

Tasmanian Planning Scheme

Fact Sheet 1 – Tasmanian Planning Scheme Overview

Background

The Tasmanian State Government is moving all Councils to a single Planning Scheme, known as the Tasmanian Planning Scheme. The Tasmanian Planning Scheme is made up of two parts; the State Planning Provisions (SPPs); and the Local Provisions Schedules (LPS).

The Kingborough Draft Local Provisions Schedule (LPS) including the associated mapping, sets out how the State-wide Tasmanian Planning Scheme will apply within Kingborough. The planning scheme regulates how land may be used and developed via controls within zoning and overlay codes.

Once the draft Kingborough LPS, which is currently with the Tasmanian Planning Commission (TPC) for review, has been approved for exhibition; Council will start the exhibition period (public consultation) to discuss the new scheme. Once this new scheme has been through the exhibition period and is approved by the TPC, it will replace the Kingborough Interim Planning Scheme 2015.

What are the State Planning Provisions (SPPs)?

The State Planning Provisions came into effect on 2 March 2017 as part of the Tasmanian Planning Scheme, but they have no practical effect in Kingborough until the Local Provisions Schedule is in effect. The State Planning Provisions provide a consistent set of planning rules for a series of standard zones and codes making up a suite of controls that can be applied by local councils. A copy of the SPPs is provided on Council's website and on the Government's Planning Reform website.

What is the Kingborough Draft Local Provision Schedule (LPS)?

The Kingborough Draft Local Provision Schedule (LPS) indicates how the State Planning Provisions (zones and codes) will apply in our municipality. It contains zone maps and overlay maps or description of places where the codes apply. It also contains local area objectives and any planning controls for unique places specific to the municipality. These unique areas can be in the form of Particular Purpose Zones (PPZs), Specific Area Plans (SAPs), and Site-Specific Qualifications (SSQs).

What is a zone?

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



What is a code?

The Tasmanian Planning Scheme also includes codes to set out how to manage certain areas, planning values or issues that are not constrained by the boundaries of properties or zones. 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 with the Natural Assets Code provides use and development standards that seek to protect natural values within the overlay areas. Some codes do not require a mapped overlay, such as the Parking and Sustainable Transport Code, which prescribes the car and bicycle parking requirements for any particular use. Where there is a conflict between a provision in a code and a provision in a zone, the code provision prevails.

What is a Specific Area Plan (SAP)?

A Specific Area Plan (SAP) provides unique planning provisions for an area and those provisions are either substituting or in addition to the standard rules (i.e., the SPPs) that would normally apply to a zone.

What is a Particular Purpose Zone (PPZ)?

The SPPs contain 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.

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. Similarly, an SSQ might provide specific subdivision or other development standards on a site that might not otherwise be allowed under the relevant zones or codes.

