

TASMANIAN PLANNING SCHEME – AN OVERVIEW

What is the Tasmanian Planning Scheme?

The Tasmanian Planning Scheme is the single statewide planning scheme which will replace the current 30 planning schemes operating in Tasmania.

The amendments to the *Land Use Planning and Approvals Act 1993* (the Act) that commenced in December 2015 provide for a single statewide planning scheme to be established.

What will the Tasmanian Planning Scheme look like?

The Tasmanian Planning Scheme will consist of two parts:

- a set of consistent statewide planning rules called State Planning Provisions (SPPs); and
- Local Provisions Schedules (LPSs) which will contain the zone and overlay maps and lists that apply the SPPs and identified special and unique areas for each council area.

What do the State Planning Provisions include?

The State Planning Provisions (SPPs) set the statewide consistent set of planning rules.

These rules include the Tasmanian Planning Scheme's purpose and objectives, consistent and contemporary planning definitions, exemptions, use classes, and administrative provisions such as development application requirements.

The SPPs include 23 generic zones which indicate what land use and development is appropriate for each zone such as residential, business, agriculture, utilities, environmental and recreational uses.

In addition, there are a suite of 16 codes which provide clear pathways for dealing with land use issues which occur across Tasmania and may apply across a range of zones, covering matters such as natural hazards, local heritage values, natural assets, parking requirements and the protection of road, railway and electricity infrastructure.

The SPPs also include the template for each council's Local Provisions Schedule.

Local councils will choose from the suite of planning rules to express their community's land use expectations in their Local Provisions Schedules.

The State Planning Provisions were made by the Minister on 22 February 2017 and came into effect on 2 March 2017 following a period of public consultation, public hearings and recommendations by the independent Tasmanian Planning Commission.

When will the Tasmanian Planning Scheme take effect?

The Tasmanian Planning Scheme will come into effect in each council area when the Local Provisions Schedule which applies the SPPs in that area is finalised.

Each LPS will be subject to independent review by the Tasmanian Planning Commission before it is approved.

What will the Local Provisions Schedules include?

The Local Provisions Schedules (LPSs) will provide for how the SPPs will apply in each local municipal area. They will contain the zone maps and overlay maps or lists of places where the codes apply.

They will also contain local area objectives and any planning controls for unique places specific to the local area. These unique areas can be in the form of particular purpose zones, specific area plans, and site-specific qualifications.

Who is responsible for preparing the Local Provisions Schedules?

Local councils are responsible for preparing their LPSs. Councils will be responsible for consulting on the LPS with their communities and other stakeholders to ensure it reflects the community's expectations.

The zone maps will be largely a translation from the current interim planning schemes. However, councils will be able to amend their

zone maps as required to implement the new SPPs or to implement strategic zoning changes.

Councils will submit their draft LPS to the Tasmanian Planning Commission for consideration prior to the public exhibition and assessment process.

Will I be able to make representations on the Local Provisions Schedules?

Councils are required under the Act to publicly exhibit their draft LPS for 60 days.

The Act provides that any person can make a representation on the draft LPS within that period. The council will then report to the Tasmanian Planning Commission on the representations it has received.

The Commission will undertake the statutory assessment of representations on the draft LPSs.

Where can I get more information about the Tasmanian Planning Scheme?

Information about the Tasmanian Planning Scheme and the preparation and making of the State Planning Provisions and the Local Provisions Schedules can be found on the [Tasmanian Planning Reform website](#).

General enquiries about the preparation of the Tasmanian Planning Scheme and the State Planning Provisions should be directed to:

The Manager,
Planning Policy Unit, Department of Justice
GPO Box 825 Hobart 7001
Ph (03) 6166 1429
email planning.unit@justice.tas.gov.au

Enquiries on the public exhibition and assessment process should be directed to:

The Tasmanian Planning Commission
Level 3, 144 Macquarie Street, Hobart
GPO Box 1691 HOBART TAS 7001
Ph (03) 6165 6828
email tpc@planning.tas.gov.au

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