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Noosa Chamber of Commerce

Planning Tools Affecting Noosa's Future



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Introduction


- Addressing:
 - Population cap
 - South-East Queensland Regional Plan
 - The Noosa Plan
- PSPS Background:
 - Raised on the Gold Coast in the 60s and 70s
 - 5 years with Gold Coast City Council in the 80s development boom
 - 15 years with Noosa Council - responsibility for preparing the majority of its plans in the period 1987-2002
 - Now consulting to Qld State Government, NORSROC and Local Governments and community organisations across QLD, NSW and VIC
- Questions

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Population Cap

- Does it exist?
- If so where do you find it?
- What does it look like?
- Is it real?
- Not a capper!



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Population Cap: Every Queensland planning scheme has a one!

- Yes, every Queensland planning scheme has a population cap
- In fact, Australia-wide most planning schemes have a population cap
- Why: because most plans define limits to development in terms of:
 - How much land can be developed
 - How intensely that land can be developed



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Population Cap: How did we arrive at the Noosa figure?

- 1997 Strategic Plan - 56,500:
 - Measured the environmental capacity to support development
 - Examples: bushfire hazard, water quality and slope
 - Measured the infrastructure capacity to support development and therefore the financial capacity to fund the infrastructure
 - Examples: water supply and sewerage
 - Measured community values and desires
 - Examples: consultation processes and traffic
- The 56,500 figure fell out of technical study and assessment of each of these elements for each of 11 localities
- The Councillors did not know the result until the last locality plan was completed
- Only after they had signed off on the whole plan was the figure revealed
- Cr Noel Playford's population cap announcement

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Population Cap: Choosing Futures



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Population Cap: How is it measured?

- Existing development and its population (using land use and census data)
- Development commitments and the resultant population (using the planning scheme and census data)
- Projections of changes in population and housing structure e.g.:
 - Whether full development potential is taken up
 - Mix of permanent vs visitor accommodation
 - No. of persons per household
 - Vacancy rates

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Population Cap: The reality of the 'cap'

- The expression *population cap* does not appear in the 1997 Strategic Plan
- The figures change every time there is a census (last 2001, next 2006)
- So in 1996 using 1991 census data we arrived at a 56,500 figure
- Review work for The Noosa Plan gave a 61,400 figure calculated in 2004 using 2001 census data:
 - No significant changes to the measuring processes
 - Changes to Noosa's population structure
 - More sophisticated means of measurement
 - No major policy shift from 1997 to now
- The sad part:
 - How we are regarded by outsiders
 - But they are now all at it!

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Population Cap: What does it look like?

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Population Cap: Ageing

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SEQRP: What is the South-East Queensland Regional Plan?

- Plan that sits at a higher plane than the local government planning schemes
- All local government planning schemes must respond to and comply with the SEQRP. This involves:
 - Modifying existing planning schemes for compliance
 - Ensuring development approvals are consistent with the SEQRP
- Never before:
 - Has Queensland had a statutory regional plan
 - Has Queensland had legislation requiring planning schemes to be consistent with regional plans
 - Have Queensland local governments had to determine development applications with a statutory regional plan in place

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SEQRP: The Plan for Noosa

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The Noosa Plan: What is it?

- Commenced on 03 February 2006
- Replaces almost the entire planning scheme:
 - 1997 Strategic Plan
 - 1995 Noosa North Shore DCP
 - 1995 Marcus DCP
 - 1992 Cooroy DCP
 - 1991 Noosa Hill DCP
 - 1990 Schedule
 - 1985 Zoning Maps
 - All planning scheme policies
- The only element retained is the Coastal Major Road Network Infrastructure Charges Plan

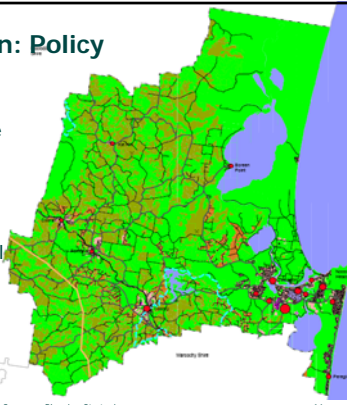


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The Noosa Plan: Policy intent

- Retains much of the policy intent of the 1997 Strategic Plan
- Built on the foundation of a Department of Local Government & Planning template
- Performance-based using codes



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The Noosa Plan: Changes?

- Significant alteration to assessment processes:
 - More land use changes will require planning assessment
 - Assessment will generally be to a greater depth
 - Typically this has resulted in around a 40% increase in applications in other LG areas
- Vision vs regulation
- Strength vs clarity
- Has it got a *soul*?
- In passing, the expression *population cap* also does not appear in The Noosa Plan

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Further Information

- This presentation:
 - PSPS web page at: www.paulsummersplanning.com.au and click Presentations & Publications in the index
- Visit the:
 - PSPS web page at: www.paulsummersplanning.com.au
 - Office of Urban Management web page at: www.oum.qld.gov.au
 - The Noosa Plan web page at: <http://thenoosaplan.noosa.qld.gov.au>

09/02/06 Paul Summers Planning Strategies 16