

Review of Planning System of Tasmania

The present system is **user unfriendly**.

A system should be **fair and equitable** for all users whether it be of state significance or a mum and dad investor.

The **cost** of submission for development needs to be reviewed and possibly capped.

The **time** frame for approving developments needs to be reduced and brought into line with the commercial world.

The number of **Town Plans** in Tasmania needs to be reduced from the present 29.

Tasmania should move towards **2 super councils** rather than 29 councils with 29 times the bureaucrats and overheads and 29 different agendas. There needs to be **consistency** across the board.

Tasmania would benefit from having **1 town plan**.

Town Plans should reflect the requirements of the town members themselves and not be representative of minority groups, parks and wildlife, and city dwelling armchair experts.

All **Planning Schemes** should be written in unambiguous language easily understood by the layperson to eliminate the need for costly legal counsel.

The **RPDC** needs to be educated regarding the requirements of people in areas which are controlled by the 29 different town plans. The present situation where subdivisions can occur willy nilly inside town boundaries without any aesthetics being applied yet discrete and suitably designed projects are being rejected outside town boundaries is untenable. The present system for subdivision takes no account of the ability for young people to get jobs in the community and therefore be able to afford to buy land, build and pay off a mortgage. As the system presently stands the only people being attracted to small rural and coastal towns are the elderly. This is causing towns to die.

The elected representatives of the local people (**councillors and MPs**) should have a greater say in the planning process. At present decisions are being made according to rules which may be many years old and/or not formulated with the present community needs in mind.

The needs of the people in communities needs to be addressed - not just the vocal minority but the mainstream everyday working man - **Jobs growth** is critical in small coastal rural areas and good development is a must even if it has to be approved against the pedantic rules of town planning.

The **RPDC** needs to be educated regarding eco tourism and eco friendly developments. The two **growth industries** in the world are IT and **eco tourism**.

The **RPDC** needs to be made accountable for its decisions.

The **RPDC** should not be allowed to delegate all it's powers to two people. This leads to biased decisions and makes, cronyism and corruption possible .

The **RPDC** should be disbanded and a new group formed with representatives from Local Council, Legal, Business and Tourism to enable a broader decision making process and to rid Tasmania of the **stigma** of RPDC.

A **dispute resolution** process needs to be put into place to eliminate the need to apply for Judicial Review however this should not impact on a persons or company's right to apply for a **Judicial Review**.

The process of **representation** needs to be reviewed and bonds applied to representors to eliminate spurious objections.

A methodology should be put in place to assist developers through the **process**.

All government departments must be consistant and have the correct information regarding **zonings**. eg: the Valuer General's Office must have the same zoning as the Council. This information is accessed by buyers interstate and overseas and decisions are based on this information.

The present system has the tail wagging the dog

