

# Paul Summers

## PLANNING STRATEGIES

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## PRESENTATION: Noosa Residents & Ratepayers Association

### Monday, 12 May 2003

#### (1) Two sessions:

- (a) First and shorter session - on your specific question of 'why plan?'
- (b) Second session – dealing with other issues you may want to raise

#### (2) Your question:

*"Why Plan"? We see this as an important and valid question, but with a consequent feeling of "why bother?" when published and adopted plans are modified, altered or ignored? Or are they? One almost needs to be a full time participant to review, sift and understand. Can you help me, and our members, achieve a fuller knowledge of the principles and so feel more a part of the process?*

#### (3) Fundamentals of planning:

- (a) In simple terms – planning is like house design
  - (i) Lawnmowers don't belong in the living room
  - (ii) Instead of separating rooms, we tend to separate land uses – to get the right things in the right places
- (b) So:
  - (i) Bedroom – living – residential
  - (ii) Kitchen – working – commercial or industrial
  - (iii) Living rooms – recreating – open space
- (c) Broader and more complex scale – so simple logic, complex environment

#### (4) Structure of plans:

- (a) Past – market driven – changing plans was an integral part of the process:

- (i) Zoning – a colour on a plan's map
- (ii) Rezoning – changing that colour
- (iii) Development processes were defined by legislation, but also by planning schemes
- (iv) Plans prepared by LG and modified by LG decision
- (b) Future – IPA planning schemes – outcome driven:
  - (i) Outcomes are defined
  - (ii) Development must meet those outcomes
  - (iii) Development processes only defined by legislation
  - (iv) Process for development defined by planning schemes, therefore by LG
  - (v) Three processes (for development applications) are available, two of which involve the LG (code and impact) and only one of which involves the community (impact)
  - (vi) Development applications test whether proposals achieve the outcomes
  - (vii) Plans are still changed, but usually not as a direct response to development

#### (5) Examples:

- (a) Are there topical examples the group wishes to work through?
- (b) Noosa Hill, Noosa North Shore, Settlers Cove??

#### (6) Second session ...