



# THE TASMANIAN PLANNING SCHEME

*The introduction of a statewide planning scheme is a key part of Government's reforms for a fairer, faster, cheaper and simpler planning system.*

*The Government intends to introduce a Bill to Parliament in 2015 to provide for the Tasmanian Planning Scheme, following consultation on a draft Exposure Bill.*

*The Tasmanian Planning Reform Taskforce, reporting to the Minister for Planning and Local Government, will undertake initial drafting of the statewide content of the Scheme.*

## Why are the changes needed?

The Tasmanian Planning Scheme will deliver a high level of consistency in the planning controls across the State, providing greater certainty to investors and the community.

The proposed model will also provide the necessary flexibility to address specific local planning matters where this is required.

## What will change?

The Bill will replace the current provisions for planning schemes and planning directives with provisions for the Tasmanian Planning Scheme.

The Scheme will consist of a single set of State Planning Provisions and a Schedule of Local Planning Provisions for each council area.

The State Planning Provisions will include the use and development standards for each zone and a suite of statewide codes.

Local Planning Provisions will include the zone and overlay maps that apply these standards spatially, and any approved local variations.

The Minister (through the Department or an appointed expert panel) or the Tasmanian Planning Commission will prepare the State Planning Provisions while planning authorities will prepare the Local Planning Schedules.

Local planning authorities will continue to implement all of the planning controls that apply in their local area.

## What consultation will occur on the Tasmanian Planning Scheme?

The Taskforce will consult broadly with local government and stakeholders on the draft State Planning Provisions as these are developed.

A statutory public consultation will then occur on the draft provisions once these are approved by the Minister.

The draft provisions will be publicly exhibited for 42 days, followed by an assessment by the Tasmanian Planning Commission of the representations. The Minister will approve the final provisions.

The Local Planning Schedules will then be developed. These will also be subject to a statutory public exhibition and an assessment by the Tasmanian Planning Commission.

## When will the Tasmanian Planning Scheme come in?

The Government intends to publicly consult on the State Planning Provisions in early 2016, with a view to finalising these in around mid-2016.

Planning authorities will then prepare their Local Planning Schedules based on their existing interim schemes, with public exhibition and assessment by the Commission before these are finalised.

The Tasmanian Planning Scheme will take effect in each local council area when that Local Planning Schedule is approved, allowing for a staged introduction of the Scheme if required.

The Local Planning Schedules are expected to be released for exhibition in the second half of 2016, and finalised in 2017.

### **Fact Sheets Available**

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