

Media release

15 April 2021

CCA SEEKS ACTION ON HOUSING AND PLANNING

Cradle Coast Authority (CCA) says urgent changes to planning are required, to increase the supply of housing and make it easier to do business in our region.

Speaking in relation to one of five regional election priorities shared with state election candidates, CCA Chief Representative, Mayor Peter Freshney said that CCA and Councils are keen to work with a future State Government to overcome long-standing planning issues.

“We frequently hear from people who are frustrated that the Tasmanian Planning Commission has little choice other than to block residential housing developments because the Regional Land Use Strategy is out of date” he said. “The flow on effects of this include fewer old, affordable houses being made available for first home buyers and renters. It is also impacting our ability to attract and retain people who simply can’t find a house to meet their needs”.

To address the problem, CCA and Member Councils are seeking funding for a new position to help Councils take a regional approach to planning. In addition to helping Councils prepare for and make the most of any future government-led review of the Regional Land Use Strategy, the role would help Councils deliver consistent planning fees and processes and ensure that the future strategy meets the region’s long term social, economic and environmental needs.

“Working together on planning and housing is a logical next step for our Councils, who have worked together through CCA for more than twenty years” said Mayor Freshney. “We look forward to meeting with all candidates with a view to achieving widespread support for this and our other election priorities”.

Further details on the following page.

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CCA is jointly owned by the nine Councils of western and north-western Tasmania, to help them achieve regional outcomes and maintain strong local government, by working together.



Priority: Developing a fit-for-purpose planning framework for the Cradle Coast region			
PESRAC priority alignment:	1. Build on Tasmania’s competitive advantage 2. Build on Tasmania’s brand 4. Environment – asset and social/economic benefit 12. Planning, building and permitting processes 13. Population growth and diversity 17. Access to appropriate and affordable housing 18. Community connection 20. Local government reform 26. New service delivery models		
Total value	\$180,000	Duration	1 year
Funds sought	\$150,000	CCA cash / in-kind contribution	\$30,000
Description	<p>In 2019, CCA’s nine Member Councils developed a Shared Services Strategy, and as a result, several joint procurement and workforce development initiatives are currently being delivered by existing CCA staff. These include joint telecommunications procurement, workforce development planning and a high-level development services (i.e. building, compliance, regulatory services, environmental health and planning) analysis which compares throughput, revenue and expenditure.</p> <p>Further progress in relation to planning services reform however, will require dedicated resourcing. While we acknowledge the State Government’s reform agenda and PESRAC recommendations, Councils make decisions daily that influence how local communities are planned and developed. This project would see a project manager and project officer engaged full-time over one year, to complete the following tasks which will deliver immediate improvements to current local government planning processes:</p> <ol style="list-style-type: none"> Detailed analysis of current planning processes along with a review of fees and charges across Member Councils. Help Councils develop and implement consistent processes to assist with and support the uptake and implementation of Plan Build to ensure it is effective and efficient for Councils to “opt in”. Undertake an analysis of best-practice strategic land-use planning, with a view to informing future versions of the Regional Land Use Strategy. <p>Item three would involve developing an understanding of the principles, stakeholder engagement processes, spatial data and other technologies that could be adopted. This project would deliver an improved planning experience for businesses and individuals, enable greater resource sharing and would ensure our region derives maximum benefit from any review of the Regional Land Use Strategy.</p>		
Outcomes	<ul style="list-style-type: none"> Consistent processes, fees and charges across nine Member Councils delivering streamlined, faster approval processes Reduced burden for ratepayers and businesses Increased Council effectiveness and efficiency Greater ability to attract and retain industry because of less land use conflicts, resulting in greater investment Support for local government in identifying community priorities and coordinate delivery between government, business and the not-for-profit sector A shared strategic vision and better coordination of regional land-use 		

