

OVERVIEW

The Government is undertaking a suite of planning reforms to provide a fairer, faster, cheaper and simpler planning system for Tasmania.

The first reforms were delivered in 2014 with the passage of changes to the Land Use Planning and Approvals Act 1993 to streamline the processes for finalising interim schemes and amending planning schemes, and for a range of measures to improve the planning system.

The Government intends to consult on and introduce further legislation in 2015 for a statewide planning scheme (the Tasmanian Planning Scheme).

This is a significant reform to deliver a high level of consistency in the planning controls across the State, providing greater certainty to investors and the community.

The Planning Reform Taskforce established in 2014 is providing advice to Government on the planning reforms, particularly on the delivery of a statewide planning scheme.

The Taskforce is undertaking initial drafting of the statewide content of the scheme.

State planning policies will be prepared and consulted on, after the implementation of the Tasmanian Planning Scheme.

The Government also intends to introduce further legislation to deliver on its remaining reforms for major projects including in-principle approval, Ministerial call in powers and changes relating to third party appeals.

2014 Reforms

The Land Use Planning and Approvals (Streamlining of Process) Bill 2014 made a range of changes to the principal Act to assist in finalising the interim scheme process to support the introduction of a statewide planning scheme.

A streamlined process for amending planning schemes was also introduced to replace the previous dispensation process and provide new and shorter statutory timeframes.

A shorter timeframe of 28 rather than 42 days was introduced for permitted use and development approvals. The timeframe for additional information requests to applicants was also reduced to 14 days.

The Government intends to further reduce the timeframe for assessing permitted use and development to 21 days once the Tasmanian Planning Scheme is in place.

Other changes included allowing planning authorities to extend permits by another

2 years, allowing interim planning directives to replace existing directives, and clearer provisions for where minor amendments to permits can occur.

Changes were also made to the *Local Government (Building and Miscellaneous Provisions) Act 1993* to allow planning schemes to regulate subdivision as either a permitted or discretionary development.

Tasmanian Planning Scheme

The Tasmanian Planning Scheme will deliver a high level of consistency in the planning controls across the State, and provide the necessary flexibility to address local issues.

The Taskforce, reporting to the Minister for Planning and Local Government, is undertaking initial drafting of the statewide content of the Scheme in consultation with local government and stakeholders.

The Government will consult publicly on a draft Exposure Bill that implements the Taskforce's proposed model for delivering a statewide planning scheme.

The draft Bill will provide for statutory public consultation and assessment of representations by the Tasmanian Planning Commission before the Minister makes the final statewide content of the Scheme.

Local planning authorities will then each develop any local content for their area and apply the statewide content spatially, through zone and overlay maps.

This mapping will be a translation from the current interim planning schemes, with any

amendments necessary to implement the new statewide provisions.

Strategic zoning changes can either be achieved through the streamlined amendment process prior or subsequent to the commencement of the Tasmanian Planning Scheme.

Planning authorities will continue to apply and administer all of the planning controls that apply to their local area.

A single set of procedures and documents will also be developed for all applications and permits to support the new Scheme.

State Planning Policies

Once the Tasmanian Planning Scheme is in place, the Government will consult with local government, stakeholders and the community on a suite of new state planning policies.

The new state planning policies will inform a review of Tasmania's three regional land use strategies and the first review of the Tasmanian Planning Scheme.

The Government intends to commence consultation on the state planning policies in the second half of 2016.

It is anticipated these new policies will cover a range of matters to support the planning system, include principles to support economic development and the future needs of the community.

Fact Sheets Available

- I. Overview, 2. The Tasmanian Planning Scheme, 3. Legislation for a Tasmanian Planning Scheme, 4. FAQ



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An Interdepartmental Committee has been established, reporting to the Minister for Planning and Local Government, to oversee the development of the new state planning policies.

Regional land use strategies

The Government recognises the important role of regional strategies in guiding strategic planning and the spatial application of zones across the State.

Under the Act, the Minister may declare a Regional Land Use Strategy for each regional area and must keep these strategies under regular and periodic review.

These strategies are considered when a local planning authority decides whether to initiate an amendment to local provisions, such as the zoning applying to that land.

Once the Tasmanian Planning Scheme is in place the Government will consider whether any changes may be required to the regional strategic planning framework to support the implementation of the Scheme and the new state planning policies.

As noted above, the new state planning policies, once finalised, will guide a review of the three Regional Land Use Strategies, in turn providing rationale for further strategic rezoning.

Fact Sheets Available

- I. Overview, 2. The Tasmanian Planning Scheme, 3. Legislation for a Tasmanian Planning Scheme, 4. FAQ