



THE TASMANIAN PLANNING SCHEME

Legislative Framework

MARCH 2015

Summary

It is proposed that the single statewide planning scheme will be known as the 'Tasmanian Planning Scheme' and comprise two key sections:

- a set of statewide planning controls called the State Planning Provisions
- and Local Planning Provisions including the zone and overlay maps for each area

The State Planning Provisions including the framework or structure (template) for Local Planning Provisions, will be developed by the Government. Local councils will be responsible for the Local Planning Provisions which will include: Particular Purpose Zones and Specific Area Plans.

Local councils will continue their role in administering the planning scheme through the assessment of development applications within their planning area (normally the municipal area).

It is proposed that the legislative processes for making and amending Local Planning Provisions will be similar to the current processes planning authorities follow for preparing planning schemes in the Act.

The preparation of the Local Planning Provisions will require the local councils to reflect the new structure within the State Planning Provisions and to ensure consistent application of the zones.

The Tasmanian Planning Scheme will take effect in each local area when the Local Planning Provisions, which include the zoning and overlay maps for that area, have been approved and are in effect.

Proposed model

The Tasmanian Planning Scheme will be based on a clear set of planning controls which apply consistently to land use and development across the State.

The Tasmanian Planning Scheme will comprise two sections as follows:

Part A: State Planning Provisions

- o Purpose and Objectives
- o Administrative Provisions
- o Zones - Use and Development Provisions
- o Codes

Part B: Local Planning Provisions

- o Zone and overlay maps
- o Planning purpose and objectives
- o Particular Purpose Zones
- o Specific Area Plans

Figure 1 (attached) illustrates this structure diagrammatically.

The State Planning Provisions and the relevant Local Planning Provisions would together form all of the planning controls applying to a local area (the local application of the Tasmanian Planning Scheme). These will be administered by the local councils according to the particular areas they have responsibility for.

The proposed model will provide for a single set of consistent provisions across the entire state but allow for specific (approved) local provisions where necessary or agreed.

This model is in contrast to the current 29 Interim Planning Schemes which are derived from three regionally based models. This has resulted in the zones and codes in all the 29 schemes being in some way different because they are based on 3 regional models which in themselves allow for municipal and regional variations.

Where to Now?

- Legislation is currently being drafted and will be released for extensive public consultation during May 2015.
- It is anticipated that the final legislative package will be introduced into parliament in August 2015.
- The Tasmanian Planning Commission is now focusing on completing the interim planning scheme process, in preparation for the introduction of the statewide planning scheme.
- Work will commence on the drafting of the Tasmanian Planning Scheme in preparation for consultation.
- The objective is to have the Tasmanian Planning Scheme finalised across Tasmania by the end of 2016.

Figure 1: Proposed model with consistent state provisions

