



*Proposed Lauderdale Quay development
by Walker Corporation Pty Ltd*

*Draft Scope Guidelines
for the Integrated Impact Statement (IIS)*

Draft Scope Guidelines for the Integrated Impact Statement (IIS): Proposed Lauderdale Quay development by Walker Corporation Pty Ltd

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email address: enquiry.rpdc@justice.tas.gov.au

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Invitation to Comment

Community and other interest groups and individuals are invited to comment in writing on the Draft Scope Guidelines for the Integrated Impact Statement, which are contained in Part 3 of this document. Written submissions should be sent to:

Address: Resource Planning and Development Commission
GPO Box 1691, Hobart TAS 7001
3rd floor, 144-148 Macquarie Street, Hobart TAS 7000

Fax number: (03) 6233 5400

Email: enquiry.rpdc@justice.tas.gov.au

Written submissions must be received by the Commission no later than 4.30 pm, **Monday 9 July 2007**. Late submissions will not be accepted. Faxed and email copies of submissions will be received up until 4.30 pm on the closing date.

Please note that **submissions** will be treated as **public documents** unless an argument is put to the contrary by the person making the submission.

Copies of submissions will be made available for public inspection on the Commission's website and at the Commission's office, Hobart.

Resource Planning and Development Commission

The Resource Planning and Development Commission is established under the *Resource Planning and Development Commission Act 1997*.

The Commission has six principal functions:

- to assess and approve local government planning schemes and planning scheme amendments;
- to assess projects of State significance;
- to assess draft State Policies;
- to prepare the Tasmanian State of the Environment Report;
- to review submissions on water management plans; and
- to conduct inquiries into the use of public land.

The Commission is part of the State's resource management and planning system, the objectives of which are set out under Schedule 1 of the *Resource Planning and Development Commission Act 1997*.

The Commission is made up of:

- an Executive Commissioner (Simon Cooper)
- a Commissioner with planning experience nominated by the Local Government Association of Tasmania (Sandra Hogue)
- a Commissioner with expertise and management experience in resource conservation (Helen Locher)
- a Commissioner with planning experience and experience in industry and commerce (Jamieson Allom)
- a Commissioner with resource conservation or planning experience representing community interests (Catherine Nicholson)
- a Commissioner with public administration experience in regard to project implementation (Helen Hudson)



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Draft Scope Guidelines for the Integrated Impact Statement (IIS)



PART 1

Introduction

1.1 Background

The proposal, known as Lauderdale Quay, by Walker Corporation Pty Ltd (Walker) to develop a mixed waterfront housing and marina development in Ralphs Bay, southern Tasmania has been declared, by order of the Governor, to be a project of State significance¹. The order has been approved by both Houses of the Tasmanian Parliament. A project description has been provided by Walker – refer to Part 2 of this document.

The Tasmanian Premier, the Hon. Paul Lennon, has directed the Resource Planning and Development Commission (the Commission) to undertake an integrated assessment of the Lauderdale Quay proposal in accordance with the *State Policies and Projects Act 1993* (Tas). Refer to Appendix 1 for the Ministerial Direction.

Walker will prepare a draft Integrated Impact Statement (IIS), which must address all environmental, social, economic and community issues relevant to the project. This will enable the Commission to undertake an independent assessment of all likely impacts of the project.

1.2 What is a project of State significance?

A project of State significance is required to possess at least two of the following attributes:

- (a) significant capital investment;
- (b) significant contribution to the State's economic development;
- (c) significant consequential economic impacts;
- (d) significant potential contribution to Australia's balance of payments;
- (e) significant impact on the environment;
- (f) complex technical processes and engineering designs;
- (g) significant infrastructure requirements.²

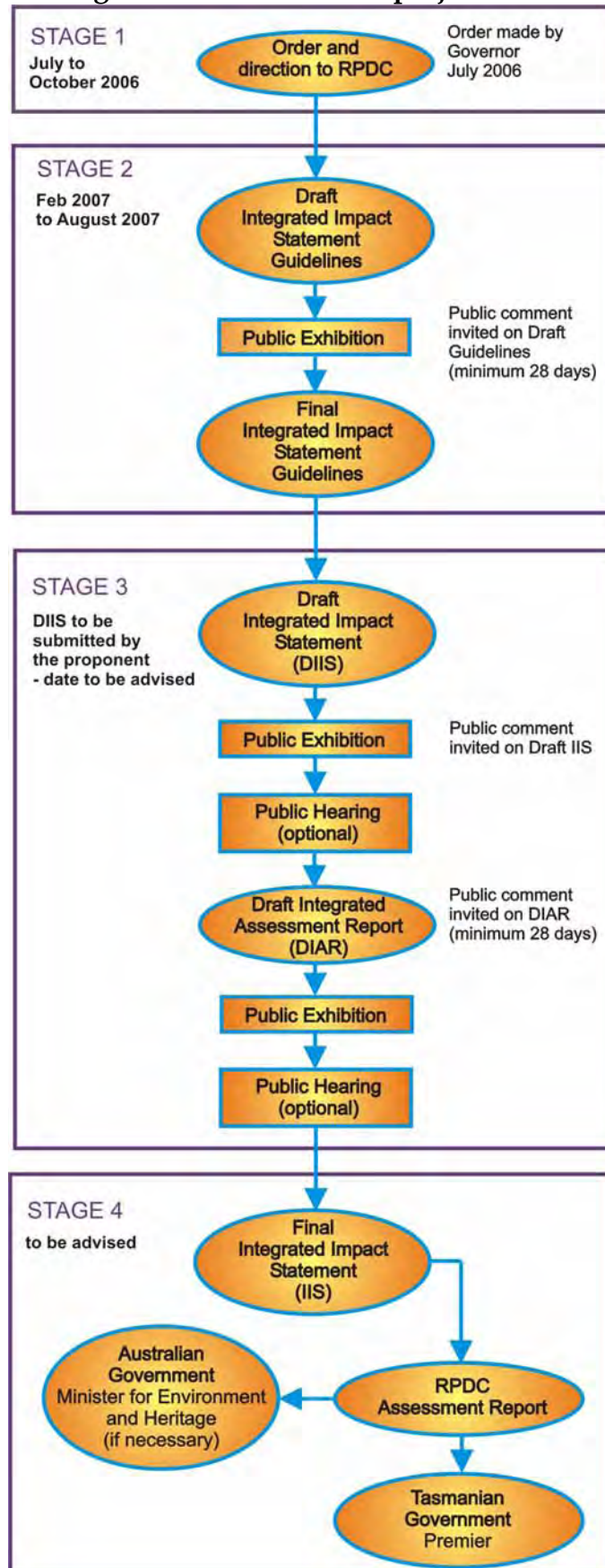
The Tasmanian Government has determined that the proposal by Walker is eligible for project of State significance status, which places the assessment and approvals process under the *State Policies and Projects Act 1993* (Tas).

The declaration of a project of State significance takes a major development proposal outside the planning and development process established under the *Land Use Planning and Approvals Act 1993* (Tas) and other relevant legislation. Section 19 of the *State Policies and Projects Act 1993* (Tas) (as amended) details the effect of the order. Part 3 of the *State Policies and Projects Act 1993* (Tas) sets out the statutory assessment process for a project of State significance. The Premier is the Minister responsible for administering the Act in respect of projects of State significance.

¹ *State Policies and Projects Act (Project of State Significance) Order 2006*, S.R. 2006, No. 71, 11 July 2006.

² Section 16(1) of the *State Policies and Projects Act 1993*

Figure 1.1 Integrated assessment of a project of State significance



1.4 Australian Government assessment requirements

On 22 December 2006 a delegate of the Minister for the then Department of Environment and Heritage (now Department of the Environment, Water and Resources), determined that the proposal by Walker was a 'controlled action' requiring approval for the purposes of the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). It has been agreed between the State and Australian Governments that assessment by an accredited process must be conducted in accordance with the *State Policies and Projects Act 1993* (Tas). This means that the Commission will undertake the assessment and provide the Minister for the Department of Environment, Water and Resources with an assessment report on the impacts of the action. One assessment will be undertaken to meet the statutory requirements of both the Australian and Tasmanian Governments.

1.5 Purpose of the Draft Scope Guidelines

Walker is required to prepare a draft Integrated Impact Statement (IIS) to enable the Commission to carry out an assessment of the environmental, social, economic and community impacts of the project. Scoping guidelines for a draft IIS provide the proponent with guidance on the information required, and the level of detail necessary, to enable the Commission to undertake a thorough integrated assessment. An IIS is a document that describes to the Commission and the public what the proponent wants to do, what the environmental, social, economic and community impacts will be, how the proponent plans to manage the project and how the project will be maintained in the long term.

The Commission, in consultation with Tasmanian and Australian Government agencies and with the assistance of independent consultant, Sinclair Knight Mertz Pty Ltd, has prepared Draft Scope Guidelines for the IIS (refer to Part 3 of this document). These draft guidelines specify the issues the Commission requires Walker to address in the draft IIS. The Guidelines will cover all of those matters that must be addressed to satisfy the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) together with all relevant Tasmanian legislative requirements.

Words such as 'must' and 'shall' in the Draft Scope Guidelines indicate matters that the Commission considers it must assess in order to satisfy the requirements of the *State Policies and Projects Act 1993* (Tas).

1.6 Purpose of this document

The primary purpose of this document is to invite public comment on the draft guidelines. The Commission is seeking comments on Part 3, which presents Draft Scope Guidelines for the Integrated Impact Statement.

This document provides the information necessary to enable all interested parties to comment on the Draft Scope Guidelines for the Integrated Impact Statement. Submissions will be considered by the Commission before the guidelines are finalised.

Draft Scope Guidelines for the Integrated Impact Statement (IIS)

Comments are to be in writing or by email. It is important that comments are received by the Commission no later than 4.30 pm, Monday 9 July 2007. Late submissions will not be accepted.

This document is presented in three parts:

- Part 1 sets out the assessment process;
- Part 2 contains the Project Description provided to the Commission by Walker Corporation; and
- Part 3 contains the Draft Scope Guidelines prepared by the Commission.

1.7 *Opportunities for public comment*

Opportunities for public input during the assessment process will be through submissions in response to:

- Draft Scope Guidelines for the IIS (i.e. Part 3 of this document);
- the future Draft IIS (to be lodged with the Commission by Walker);
- the future Draft Integrated Assessment Report (DIAR) (to be prepared by the Commission); and
- Presentations/submissions at Commission hearings (if the Panel considers a hearing appropriate).

The next opportunity for public comment will be on the future Draft IIS. This will be by invitation through public notices in Tasmanian and national newspapers. Interested persons and organisations will have a minimum of 28 days to comment in writing on the Draft IIS during the public exhibition period. Similarly, notices will be placed in newspapers to notify the public when the DIAR has been placed on public exhibition and interested parties will have a minimum of 28 days to comment in writing or by email on that document.

To assist the public remain fully informed the Commission will use its website to provide updates and information on the assessment process.