PSP NOTES
Engaging the Public and Private Sectors

The *PSP Notes* are a series of documents providing advice to key stakeholders and organisations responsible for preparing precinct structure plans. These are expected to be updated from time to time. This document represents current thinking about engagement of key stakeholders in growth areas.

Understanding Who to Engage and Why

A range of public and private sector organisations, groups and individuals will be involved in precinct structure planning including: councils, government and non-government service providers, developers, land-owners and other community representatives. See figure 1.

Some of these groups are statutory authorities and must be consulted throughout the process. Every precinct structure plan will be exhibited to gain public views, however some engagement with the community and other non-statutory authorities should occur earlier in the process to understand and reconcile diverse needs, particularly in confirming the strategic issues and determining the preferred urban structure.

This is important because once a precinct structure plan applies to land within the Urban Growth Zone, the notice requirements and third party review rights are removed from planning permit applications for proposals that generally conform to the plan.

Engaging these groups at the right time in the process will improve communication, enable the best design outcomes to be achieved and will assist with effective implementation. Providing an opportunity for these groups to work together also provides the opportunity for new ideas and innovation to occur. However, it should be acknowledged that receiving the wrong level of input at the wrong time could create unnecessary frustration and delay the plan's preparation and approval.

The production of the precinct structure plan should follow these principles for engagement:

- Involvement should be appropriate to the precinct structure planning context.

- People and organisations should be involved from the outset.

- Engagement should occur at the most opportune times in the process. It is not sufficient to invite comment on the plan from key stakeholders after its preparation.

- The consultation and engagement techniques should be appropriate to the communities concerned.

- Sufficient time should be provided to seek and understand the feedback and for resolving issues.
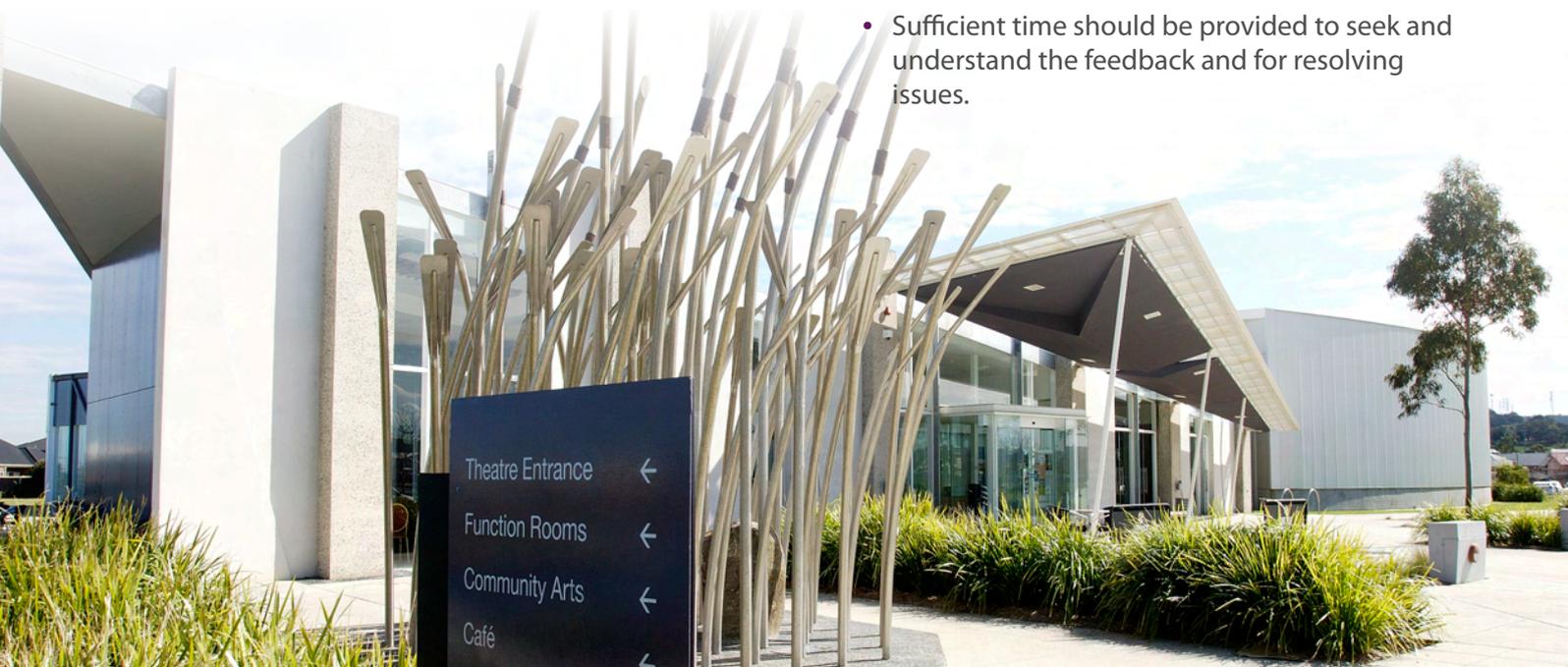
Planning for Engagement

The timing of engagement will be determined at the outset of the process as part of the project management plan. The project management plan will be produced by the Growth Areas Authority in consultation with the relevant growth area council. The format and timing of engagement will depend on the local context and project management plan.
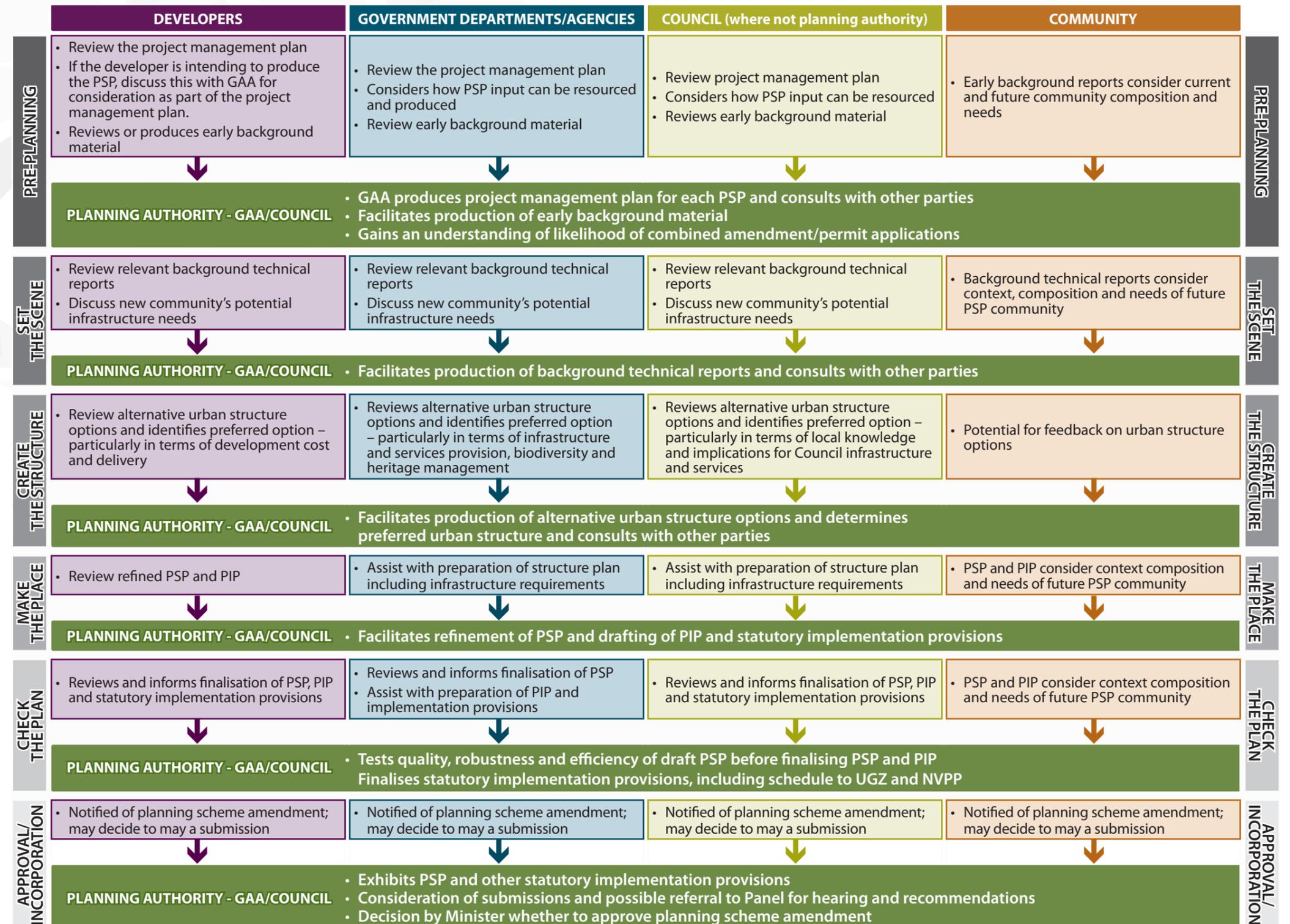
The engagement should facilitate:

- Early advice to agencies, service providers and council about preparation of the plan;
- Opportunity for agencies and service providers to conduct their own infrastructure and service planning;
- Clear communication and resolution of issues during preparation of the PSP;
- Timely completion of the PSP.

Roles and Responsibilities

Figure 1 identifies the roles and responsibilities of the Growth Areas Authority, council, government agencies and service providers, community members and developers during the four stages: set the scene, create the structure, make the place and check the plan. The role of the local council and the Growth Areas Authority will vary depending on which authority is responsible for preparing the precinct structure plan.

The following table is indicative only and describes the opportunities for engagement and input at each stage of preparation of the precinct structure plan.

Figure 1: Engagement of various parties through the precinct structure planning process

	DEVELOPERS	GOVERNMENT DEPARTMENTS/AGENCIES	COUNCIL (where not planning authority)	COMMUNITY
PRE-PLANNING	• Review the project management plan • If the developer is intending to produce the PSP, discuss this with GAA for consideration as part of the project management plan. • Reviews or produces early background material	• Review the project management plan • Considers how PSP input can be resourced and produced • Review early background material	• Review project management plan • Considers how PSP input can be resourced • Reviews early background material	• Early background reports consider current and future community composition and needs
PLANNING AUTHORITY - GAA/COUNCIL	• GAA produces project management plan for each PSP and consults with other parties • Facilitates production of early background material • Gains an understanding of likelihood of combined amendment/permit applications			
SET THE SCENE	• Review relevant background technical reports • Discuss new community's potential infrastructure needs	• Review relevant background technical reports • Discuss new community's potential infrastructure needs	• Review relevant background technical reports • Discuss new community's potential infrastructure needs	• Background technical reports consider context, composition and needs of future PSP community
PLANNING AUTHORITY - GAA/COUNCIL	• Facilitates production of background technical reports and consults with other parties			
CREATE THE STRUCTURE	• Review alternative urban structure options and identifies preferred option – particularly in terms of development cost and delivery	• Reviews alternative urban structure options and identifies preferred option – particularly in terms of infrastructure and services provision, biodiversity and heritage management	• Reviews alternative urban structure options and identifies preferred option – particularly in terms of local knowledge and implications for Council infrastructure and services	• Potential for feedback on urban structure options
PLANNING AUTHORITY - GAA/COUNCIL	• Facilitates production of alternative urban structure options and determines preferred urban structure and consults with other parties			
MAKE THE PLACE	• Review refined PSP and PIP	• Assist with preparation of structure plan including infrastructure requirements	• Assist with preparation of structure plan including infrastructure requirements	• PSP and PIP consider context composition and needs of future PSP community
PLANNING AUTHORITY - GAA/COUNCIL	• Facilitates refinement of PSP and drafting of PIP and statutory implementation provisions			
CHECK THE PLAN	• Reviews and informs finalisation of PSP, PIP and statutory implementation provisions	• Reviews and informs finalisation of PSP • Assist with preparation of PIP and implementation provisions	• Reviews and informs finalisation of PSP, PIP and statutory implementation provisions	• PSP and PIP consider context composition and needs of future PSP community
PLANNING AUTHORITY - GAA/COUNCIL	• Tests quality, robustness and efficiency of draft PSP before finalising PSP and PIP Finalises statutory implementation provisions, including schedule to UGZ and NVPP			
APPROVAL/ INCORPORATION	• Notified of planning scheme amendment; may decide to may a submission	• Notified of planning scheme amendment; may decide to may a submission	• Notified of planning scheme amendment; may decide to may a submission	• Notified of planning scheme amendment; may decide to may a submission
PLANNING AUTHORITY - GAA/COUNCIL	• Exhibits PSP and other statutory implementation provisions • Consideration of submissions and possible referral to Panel for hearing and recommendations • Decision by Minister whether to approve planning scheme amendment			

Figure 2: Public and private sector groups

GOVERNMENT GROUPS

- Aboriginal Affairs Victoria
- Council
- Country Fire Authority
- Department of Education, and Early Childhood Development
- Department of Health
- Department of Human Services
- Department of Innovation, Industry and Regional Development
- Department of Planning and Community Development
- Department of Sustainability and Environment
- Department of Transport
- Environment Protection Authority
- Federal Department of Environment, Water, Heritage and the Arts
- Growth Areas Authority
- Heritage Victoria
- Melbourne Water
- Parks Victoria
- Regional water authorities
- Skills Victoria
- Sport and Recreation Victoria
- VicRoads
- VicTrack

NON-GOVERNMENT GROUPS

- Community service providers
- Developers
- Land-owners
- Non-government education providers
- Transport providers
- Utilities companies
- Registered housing associations
- Community Groups
- Landowners and development proponents in the precinct
- Existing local residents
- Future residents and visitors to the area

COMMUNITY GROUPS

- Landowners and development proponents in the precinct
- Existing local residents
- Future residents and visitors to the area
- Local businesses and chambers of commerce
- Local resident bodies
- Registered Aboriginal Parties
- Residents from surrounding neighbourhoods