


**Noosa Planning Update**

Local Growth Management Strategies and Where they Fit in the *Scheme of Things* & Noosa North Shore EcoCentre

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**Introduction**


- Two sessions each followed by a question period
  - Session 1: Local Growth Management Strategies
  - Session 2: Noosa North Shore EcoCentre



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**Acronymymania**


- In the interests of keeping the text bigger in the presentation:
  - IPA: Integrated Planning Act
  - LGMS: Local Growth Management Strategy
  - NSLGMS: Noosa Shire Local Growth Management Strategy
  - SEQRP: South East Queensland Regional Plan



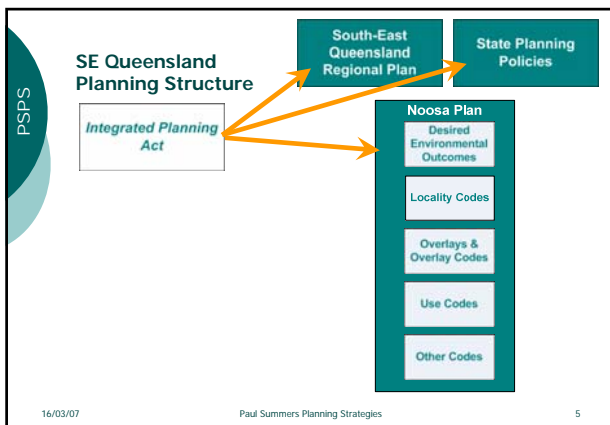
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**Queensland Planning Dynamics**

- Sept 1997: Strategic Plan
- June 2005: SEQRP - commenced
- Feb 2006: Noosa Plan commences
- Aug 2006: Improving the IPA - public notification
- Oct 2006: SEQRP Amendment #1 - commenced
- Feb 2007: Noosa Plan Round 1 amendments




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**Strategic Plan**

- Strategic Plan had a 9 year life commencing in Sept 1997 ending in Feb 2006
- But its spirit lives on in the Noosa Plan, which embodies many of the Strategic Plan's overall directions
- For most purposes though, the Strategic Plan is dead – it is no longer an instrument guiding planning in this Shire



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**Noosa Plan**



- The Noosa Plan commenced in Feb 2006 after a preparation process of around 5 years
- At adoption, it replaced most planning documents operating in Noosa Shire, including all other DCPs and policies with the exception of the Coastal Major Road network Infrastructure Charges Plan
- The *Integrated Planning Act* allows applications to be made and assessed under the superceded planning scheme (the old plan) for a period of 2-years (i.e. to Feb 2008)
- When that period passes, all new applications will have to be lodged and assessed under the Noosa Plan
- The Noosa Plan is now the one document to which you refer to find out about **LOCAL** planning policy and regulation in Noosa Shire
- Its life expectancy is around 8-years or until 2016

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**South East Queensland Regional Plan**




- The SEQRP commenced in June 2005 after about a 16-month preparation period
- It was, and is, the only statutory regional plan operating in Queensland
- In fact there is not too much like it in the rest of Australia
- The SEQRP is the document to which you refer to find out about **REGIONAL** planning policy and regulation controls in Noosa Shire and other areas of South-East Queensland
- The SEQRP is a 'superior' document to the Noosa Plan and the SEQRP's regulations require that the Noosa Plan (2006) be brought into line with the SEQRP (2005)
- The SEQRP prevails if there is conflict with the Noosa Plan

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**South East Queensland Regional Plan Amendments**

- Life expectancy of the plan – 2026
- Required to be reviewed every 5-years
- Amendments to the SEQRP were proposed in March 2006
- The amendments were adopted in October 2006 - so have commenced

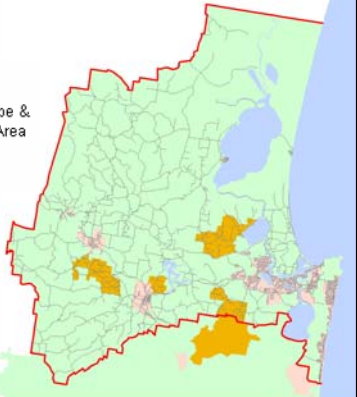


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**SEQRP Outcome Shire**

**SEQRP Legend**

- Regional Landscape & Rural Production Area
- Urban Footprint
- Rural Living Area

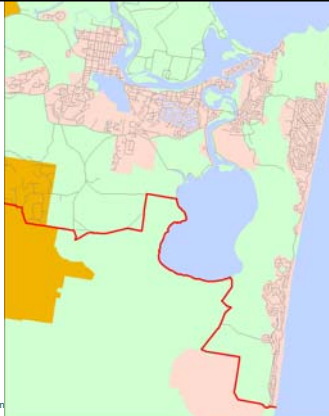


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**SEQRP Outcomes: Coastal Area**

**SEQRP Legend**


- Regional Landscape & Rural Production Area
- Urban Footprint
- Rural Living Area



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**Noosa Plan Outcomes – Sample**

- Detached Housing
- Semi-Attached Housing
- Attached Housing
- Visitor Mixed Use
- Neighbourhood Centre
- Business Centre
- Shire Business Centre
- Community Services
- Industry
- Rural
- Open Space Recreation
- Open Space Conservation



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**Broad strategic outcomes for Noosa – Conclusions**

- There is a finite commitment to development in Noosa and therefore a finite outcome in terms of population
- There are also finite outcomes in terms of the amount of urban, commercial and industrial land
- Applicants cannot change the SEQRP or the Noosa Plan – so the mapped boundaries can only be altered by the State Government or the Noosa Shire Council respectively
- Reviews of the plans are due by 2010 and 2016 respectively
- But before then, any newly committed areas under the SEQRP will be considered via the Local Growth Management Strategy

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**Noosa Plan amendments**

- The IPA anticipates regular amendments to planning schemes
- This is needed for a variety of reasons including the fact that the IPA itself is subject to regular amendments (74 times since 1998) and so too are its regulations
- For the Noosa Plan, Round 1 amendments complete the public notification period today
- While the amendments have significance, they are largely 'machinery' in nature comprising:
  - Correction of errors
  - Adjustments for unexpected outcomes
  - Reduction in 'red tape'
  - Reflection of changed policies at State or regional levels



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**What is a Local Growth Management Strategy?**

- Under the *Integrated Planning Act* **local growth management strategy** means a document:
  - prepared by a local government; and
  - that the regional planning Minister is satisfied—
    - demonstrates how the SEO regional plan will be implemented at the local level; and
    - has been subject to adequate public consultation.
- The SEQRP indicates that a **local growth management strategy** must:
  - investigate the projected housing need and the diversity and affordability of housing types required for future communities;
  - demonstrate how dwelling targets and associated jobs and infrastructure will be accommodated, including opportunities for infill and redevelopment;
  - set priorities for investigating and planning for higher densities, including identifying transit oriented communities;
  - review land and infrastructure availability in regional activity centres to ensure they perform their intended function;
  - ensure measures are in place to prevent inappropriate out-of-centre development;
  - identify available greenfield and redevelopment areas which require structure planning or master planning; and
  - identify planning scheme amendments required to implement the Local Growth Management Strategy.

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**LGMS: Timing & Some Regulatory Controls**

- Under the IPA, an LGMS must be approved by the regional planning minister
- The LGMS is a statutory and whole-of-government instrument
- Under the SEQRP:
  - All Councils are required to submit completed Local Growth Management Strategies for approval by the regional planning Minister by 30 June 2007
  - For all new major development areas of 100 hectares or more, structure plans must be prepared prior to development

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**LGMS: Structure Plans**

- Under the IPA structure plan *means a document*:
  - prepared by a local government; and
  - that the regional planning Minister is satisfied—
    - is an integrated land use plan setting out the broad environmental, land use, infrastructure and development intent to guide detailed site planning for major development areas in the local government's area; and
    - has been subject to adequate public consultation.
- Under the IPA, a structure plan must be approved by the regional planning minister
- A structure plan is a statutory and whole-of-government instrument

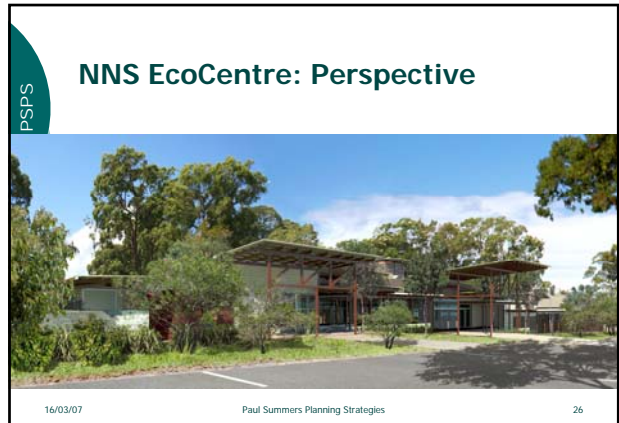
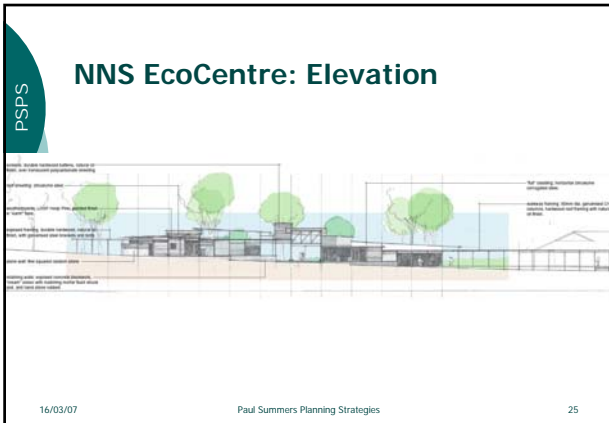
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**LGMS: Structure Plan Content**

- The SEQRP is relatively silent on exactly what constitutes a structure plan; however
- The Department of Local Government, Planning, Sport & Recreation has released draft guidelines (April 2006)
- These indicate that a structure plan will (at a minimum) document a number of key elements as follows:
  - Environmental constraints
  - Residential development proposals
  - Economic development proposals
  - Infrastructure proposals
  - Open space proposals
  - Development intent and development assessment criteria
- The structure plan must be accompanied by two associated non-statutory documents:
  - An infrastructure programme; and
  - An implementation schedule

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**Discussion & Further Information**

- General discussion
- Presentation and other information can be found at:
  - [www.paulsummersplanning.com.au/Presentations&Publications.htm](http://www.paulsummersplanning.com.au/Presentations&Publications.htm)
  - [www.paulsummersplanning.com.au](http://www.paulsummersplanning.com.au) and click the Noosa north Shore EcoCentre link in the left menu
  - [www.noosa.qld.gov.au/PlanningDevelopment/PlanningDevelopment.shtml](http://www.noosa.qld.gov.au/PlanningDevelopment/PlanningDevelopment.shtml)
  - [www.ipa.qld.gov.au/main/default.asp](http://www.ipa.qld.gov.au/main/default.asp)
  - [www.oum.qld.gov.au](http://www.oum.qld.gov.au)

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