

Tasmanian Planning Scheme

Overview and key changes

In 2015 the Tasmanian Government legislated to implement the Tasmanian Planning Scheme across all local government areas to provide statewide consistency of planning rules. The State Planning Provisions provide a consistent set of planning provisions ('rules') for a series of standard zones and codes that can be applied across the state. The Kingborough Draft Local Provisions Schedule (Draft LPS) indicates how the State Planning Provisions will apply in Kingborough including:

- the written local provisions (the rules that are unique to Kingborough); and
- mapping showing where the provisions of the scheme apply.

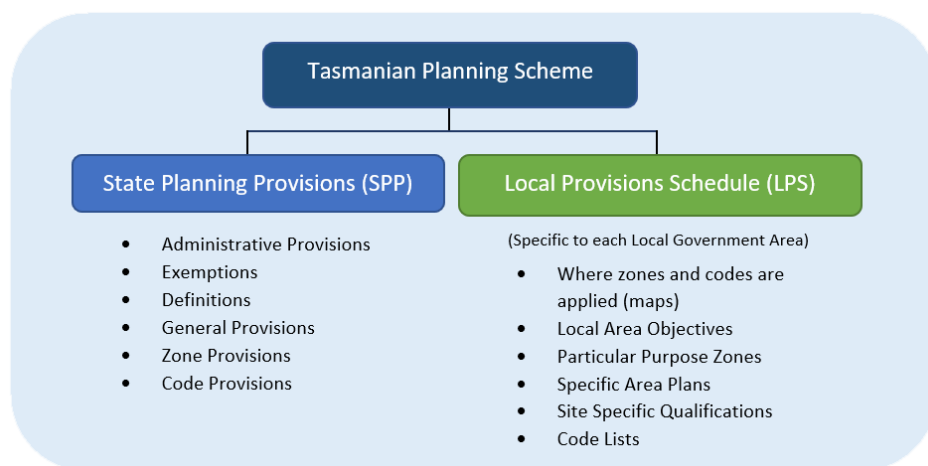


Figure 1: Components of the Tasmanian Planning Scheme

What is a zone?

Each parcel of land in the municipality is assigned a zone, and the zones are shown on the Zone Maps. The purpose of a zone is to specify what the land can be used for and what type of development is appropriate for that zone. Each zoning has its own development 'rules' specific to that zone, for example building height restrictions, building setbacks, subdivision requirements etc.

What is a code and an overlay?

The Tasmanian Planning Scheme includes codes to set out how to manage certain areas, planning values or issues. For example, codes may address areas of land at risk from natural hazards such as coastal inundation or landslide. These features can be mapped in an overlay with specific standards provided within the relevant code to manage use and development relating to that value or issue. This is to mitigate risks to people or property, or to avoid further exacerbating the specific risk. For example, the Priority Vegetation Overlay within the Natural Assets Code provides use and development standards that seek to protect natural values within the overlay areas. Similarly, the Historic Heritage Code provides a list of heritage listed places that are mapped on the Historic Heritage Overlay. Some codes do not



require a mapped overlay, such as the Signs Code or the Parking and Sustainable Transport Code.

What is a Specific Area Plan (SAP)?

A Specific Area Plan (SAP) provides unique planning provisions for an area, and those provisions either substitute or are in addition to the standard rules (the State Planning Provisions that apply to the Tasmanian Planning Scheme) that would normally apply to a zone. Kingborough Draft LPS contains a total of nine SAPs. These SAPs comprise the three existing SAPs that are carried over from KIPS2015 and six new SAPs. The provisions ('rules') that will apply to the SAPs are provided in the written part of the LPS.

What is a Particular Purpose Zone (PPZ)?

The Tasmanian Planning Scheme contains 23 generic zones. However, the LPS may also include particular purpose zones (PPZs) for unique circumstances. The Kingborough Draft LPS is proposing only one PPZ, a Future Road Corridor Zone at Margate behind the Margate Shopping Centre.

What is a Site Specific Qualification (SSQ)?

A Site Specific Qualification (SSQ) provides the means to substitute or include an additional use or use standard for a zone, code or particular site. For example, an SSQ might allow for a specific business to operate out of a home in the General Residential Zone or for a specific General Retail and Hire business on a property in the Rural Zone as a permitted use.

What are the key differences between the current and new planning scheme?

- Generally, the Tasmanian Planning Scheme will be more flexible than the Kingborough Interim Planning Scheme (KIPS2015).
- Even though some zones under the new planning scheme will have the same name as zones in the KIPS2015, the provisions that will apply under those zones will be different in the new scheme. In addition, the way the zones will operate with the codes (and their overlays) will also be different under the new scheme. For example, the Priority Vegetation Overlay will no longer apply to development in urban zones.
- Some zones that currently exist under KIPS2015 are not available in the Tasmanian Planning Scheme, so a zone change is required. For example, the Environmental Living Zone and Rural Resource Zone are not available in the new planning scheme, and land within those zones must be allocated an appropriate alternative zoning.
- The Tasmanian Planning Scheme also introduces new zones such as the Rural Zone, Agriculture Zone and Landscape Conservation Zone. Therefore, the LPS Guidelines have been used to select the most appropriate zoning to accommodate these new zones.
- Some of the codes that exist under the KIPS2015 will cease to exist under the Tasmanian Planning Scheme. For example, the Biodiversity Code, Acid Sulfate Soils Code, Dispersive Soils Code and Local Development Code will no longer exist under the Tasmanian Planning Scheme.
- The Tasmanian Planning Scheme introduces new codes, for example the Natural Assets Code, Coastal Inundation Code and Flood Prone Code. Some codes will be similar to those in KIPS2015 whereas others will operate differently.

