three-year term of the project. The projected costs are preliminary in nature and will depend on the findings of some of the initial studies and on other initiatives and undertakings identified through the course of the project. In addition, the budgetary provision does not take into consideration the roles to be performed in assisting the development of the sector plans.

In Section 6 consideration was given to the need for supporting studies for the scheme. Some of these studies will need to be undertaken by consultants. In addition, advice from experts on specific parts of the proposed scheme may be required. Table 9.2 on page 24 identifies the anticipated consultant costs used for the budget projections.

<sup>a</sup> See the current planning scheme policy PSP36 *Home-Based Businesses* for an example.

<sup>b</sup> Refer to Section 3e on page 5.

**TABLE 9.1 FORMAL PROCESSES FOR CONSULTATION**

Phases of the Process	General Community	Targeted Consultation (includes Community Organisations)	State Government Agencies	Maroochy & Cooloola Councils
<i>Choosing Futures</i> workshops (Item 1 of the flow chart in Section 2 - preparatory work for the Statement of Proposals)	✓			
Vision & Issue Identification		✓	✓	✓
Statement of Proposals (Item 4 of the flow chart)	✓	✓	✓	✓
Planning study consultation (Item 8 of the flow chart)		✓	✓	✓
State Interest sign off (Item 17 of the flow chart)			✓	
Public Notice of Planning Scheme (Item 19 of the flow chart)	✓	✓	✓	✓

**TABLE 9.2 POTENTIAL CONSULTANT BUDGET**

ITEM	2000/01	2001/02	2002/03
Consultation, review of programme <sup>a</sup>	\$5,000		
Cultural heritage	\$25,000 <sup>b</sup>		
Economics and employment	\$50,000		
Flood analyses	\$30,000 <sup>c</sup>	\$50,000 <sup>d</sup>	
Graphic presentation work	\$5,000	\$15,000	
Landscape work	\$20,000		
Legal review	\$3,000	\$5,000	\$50,000
On-site effluent	\$10,000		
Parking	\$10,000		
Retail work <sup>e</sup>	\$10,000		
Social and demographic work	\$30,000		
Traffic and transport	\$50,000	\$20,000	
Urban/rural design, architecture	\$20,000	\$10,000	

<sup>a</sup> At the time of drafting this document, it appears that this item may not be necessary, however the similar outgoings will be necessary to account for the type of consultation being undertaken.

<sup>b</sup> Assumes a grant or in-kind support of similar proportions is obtained from EPA.

<sup>c</sup> Coastal area systems.

<sup>d</sup> Rural and at-risk areas.

<sup>e</sup> Assumes a significant component of the work is completed as part of the Shire Business Centre analysis.