



*Proposed Lauderdale Quay development
by Walker Corporation Pty Ltd*

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

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

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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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PART 1

Introduction

1.0 Background

The proposal by Walker Corporation Pty Ltd (the proponent) for a waterfront housing and marina development in Ralphs Bay, southern Tasmania, has been declared, by order of the Governor, a Project of State Significance¹. The order has been approved by both Houses of the Tasmanian Parliament.

The Tasmanian Premier, the Hon. Paul Lennon, MHA, has directed the Commission to undertake an integrated assessment of the proposal in accordance with the *State Policies and Projects Act 1993* (Tas). Refer to Appendix 1 for the ministerial direction. The proponent will prepare a draft Integrated Impact Statement (IIS) addressing all environmental, social, economic and community issues relevant to the project.

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 the proponent 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 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.

1.1 Integrated assessment process

Under the Act, the Commission undertakes the integrated assessment of projects of State significance in accordance with Part 3 of the *State Policies and Projects Act 1993* (Tas). The term 'integrated assessment', in relation to a Project of State Significance, means a consideration of environmental, social, economic and community issues relevant to that project and such other issues as may be prescribed.² Figure 1.1 sets out the statutory process the Commission is required to follow when carrying out the integrated assessment of this Project of State Significance.

For this particular assessment the Commission has an additional statutory responsibility. If the Commission recommends that the project proceed it is required to determine that part of the land specified as part of the Ralphs Bay Conservation Area, shown under Schedule 1 of the *Ralphs Bay Conservation Area (Clarification) Act 2006*, which is necessary or convenient for the project to proceed.

Importantly, the Commission's role is to assess the project and make recommendations to the Minister responsible for projects of State significance – the Hon. P Lennon, MHA. It is

¹ *State Policies and Projects Act (Project of State Significance) Order 2004*, S.R. 2006, No. 71

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

Sixty-eight written submissions were received by the close of the public exhibition period. Appendix 2 contains a list of submitters. Copies of the submissions have been provided to the proponent and have also been published on the Commission's website.

1.2 Purpose of this document

Part 1 of this document provides an overview of the Project of State Significance assessment process.

Part 2 of this document contains the final IIS guidelines as amended by the Commission after considering issues raised in public submissions. These finalised guidelines represent the framework upon which the proponent will prepare the draft IIS. The word 'must' has been used in the IIS guidelines to denote those matters that are necessarily the subject of statutory requirements. The word 'should' has been used where the matter is relevant to the merits of the proposal under assessment.

Part 3 contains the Commission's analysis and evaluation of public submissions received on the Draft Scope Guidelines, sets out the views of the Commission on suggested amendments, and identifies the amendments that the Commission has adopted. The submissions are bound separately and are available for inspection at the Commission's Hobart office and on the Commission's website.

It should be noted that while every attempt has been made to ensure that the guidelines address all of the major issues associated with the project, they are not necessarily exhaustive. Therefore the guidelines should not be interpreted as excluding from consideration matters deemed to be significant but not incorporated or matters (currently unforeseen) that may emerge as important or significant from studies or otherwise during preparation of the draft IIS.

1.3 Opportunities for public participation

The Commission is committed to an open, transparent assessment process that offers the public extensive opportunity to submit representations in relation to the project to the Commission for consideration. This is consistent with the *State Policies and Projects Act 1993* and the view that the assessment process must ensure that public consultation is thorough, and people are given a real opportunity to express their views in relation to the project.

Public consultation is essential in informing the Commission and of allowing all interested parties, groups, agencies and individuals an opportunity to contribute to the overall assessment process. Consultation will continue during subsequent phases of the assessment process.

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

- the future draft IIS (to be lodged with the Commission by the proponent);

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- 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.

1.4 Timeframe for the assessment process

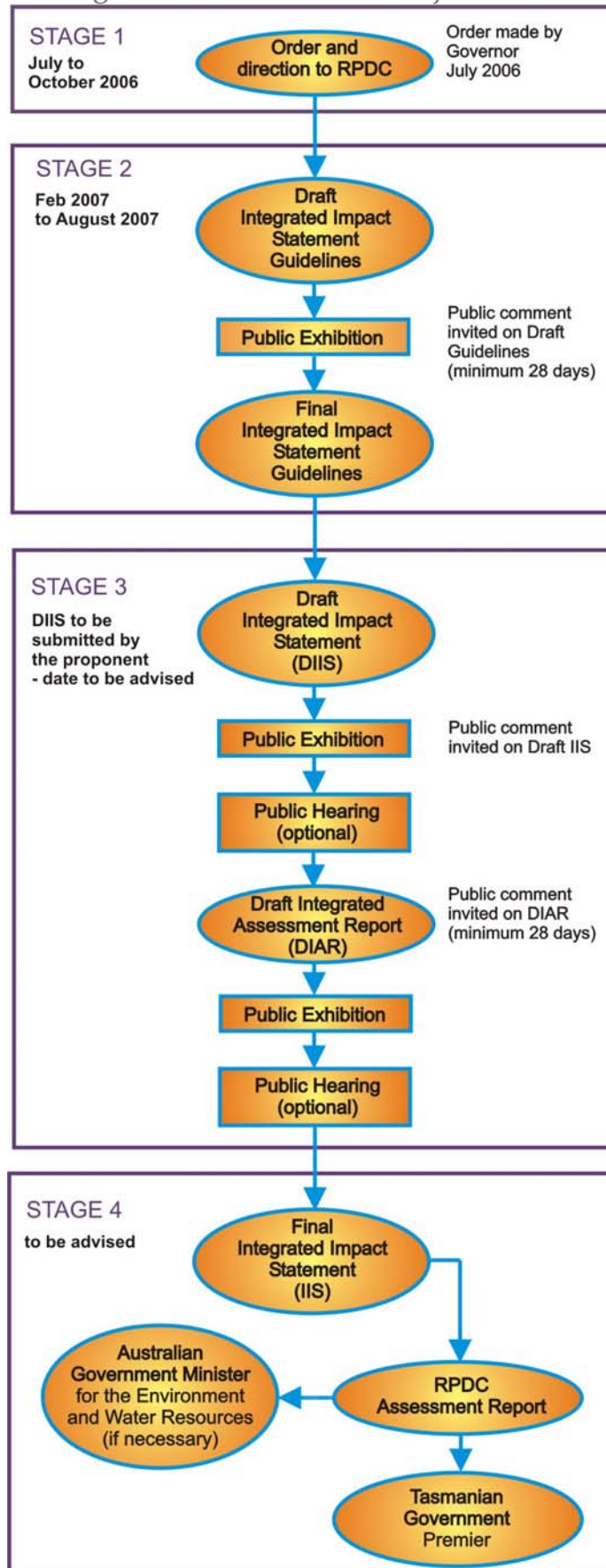
The next major milestone in the assessment process will be when the proponent submits the draft IIS for assessment by the Commission. It is a matter for the proponent to determine when it considers the draft IIS is suitable for assessment. To that extent timing of the process is now in the hands of the proponent. There are no statutory time limits on submission of the draft IIS.

From receipt of the draft IIS the Commission estimates that the assessment process will take between 8 and 10 months. This time period will vary depending on the complexity of issues to be assessed and time required by the Commission to conduct hearings.

As the assessment timeframe becomes more specific details will be published on the Commission's website.

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Figure 1.1 Integrated assessment of a Project of State Significance





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