

**TWEED SHIRE COUNCIL
MEETING TASK SHEET**

User Instructions

If necessary to view the original Report, double-click on the 'Agenda Report' blue hyperlink above.

**Action Item - PLANNING COMMITTEE MEETING Thursday, 5 September
2019**

Action is required for Item **6** as per the Planning Committee Recommendation outlined below.

ATTENTION:

PLEASE NOTE THE ADOPTION OF THE COMMITTEE RECOMMENDATIONS BY COUNCIL AT ITS MEETING HELD Thursday, 5 September 2019 (Minute No 372 Refers)

TITLE: [PR-PC] Strategic Planning and Urban Design Workplan

**Cr J Owen
Cr P Allsop**

RECOMMENDED that:

1. The Strategic Planning and Urban Design Unit Workplan 2019-2020 and the 10 top priority projects as outlined in this report be endorsed; and
2. A six month workplan review be reported to Council, around March/April 2020 outlining progress and re-allocation of priority projects.
3. Council includes in the Strategic Planning and Urban Design Unit Workplan a future process to amend the Development Control Plan Section A5 to remove exemption clause for infill developments.

Cr P Allsop temporarily left the meeting at 06:59 PM.
Cr P Allsop has returned from temporary absence at 07:00 PM

ADJOURNMENT OF MEETING

Adjournment for dinner at 7.06 pm.

RESUMPTION OF MEETING

The Meeting resumed at 7.45 pm

The Motion was **Carried**

FOR VOTE - Unanimous

TITLE: [PR-PC] Strategic Planning and Urban Design Workplan

SUBMITTED BY: Strategic Planning and Urban Design

nhm



Leaving a Legacy

Looking out for future generations

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK:

1	Leaving a Legacy
1.4	Managing Community Growth
1.4.1	Strategic Land-Use Planning - To plan for sustainable development which balances economic environmental and social considerations. Promote good design in the built environment.

ROLE: Collaborator Leader

SUMMARY OF REPORT:

The Strategic Planning and Urban Design Unit (SP&UD) reports their workplan annually for Council to endorse its planning priorities for the coming year. This allows Council to consider the full list of ongoing and emerging projects and to resolve the land use planning priorities across a range of focus areas, including:

- Strategic Planning;
- Local Environmental Plans;
- Development Control Plans
- Locality and/or site specific master plans;
- Ongoing implementation of strategic plans;
- State planning requirements; and
- Routine planning matters.

The workplan this year, as in recent years, is beyond capacity. This requires SP&UD to find a balance of operational planning projects, such as planning proposals and amendments to DCPs, and a range of more consultation intensive strategic projects.

Projects are allocated a priority based on timeframe requirements, such as the Local Strategic Planning Statements and the Community Participation Plan, and/or the priorities of the Council. Currently there is a focus on a range of key strategic projects which have been ongoing for a number of years.

SP&UD is currently well advanced in a number of these strategic projects, which with concerted resourcing and support, should be completed within the next 6-9 months. Ten high priority strategic projects have been identified as follows:

- Local Strategic Planning Statement (LSPS);
- Community Participation Plan (CPP);
- Rural Land Strategy;

- Scenic Landscape Strategy;
- Kingscliff Locality Plan;
- E zones mapping and methodology consultation;
- Fingal Head Locality Plan;
- Chinderah Locality Plan;
- Small Smart Sustainable Housing; and
- Wardrop Valley.

As outlined in the report, the priority focus will be on the completion of these strategic projects. Achieving this will then enable other projects on the waiting list to be resourced.

RECOMMENDATION:

That:

- 1. The Strategic Planning and Urban Design Unit Workplan 2019-2020 and the 10 top priority projects as outlined in this report be endorsed; and**
- 2. A six month workplan review be reported to Council, around March/April 2020 outlining progress and re-allocation of priority projects.**

REPORT:

Background

Council adopted the current 2018-19 workplan at their meeting of 6 September 2018 and as revised 4 October 2018.

The regular review of the Strategic Planning and Urban Design (SP&UD) workplan provides an update on the progress of priority projects and sets the priority direction for the following year.

By way of update, the Priorities of the 2018-19 workplan and their progress include:

- Kingscliff Locality Plan: exhibition completed and final locality plan being drafted for re-exhibition;
- Scenic Landscape Strategy: publicly exhibited and being finalised;
- Rural Lands Strategy: publicly exhibited and reported back to Council. Currently being updated for further reporting to Council;
- Aboriginal Cultural Heritage Management Plan: adopted;
- Fingal Head building height review DCP amendment: completed and adopted;
- Fingal Head Locality plan: commenced the first stage community consultation;
- Chinderah Locality Plan: about to commence, incorporating the community round table consultation;
- Completion of three planning proposals: PP15/0006 - River Retreat Caravan Park; PP18/0001 - Zoning amendments; and PP18/0002 - Water Extraction (prohibiting future uses); and
- Dunloe Park Master Planning: progressing with design and servicing currently under review.

In addition a number of additional projects have been completed or commenced, including:

- Knox Park amenities design: completed;
- Queen Street Toilet Block upgrade through matched grant funding with the Heritage Branch: completed;
- Relocation of the Animal Pound investigations and planning proposal: in progress; and
- Small, Smart, Sustainable Village: phase 1 concept design has commenced.

Despite Council's position not to initiate any new planning proposals before June 2019 and various resolutions of Council, a number of projects remain un-resourced due to competing priorities, including:

- The Local Growth Management Strategy;
- Review of the Murwillumbah DCP (Murwillumbah Regional Locality Plan);
- Voluntary Planning Agreements Policy;
- Progression of an Affordable Housing Policy / Strategy;
- Review of the Tweed Urban and Employment Land Release Strategy (TUELRS); and
- Review of the Development Control Plan A1 (Housekeeping).

2019-2020 Workplan update

It is proposed the 2019-20 first and second quarter will focus on a number of ongoing strategic projects and emerging priorities, as discussed with Councillors at their Workshop of 7 August 2019 and as follows:

State planning actions

The Community Participation Plan (CPP) and the Local Strategic Planning Statement (LSPS) are requirements of the State Government to be completed within set timeframes.

The CPP will be undertaken in consultation with the Communications and Customer Experience Unit in parallel with the review of the *Community Engagement Strategy* to ensure the requirements of the DPIE are built into the engagement framework. The CPP is to be completed by December 2019.

Preparation of the LSPS, to be completed by June 2020, is a project that requires a whole-of-organisation commitment to complete the requirements and guidelines of the Department of Planning, Industry and Environment (DPIE) and ensure the actions are integrated into the Integrated Planning and Reporting Framework.

The LSPS will play a key role in future land use planning decisions as summarised below:

- Council must consider its LSPS when amending the LEP;
 - Where an LEP has been updated in line with the LSPS, spot rezoning proposals should occur less frequently;
- Will be part of the strategic merit test for a Gateway Determination by DPIE;
- Will provide more certainty about Council's future land use intentions;
- Will translate strategic planning priorities into LEP and DCP controls ensuring that planning authorities can make decisions which reflect the direction identified in the LSPS; and
- Could be used by a consent authority for decision making, as it will be a key input to local planning controls.

Other examples of when an LSPS could be used include:

- To explain changes and the rationale for zoning, development standards and other controls of an LEP or DCP;
- To support delivery of strategies for economic growth in the Council area where Council has clearly defined its employment centres and the nature of uses appropriate for these locations, or identifying areas where Council is seeking to encourage new or innovative employment generating uses;
- To show future amenity/sustainability outcomes, such as green corridors and areas of environmental significance; and
- To assist in identifying sites or areas of local importance for further investigation and/or potential future protection.

Resources will be devoted to both plans to ensure preparation and exhibition these important plans by the required timeframes.

Council will also be engaged in the development of the Tweed Heads Action Plan by the Department of Planning, Industry and Environment (DPIE). This is a State level plan identified in the North Coast Regional Plan (NCRP) to ensure coordination of the growth of regional cities (Direction 7).

Ongoing strategic plans

The Rural Land Strategy (RLS), Scenic landscape Strategy (SLS) and Kingscliff Locality Plan (KLP) are all well advanced, having now completed community consultation phases. These strategic plans are proposed to be completed as a priority, at which point their focus will then shift to implementation.

Other priority projects either commenced or soon to commence include:

- Site assessments and planning for the relocation of Council's existing Animal Pound;
- The E zones review mapping and methodology preliminary consultation, noting that the subsequent planning proposal to incorporate the E zones into the LEPs will also have further formal consultation;
- Wardrop Valley Planning proposal which seeks to provide further industrial land (PP19/0002); and
- Planning proposal to remove Water Extraction from the LEP (PP18/0004).

Planning Proposals

In addition to the workplan priorities, a previous Council resolution placed a moratorium on accepting further planning proposals, which is now concluded. A number of planning proposals either have been, or are expected to be lodged, as listed in Figure 1 *Workplan 2019-2020 1st and 2nd quarter* following. It is noted the list of planning proposals is likely to expand and require action.

Planning proposals are funded on a cost recovery basis in accordance with the current fees and charges. Where appropriate Council may engage an external consultant to undertake planning proposal assessment and preparation, freeing up some resources for strategic projects. It is proposed to reactive the use of external consultants where suitable for the project. This is part of our long standing project management practice.

Council initiated planning proposal projects will require funding from general revenue allocation in the 2019-2020 financial year.

As noted above, objectives of the LSPS include providing a strategic framework to guide the consideration and updating of planning controls, including planning proposals. In future years the LSPS should reduce the need for spot rezoning planning proposals.

The Short Term Rental Accommodation (STRA) planning proposal has been kept alive waiting the legislative directions from the DPIE on their Policy position, which is to allow STRA for 365 days per year.

The DPIE has just released a new suite of information for public exhibition, including:

- A regulatory framework discussion paper;
- Draft Code of Conduct for the industry;
- Draft Fair Trading Amendment (Code of Conduct for Short Term Rental Accommodation) Regulation 2019;
- Draft State Environmental Planning Policy (Short Term Rental Accommodation) 2019;
- Draft Environmental Planning and Assessment (Short Term Rental Accommodation) Regulation 2019; and
- Short Term Rental Fire Safety Standard.

Submissions close 11 September 2019. This planning proposal has been updated in the work plan since the Councillor workshop.

Resourcing

The full list of projects and resource allocations and priorities is shown in *Figure 1 Workplan 2019-2020 1st and 2nd quarter* following.

The majority of the key projects involve extensive and ongoing consultation. In order to meet this need and progress the key projects in a timely manner, one full time communications resource has been allocated to the Strategic Planning and Urban Design unit for the next 12 months. This resource has been included in the resourcing allocated in the following Figure 1, indicating the workplan remains at capacity. For this reason the approach for the next six months is to focus on 10 priority projects, as follows:

Local Strategic Planning Statement (LSPS)	Rural Land Strategy
Community Participation Plan (CPP)	Kingscliff Locality Plan
E zones mapping and methodology consultation	Fingal Head Locality Plan
Scenic Landscape Strategy	Chinderah Locality Plan
Small Smart Sustainable Housing	Wardrop Valley Planning Proposal

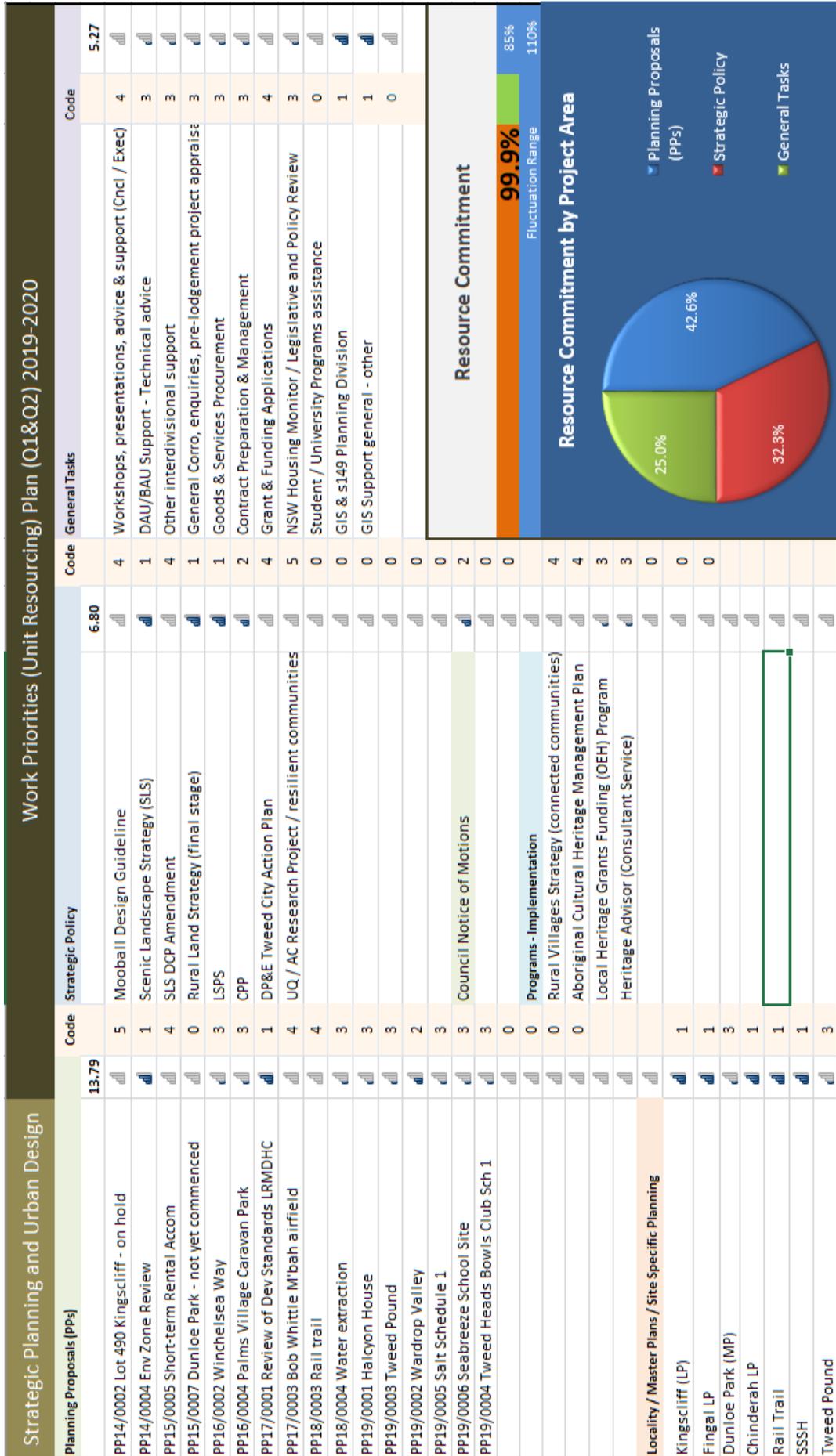


Figure 1 Workplan 2019-2020 1st and 2nd quarter

Projects currently waiting and un-resourced

A number of projects have previously been identified on the workplan, which due to competing resources, remain un-resourced as listed following:

Planning Proposals

- ACHMP Sensitive Lands (TSC)
- Housekeeping LEP review (TSC): required LEP maintenance
- Heritage Housekeeping review (TSC): required LEP maintenance

Development Control Plans

- DCP A1 Parts B and C review and housekeeping: required DCP maintenance
- Murwillumbah DCP review and regional locality plan: required DCP maintenance
- DCP sustainable initiatives: Notice of Motion
- DCP Greening South Tweed: Notice of Motion

Strategic Planning

- Local Growth Management Plan (including TUELRs review)
- Affordable housing
- Dark Sky Policy: Notice of Motion

Locality Plans: arising from Rural Villages Strategy

- Tumbulgum LP
- Burringbar LP
- Tyalgum LP
- Uki LP

These projects remain on a waiting list. It is anticipated that should a number of the 10 top projects be completed within the first and second quarter, these projects may be added to the workplan and prioritised. As such it is recommended that a six month workplan review be reported to Council, around March/April 2020.

OPTIONS:

1. Council adopts the revised Strategic Planning and Urban Design Unit Workplan 2019-2020 and the 10 top priority projects as outlined in this report; or
2. Amends or defers the workplan or part thereof.

Option 1 is recommended.

CONCLUSION:

The Strategic Planning and Urban Design workplan is at capacity, with many more projects than can be adequately resourced. In previous years projects have been ranked as priority 1, 2 or 3 and/or moratoriums placed on some projects on the workplan to allow other, more strategic projects to proceed. No one approach is perfect and each year the work plan is tailored to meet the objectives and priorities of Council and the current legislative planning framework.

Council cannot indefinitely place a moratorium on planning proposals, as such it is proposed this now be lifted. Notwithstanding, there are key high priority strategic projects requiring completion in the coming 1st and 2nd quarter. Should this be achieved it may then be possible to reallocate resources to some of the projects on the waiting list.

As such, it is proposed the 2019-2020 workplan will focus on 10 key priority strategic projects for the next 6 months, as follows:

- Local Strategic Planning Statement (LSPS)
- Community Participation Plan (CPP)
- Rural Land Strategy
- Scenic Landscape Strategy
- Kingscliff Locality Plan
- E zones mapping and methodology consultation
- Fingal Head Locality Plan
- Chinderah Locality Plan
- Small Smart Sustainable Housing
- Wardrop Valley

COUNCIL IMPLICATIONS:

a. Policy:

Not Applicable.

b. Budget/Long Term Financial Plan:

Council initiated planning proposals will require funding from general revenue allocation in the 2019-2020 financial year.

All strategic projects are able to proceed within the current budget allocations.

c. Legal:

Not Applicable.

d. Communication/Engagement:

Consult - We will listen to you, consider your ideas and concerns and keep you informed.

UNDER SEPARATE COVER/FURTHER INFORMATION:

Nil.
