



#Planning Matters

Find out more at www.planningmatterstas.org.au

Almost 70 Alliance Member Groups ... and growing

- Beaumaris Action Network
- Better Hobart
- BirdLife Tasmania
- Blackmans Bay Community Association Inc.
- Central North Field Naturalists Inc.
- Climate Action Northwest
- Council of Hobart Community Associations
- Cremorne Community Action Group Inc
- Earth Ocean Network (EON - Bicheno)
- East Coast Alliance Inc. (ECA)
- Environment Tasmania (ET)
- Far South Future Alliance
- Freycinet Action Network (FAN)
- Friends of Four Mile Creek
- Friends of Great Western Tiers
- Friends of North Bruny Inc (FONB Inc.)
- Friends of the Blue Tier
- Friends of the Tamar Valley
- Friends of Wirksworth
- Glebe Residents' Association
- Hands Off Our Gorge
- Heritage Protection Society (Tasmania) Inc
- Hobart Dog Walking Association Inc.
- Hobart Not Highrise Inc
- Howden Progress Association Inc
- Huon Valley Dog Walking Association Inc.
- Huon Valley Residents & Ratepayers Association (Inc)
- Kangaroo Bay Voice
- Kingston Ratepayers Association Inc
- Launceston Heritage Not Highrise
- Marine Protection Tasmania
- Meander Area Residents and Ratepayers Association Inc.
- Mount Stuart Residents Inc
- Mt Roland Preservation Society Inc.
- Neighbours of Fish Farming
- New Town Community Association Inc
- No Fish Farms in Tasmania's East Coast Waters
- North East Bioregional Network
- North West Environment Centre
- No Turbine Action Group (NTAG)
- Re Imagine The End (RITE)
- Residents Opposed to the Cable Car (ROCC)
- Seymour Community Action Group
- S.O.L.V.E. Supporting Our Loongana Valley Environment Inc.
- South Hobart Progress Association
- Southern Beaches Conservation Society
- St Helens Point Progress Association
- Tarroona Community Association (TCA)
- Tasman Peninsula Marine Protection (TPMP)
- Tasmanian Aquaculture Reform Alliance
- Tasmanian Conservation Trust (TCT)
- Tasmanian National Parks Association (TNPA)
- Tasmanian Planning Information Network (TasPIN)
- Tasmanian Ratepayers Association Inc.
- The Bob Brown Foundation
- The Bruny Island Community Association (BICA)
- The Friends of the Leven
- The Rosny Hill Friends Network
- The Tasmanian Dog Walking Clubs Inc.
- The Wilderness Society (Tasmania) Inc. (TWS)
- Waterworks Valley Community Group
- Waterworks Valley Landcare Group
- Woodbridge Community Association
- Wynyard Landcare



Planning Matters Alliance Tasmania Platform

April 2017

The Planning Matters Alliance Tasmania considers that, to achieve the best future for Tasmania and all Tasmanians, the planning system must be underpinned by the following key principles (to be read in conjunction with the explanatory notes)

- 1 Community and Environment**

Prioritise the health and well-being of the whole community, the liveability of cities, towns and rural areas, and the protection of the natural environment^a and cultural heritage^b.
- 2 Strategic Vision**

Establish and implement a community endorsed, sustainable, long-term strategic vision for Tasmania.^{c,d}
- 3 Transparency & Independence**

Ensure that planning and decision-making processes are open and transparent^e, and overseen by an independent commission, with appeals heard by an independent tribunal.
- 4 Community Involvement**

Provide opportunities for informed community input in planning matters and decisions, including provision of appeal rights.
- 5 Integrated Approach**

Provide an integrated^f assessment process across all types of developments^g on all land tenures^h which includes consistent provision of mediation, public comment and appeal rights.
- 6 Implementation**

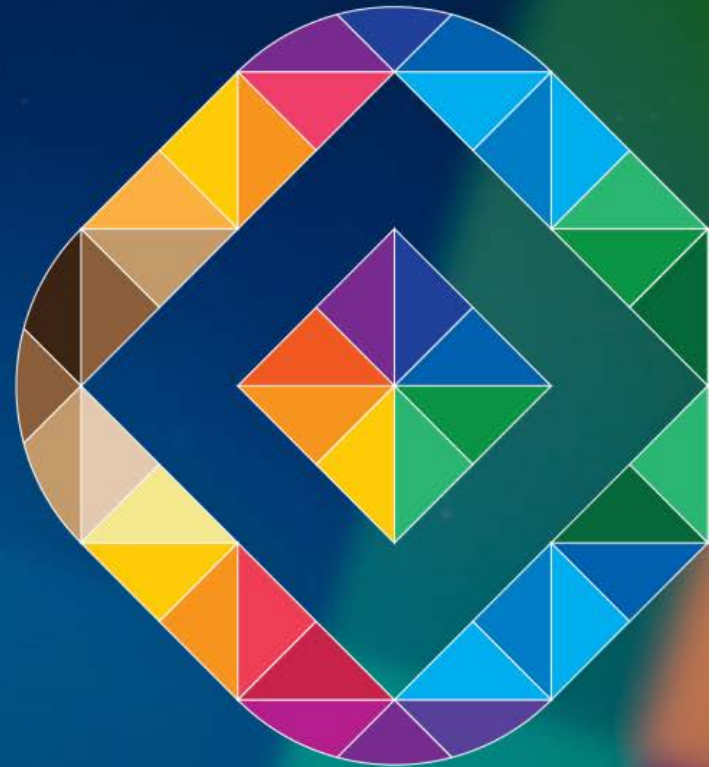
Consistent with the above principles, planning to be shared between state and local government, with local governmentⁱ to retain primary responsibility for local planning and development decisions^{j,k} through community consultation.

Explanatory notes on following page

2020 WINNER

Planning Champion

2020 PIA National Awards
for Planning Excellence



PMAT formed in 2016 due to concerns about the Tasmanian (Statewide) Planning Scheme

***'Planning schemes must offer a balance
between development, individual rights and
community amenity, and not just make it easier
for development at the cost of communities
and wild places'***

The Tasmanian Planning Scheme is being implemented in three stages

Stage 1 - Interim Planning Schemes - Stepping stone to TPS

- Already operational
- Created between 2013 – 2015
- *The Tasman Planning Scheme 1979* and the *Sorell Scheme 1990* - replaced by *Tasman Interim Planning Scheme 2015*

Stage 2 - State Planning Provisions (SPPs)

- Signed off by the State Government in February 2017 – 23 Zones and 16 Codes

Stage 3 - Local Provisions Schedule (LPS): this is where we are now

- Every land title across every Municipality is about to be transitioned to the new Tasmanian Planning Scheme with **23 zones, 16 codes and site specific planning rules** through the development of each Council's Local Provisions Schedule.
- **Three site specific planning rules which can be used to maintain/destroy values:**
 1. **Particular Purpose Zones (PPZ)** - UTAS Sandy Bay campus, Reedy Marsh, Dolphin Sands, The Fisheries
 2. **Specific Area Plans (SAPs)** – Cambria Green, Coles Bay (proposed but not successful)
 3. **Specific Site Qualifications (SIQs)** – e.g. New Town Plaza Shopping Centre



What is PMAT's focus?

PMAT is advocating to change the rules within the Tasmanian Planning Scheme e.g. the actual rules/standards within the planning Zones and/or how the Codes are applied

PMAT – Key Advocacy Areas

- 1. Changing the actual rules within the Tasmanian Planning Scheme i.e. the 23 Zones and 16 Codes (known as the SPPs/State Planning Provisions) e.g. standards within the General Residential Zone and the Scenic Protection Code or how the Natural Assets Code is applied etc.**
- 2. Encouraging communities to comment on how the Tasmanian Planning Scheme is applied in their municipality by engaging in the development of their local planning rules (Local Provisions Schedule/LPS). This will help protect/maintain local special values e.g. scenic landscape, built heritage, residential amenity etc**



SPPs (State Planning Provisions)

23 Zones

1. General Residential Zone
2. Inner Residential Zone
3. Low Density Residential Zone
4. Rural Living Zone
5. Village Zone
6. Urban Mixed Use Zone
7. Local Business Zone
8. General Business Zone
9. Central Business Zone
10. Commercial Zone
11. Light Industrial Zone
12. General Industrial Zone
13. Rural Zone
14. Agriculture Zone
15. Landscape Conservation Zone
16. Environmental Management Zone
17. Major Tourism Zone
18. Port and Marine Zone
19. Utilities Zone
20. Community Purpose Zone
21. Recreation Zone
22. Open Space Zone
23. Future Urban Zone

***No Environmental Living**



SPPs (State Planning Provisions)

16 Codes

Pathways for dealing with land use issues which occur across a range of zones: natural hazards, local heritage values, biodiversity, parking

1. Signs Code
 2. Parking and Sustainable Transport Code
 3. Road and Railway Assets Code
 4. Electricity Transmission Infrastructure Protection Code
 5. Telecommunications Code
 6. Local Historic Heritage Code
 7. Natural Assets Code
 8. Scenic Protection Code
 9. Attenuation Code
 10. Coastal Erosion Hazard Code
 11. Coastal Inundation Hazard Code
 12. Flood-Prone Areas Hazard Code
 13. Bushfire-Prone Areas Code
 14. Potentially Contaminated Land Code
 15. Landslip Hazard Code
 16. Safeguarding of Airports Code
- *No Aboriginal Heritage Code**
***No Stormwater Code**
***No On-site Waste Water Code**
***No Geoconservation Code**



PMAT Key Issues

Why is PMAT advocating for changes to the Zone and Code rules?

- **Reduces the community's right to have a say** and in many instances removes appeal rights, weakening democracy
- **Residential issues** - smaller block sizes, no maximum limit on impervious surfaces, no requirement for sunlight into habitable rooms or gardens, higher buildings built closer to fences on every boundary, and multi-unit developments in all residential areas are allowed
- **Commercial tourism development can be approved in most national parks and reserves without guarantee of public consultation, and with no rights to appeal.**
This means that the public has no guarantee of public comment and no appeal rights over public land on almost 50% of the State
- **Exemptions in the Natural Assets Code** (i.e. doesn't apply to Agriculture, Commercial and Residential Zones)



Key Issues continued....

- **No provision** for affordable or social housing
- **No Code** for Aboriginal Heritage, Stormwater, On-site Waste Water or Geoconservation
- Forestry, mine exploration, fish farming and dam construction remain largely **exempt**
- **Threatens** Tasmania's brand
- **No opportunity** to embed sustainable transport, green building design and emissions reductions considerations into the planning process.



Why Planning Matters

- Planning affects every land title in Tasmania – your home, your neighbour's house, your local shops, schools and parks. Planning shapes our cities, towns and rural landscapes, building strong, thriving, healthy and sustainable communities.
- An effective planning system is one which provides for economic development that respects local amenity and character, safeguards natural and cultural heritage, and allows the Tasmanian community to participate in planning and development decisions that affect their future.
- Planning schemes must offer a balance between development, individual rights and community amenity, and not just offer a red carpet to property developers.
- The State Government is introducing changes that weaken the planning system and the protections for places we live in and the things we love about Tasmania.
- The Tasmanian Planning Scheme is due to come fully into effect in 2018. PMAT will be working hard to ensure that we get a planning system that works for everyone. View PMAT's platform document at www.planningmatterstas.org.au



Key Issues

The State Government's Tasmanian Planning Scheme fails to adequately address a range of issues:

- **Community health and well-being:** Limited provisions to promote better health for all Tasmanians, such as facilitation of walking and cycling opportunities, ensuring local access to recreation areas and addressing food security.
- **Urban issues:** Smaller block sizes, higher buildings built closer to fences, and multi-unit developments in all residential areas are allowed. Neighbourhood amenity and character, privacy and sunlight into your backyard and home are not adequately protected and your rights to challenge inappropriate developments are very limited.
- **Affordable and social housing:** No provisions to encourage development of affordable or social housing.
- **National Parks & Reserves:** Commercial tourism development can be approved in most national parks and reserves without any guarantee of public consultation, and no rights of appeal.
- **Rural Issues:** An unprecedented range of commercial and extractive uses will be permitted in Rural Zones, which will further degrade the countryside and Tasmania's food bowl.
- **Biodiversity issues:** The lack of consistent, up to date mapping, and broad exemptions under the Natural Assets Code means that many habitat areas will not receive protection.
- **Coastal Issues:** Weaker rules for subdivisions and multi-unit development will put our undeveloped beautiful coastlines under greater threat.
- **Heritage Buildings & Heritage Landscape Issues:** Limited protections for heritage places will compromise Tasmania's important cultural precincts and erode the heritage character of listed buildings.
- **Aboriginal Cultural Heritage Issues:** No provision for impacts on Aboriginal Heritage to be considered in a development assessment.
- **Lack of integration:** Forestry, marine farming and dam construction remain exempt from the new scheme.
- **Your right to have a say:** More and more uses and development will be able to occur without public consultation or rights of appeal.
- **Ministerial powers:** The changes shift power over planning decisions into the hands of the Planning Minister and away from the Tasmanian Planning Commission, Councils and the public.
- **Local council issues:** Feedback from councils is that their planning responsibilities are getting more complicated.
- **Tasmania's brand:** The Tasmanian brand underpins our future economy. The scheme is an important tool for managing our brand – but it will fail to protect all the reasons why people live and visit here.

PMAT is encouraging communities to comment on how the Tasmanian Planning Scheme is applied to their municipality.

We need communities to engage in the development of their local planning rules (Local Provisions Schedule/LPSs).

WHERE CAN YOU VIEW TASMAN COUNCIL'S DRAFT LOCAL PROVISIONS SCHEDULE (LPS) AND WHEN ARE YOUR COMMENTS DUE?

- The Tasman draft LPS is on public exhibition for 60 days from **11 January 2021 to 13 March 2021**.
- The draft LPS and related documents are available on the **Tasman Council** and the **Tasmanian Planning Commission** websites.
- Representations (comments) to be submitted by **15 March 2020** via:

Email: planning@tasman.tas.gov.au

Post: Tasman Council, 1713 Main Road, Nubeena, 7184

Anyone can comment on a Draft LPS – you do not have to live in the municipality to qualify to comment.

HOW DO YOU COMMENT?

Part of the exhibited draft LPS is called the *'Supporting Report'*

- It is strongly recommended you read this first, as it provides the rationale for why Council has prepared their particular draft LPS.

Read PMAT's LPS Guide

- Take a copy home with you tonight or download a copy from the landing page of our website at www.planningmatterstas.org.au
- Note: Tables 1 and 2 explain, from PMAT's perspective, what the Zones and Codes mean.



HELP SHAPE TASMANIA'S FUTURE

YOUR GUIDE TO INFLUENCING THE DEVELOPMENT OF YOUR LOCAL PLANNING RULES
(LOCAL PROVISIONS SCHEDULE)

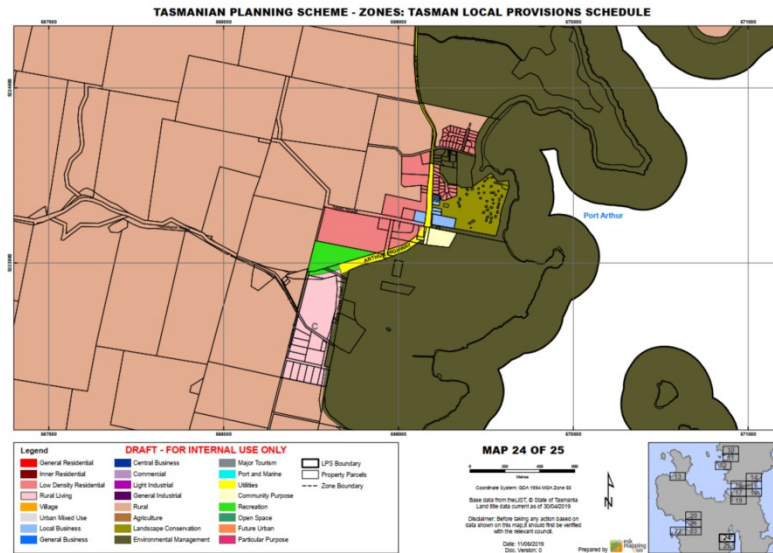


Extract from the Glamorgan Spring Bay Draft Local Provisions Schedule (LPS) with a proposed Specific Area Plan over Coles Bay, allowing for new non-residential uses across the whole area.

VERSION 1 – MARCH 2020

Local Provisions Schedule (LPS)

Supporting Report



Version 1 For Council endorsement of draft Local Provisions Schedule and informal consultation

Version 2 For formal Public Exhibition

What do I comment on?

Write a submission in response to the area/s you most care about. This might be your property, somewhere you love to visit or a place of special significance.

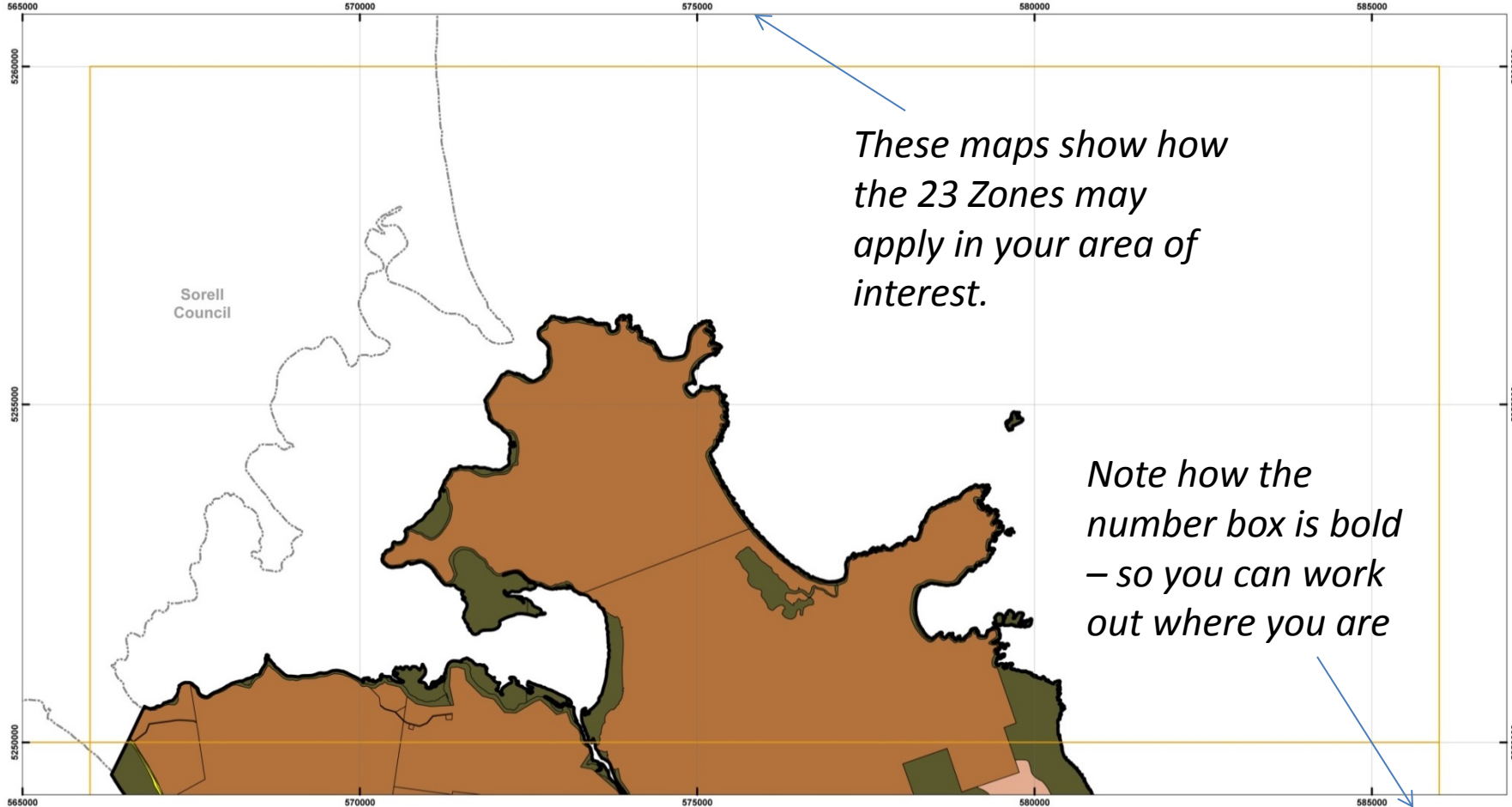
Look at the documents on exhibition and see how they propose to zone the areas you most care about.

Exhibited documents include:

- Zone Maps
- Overlay (Code) Maps
- Site Specific Planning Rules e.g. **Particular Purpose Zones (PPZs) Specific Area Plans (SAPs), Specific Site Qualifications (SIQs)**. Some might be new and some might be carried over.

Zone Map Examples

TASMANIAN PLANNING SCHEME - ZONES: TASMAN LOCAL PROVISIONS SCHEDULE



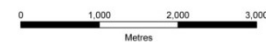
These maps show how the 23 Zones may apply in your area of interest.

Note how the number box is bold – so you can work out where you are

Legend

- | | | | |
|---|---|---|---|
| ■ General Residential | ■ Central Business | ■ Major Tourism | □ LPS Boundary |
| ■ Inner Residential | ■ Commercial | ■ Port and Marine | □ Property Parcels |
| ■ Low Density Residential | ■ Light Industrial | ■ Utilities | □ Zone Boundary |
| ■ Rural Living | ■ General Industrial | ■ Community Purpose | |
| ■ Village | ■ Rural | ■ Recreation | |
| ■ Urban Mixed Use | ■ Agriculture | ■ Open Space | |
| ■ Local Business | ■ Landscape Conservation | ■ Future Urban | |
| ■ General Business | ■ Environmental Management | ■ Particular Purpose | |

MAP 1 OF 25



Coordinate System: GDA 1994 MGA Zone 55

Base data from the LIST. © State of Tasmania
Land title data current as of 27/08/2020

Disclaimer: Before taking any action based on data shown on this map, it should first be verified with the relevant council.

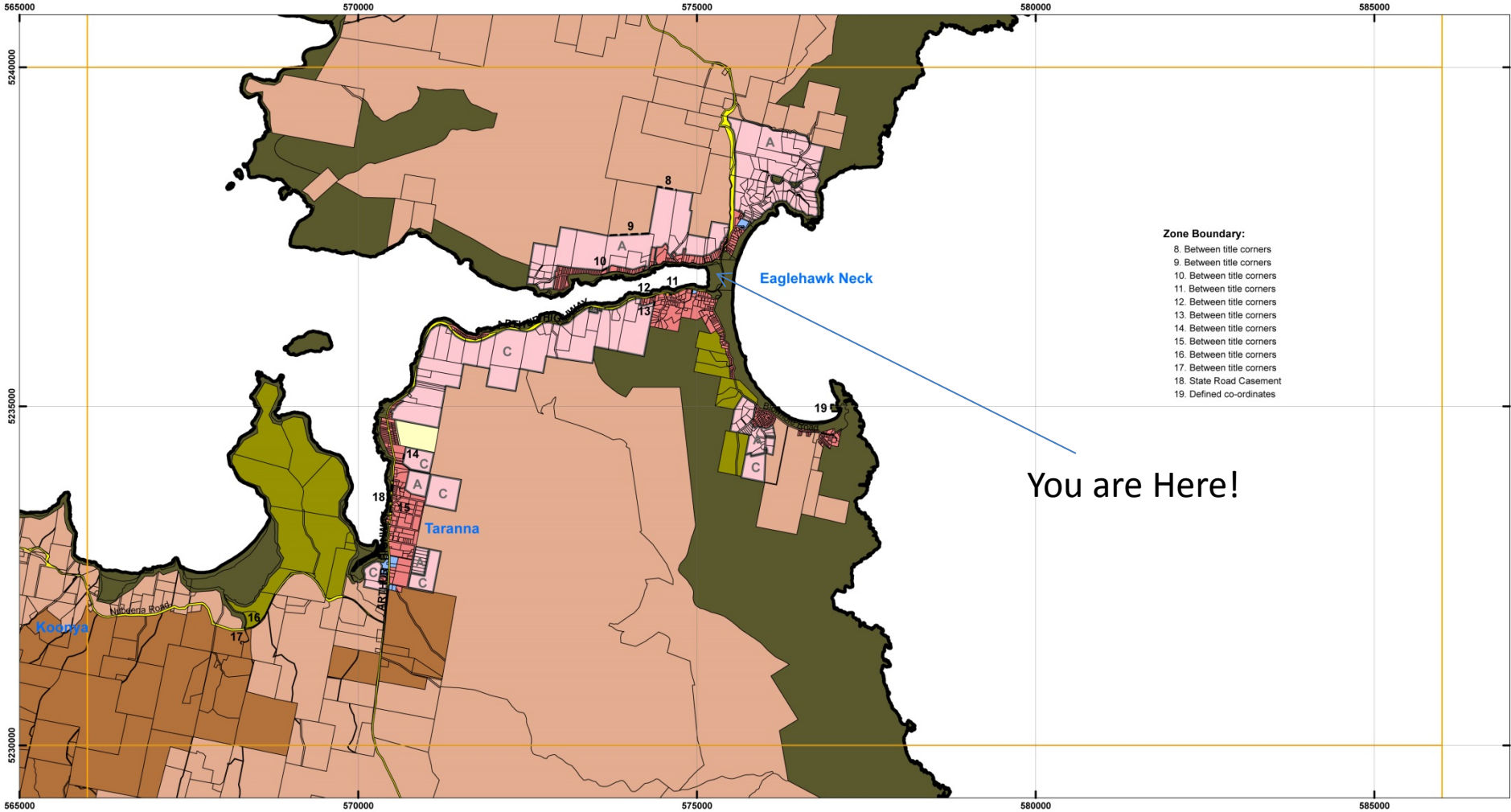
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TASMANIAN PLANNING SCHEME - ZONES: TASMAN LOCAL PROVISIONS SCHEDULE

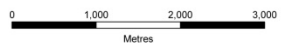


- Zone Boundary:**
- 8. Between title corners
 - 9. Between title corners
 - 10. Between title corners
 - 11. Between title corners
 - 12. Between title corners
 - 13. Between title corners
 - 14. Between title corners
 - 15. Between title corners
 - 16. Between title corners
 - 17. Between title corners
 - 18. State Road Casement
 - 19. Defined co-ordinates

You are Here!

Legend			
■ General Residential	■ Central Business	■ Major Tourism	□ LPS Boundary
■ Inner Residential	■ Commercial	■ Port and Marine	□ Property Parcels
■ Low Density Residential	■ Light Industrial	■ Utilities	□ Zone Boundary
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MAP 5 OF 25

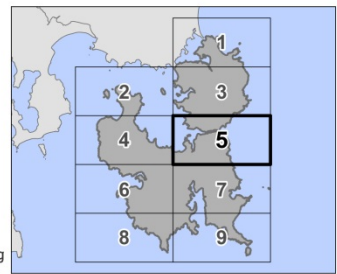


Coordinate System: GDA 1994 MGA Zone 55

Base data from theLIST, © State of Tasmania
Land title data current as of 27/08/2020

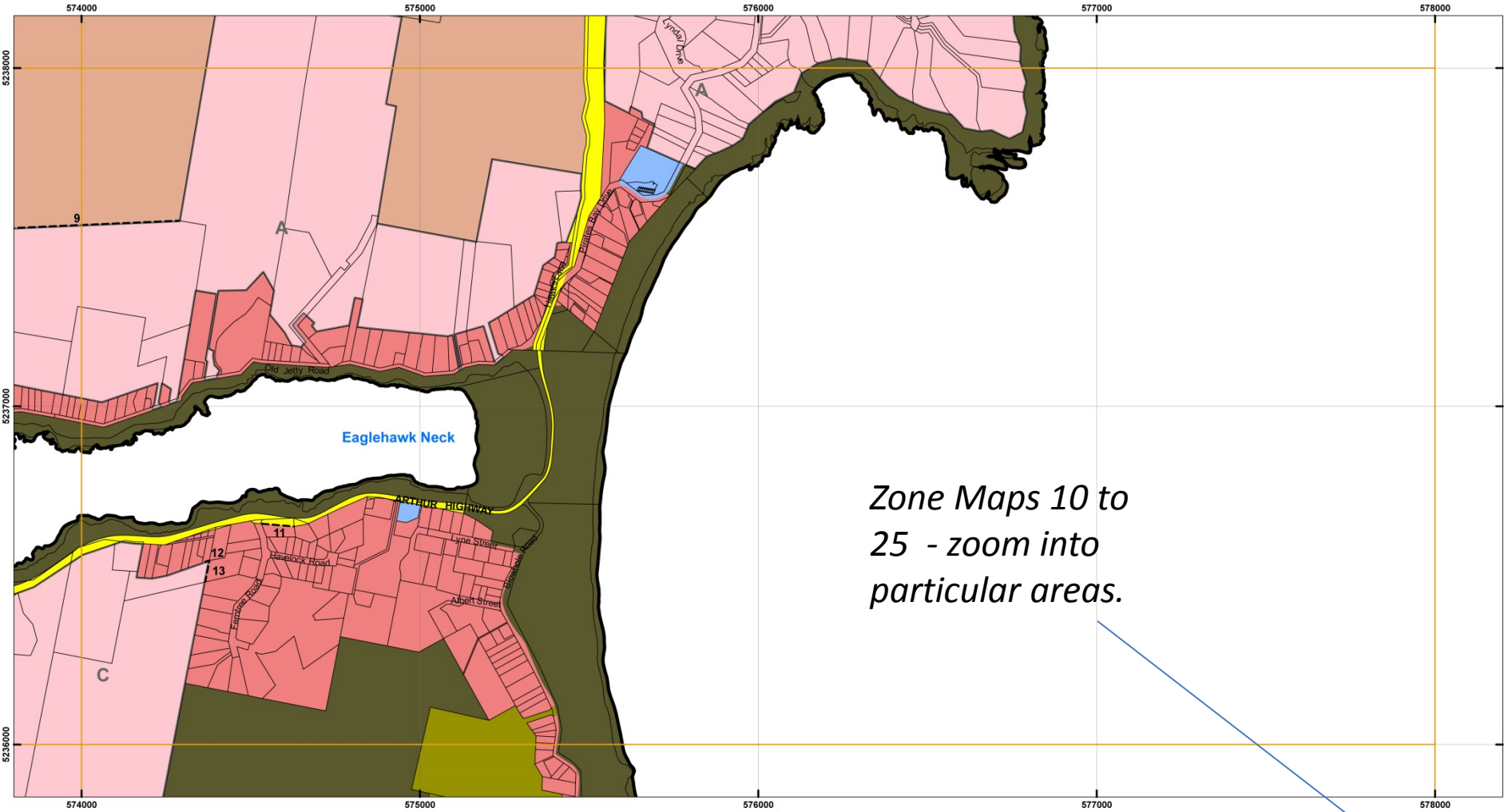
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Prepared by esk mapping GIS

TASMANIAN PLANNING SCHEME - ZONES: TASMAN LOCAL PROVISIONS SCHEDULE



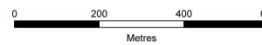
Zone Maps 10 to 25 - zoom into particular areas.

Legend

General Residential	Central Business	Major Tourism	LPS Boundary
Inner Residential	Commercial	Port and Marine	Property Parcels
Low Density Residential	Light Industrial	Utilities	Zone Boundary
Rural Living	General Industrial	Community Purpose	
Village	Rural	Recreation	
Urban Mixed Use	Agriculture	Open Space	
Local Business	Landscape Conservation	Future Urban	
General Business	Environmental Management	Particular Purpose	

Zone Boundary:
 9. Between title corners
 11. Between title corners
 12. Between title corners
 13. Between title corners

MAP 16 OF 25

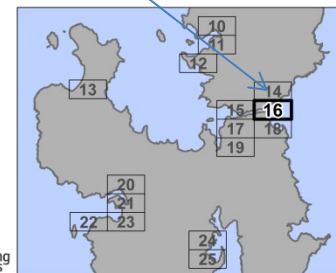


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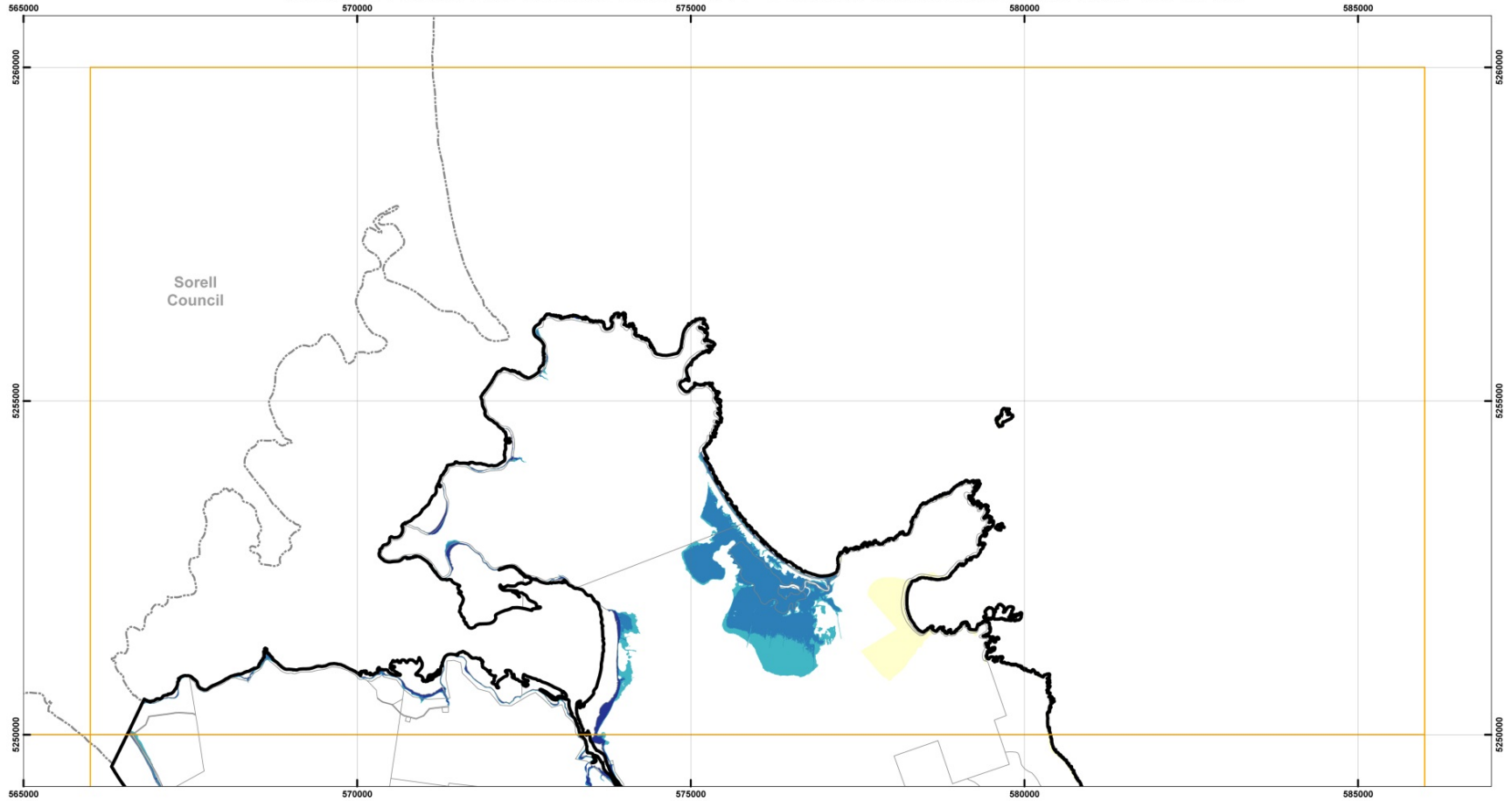


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Code Maps

- It appears that only 8 of the potential 16 codes have been applied to Tasman Municipality:
 1. Road and Railway Assets
 2. Local Historic Heritage
 3. Natural Assets Code (see map example)
 4. Coastal Erosion Hazard (see map example)
 5. Coastal Inundation Hazard
 6. Bushfire Prone Areas Code
 7. Landslip Hazard
 8. Safeguarding of Airports Code
- **No Scenic Protection Code for the Tasman and Forestier Peninsulas**

TASMAN LOCAL PROVISIONS SCHEDULE - COASTAL INUNDATION HAZARD OVERLAY



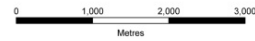
Legend

Coastal Inundation Hazard

- Coastal inundation investigation area
- High coastal inundation hazard band
- Low coastal inundation hazard band
- Medium coastal inundation hazard band

- LPS Boundary
- Property Parcels

MAP 1 OF 25



Coordinate System: GDA 1994 MGA Zone 55

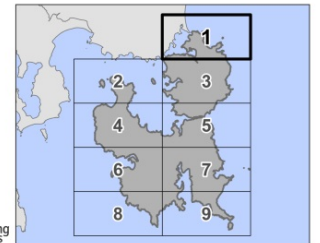
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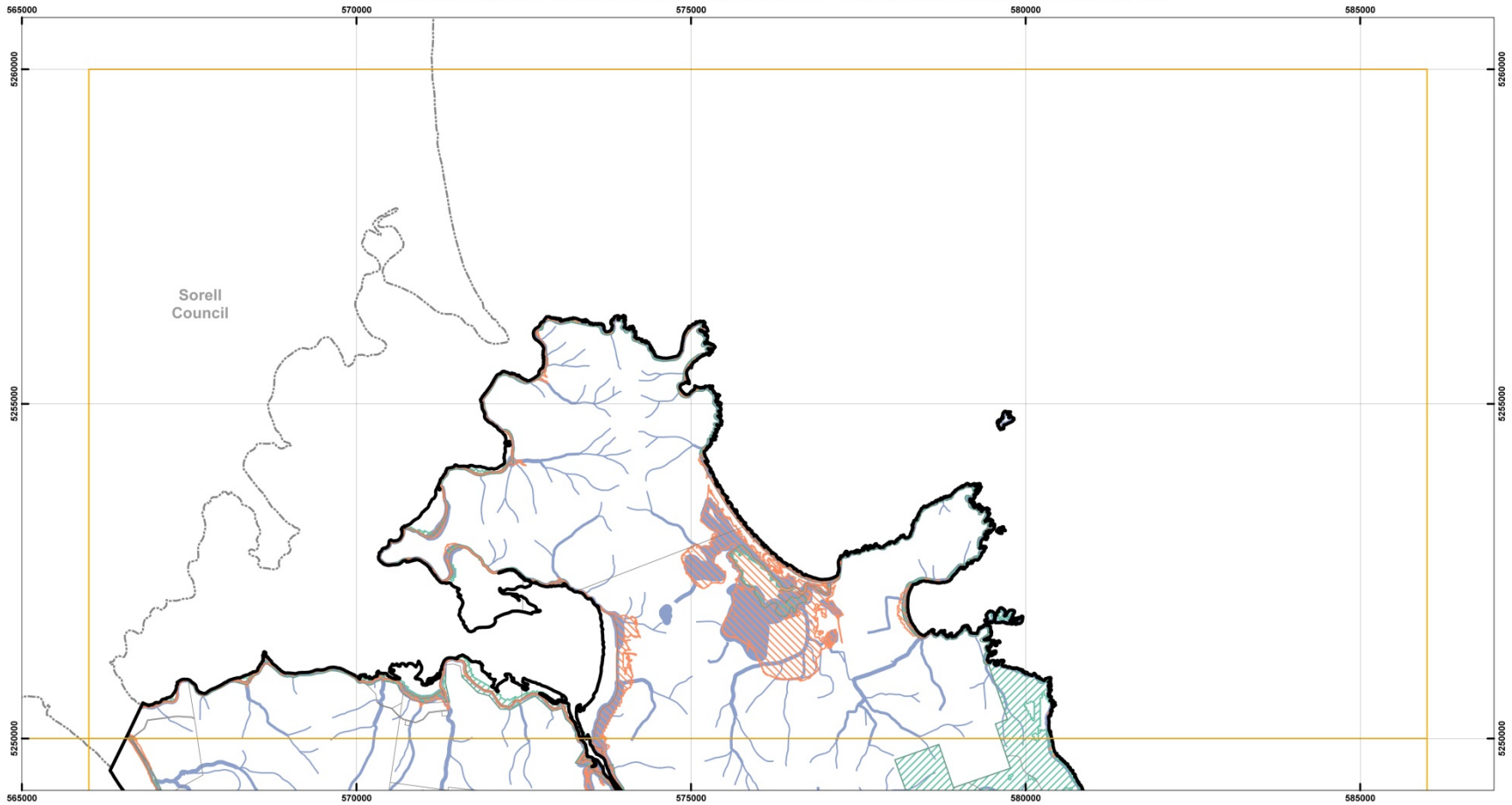
Date: 11/10/2020
Doc. Version: 0



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TASMAN LOCAL PROVISIONS SCHEDULE - NATURAL ASSETS OVERLAY



Legend

Natural Assets Code

-  Waterway and coastal protection area
-  Future coastal refugia area
-  Priority vegetation area

-  LPS Boundary
-  Property Parcels

MAP 1 OF 25



Coordinate System: GDA 1994 MGA Zone 55

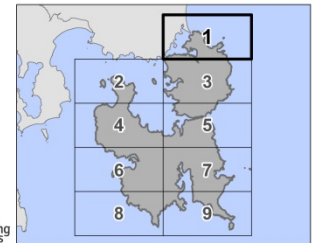
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Key Points to Note

- You can have **split zones** on one title but it should be based on contours, geography, vegetation cover, landscape values, roads, or conservation covenant boundary
- The LPS only goes to low water mark.
- Take special note of how **conservation covenanted or high conservation values properties** are being zoned. See PMAT's LPS Guide for more details.
- You can also say **you support a particular Zone/Code/ being applied over a particular area/land title**. E.g. LCZ. This means that you and your Council will be arguing for the same thing at the TPC Hearings – especially if someone puts in an objection and argues against it.

Key Points to Note

- The LPS is reviewed every five years from the date of approval.
- There are three new Zones in the TPS:
 - Landscape Conservation Zone (LCZ)
 - The Agricultural Zone (AZ)
 - Rural Zone (RZ)
- As these zones have no direct equivalent in the current planning scheme, a key issue for the draft LPS is how to apply these zones.

Conservation Covenants/High Conservation Value Properties

- PMAT's LPS Guide also has a section on rezoning opportunities for properties with high conservation values, with or without Conservation Covenants.
- With the change to the Tasmanian Planning Scheme most conservation properties, including those with covenants, will be rezoned from Rural Resource to Rural or Agriculture unless you request that they be rezoned otherwise.
- **Template submissions** have also been provided for Change of Zone to Landscape Conservation Zone with and without covenants.
- **Tasman has 54 properties** with conservation covenants.

What happens after you have made your Representation ?

Section 35 F Report

Your Council will submit a report, called a Section 35F Report, to the Tasmanian Planning Commission regarding the representations and its recommendations within 60 days of public exhibition closing. A copy of your Representation will be included in this Report, whether Council supports it or not.

Section 35 G Report

Your Council may submit a report, called a Section 35G Report, to the Tasmanian Planning Commission regarding the representations. This will highlight any concerns raised about the actual rules/standards themselves. E.g. Glamorgan Spring Bay Council Section 35G report recommended amendments to the State Planning Provisions.

Final Step

The Tasmanian Planning Commission will hold hearings into the representations

- You will be given at least 14 days' notice of the hearing.
- All Representors will receive a notice of the hearing.
- You can respond at the Hearing to the Section 35F Report and raise your 35G concerns.

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