

Local Provisions Schedule

Frequently Asked Questions

Background:

The State Government is developing a Tasmanian Planning Scheme (TPS). This consists of the State Planning Provisions (SPP) and the Local Provisions Schedule (LPS). The idea of the new scheme is to make planning easier to understand as well as have a consistent approach to planning across the state. For the most part, the new scheme is a direct translation from the existing scheme to the new one. However, during its development a number of local provisions for each municipal area did not move across. The State Government has now directed Local Government areas to develop an LPS. Once our LPS has been drafted, the Tasmanian Planning Commission will then decide whether they will publicly advertise the Local Provisions in the draft document or request changes to the draft LPS. Once the Tasmanian Planning Commission is satisfied with the draft LPS, it will be publicly advertised for eight weeks.

What is the Local Provisions Schedule?

A Local Provisions Schedule (LPS) is a set of planning rules that apply to a specific municipal area.

Why do we need an LPS?

An LPS gives our area the opportunity to recognize and protect the unique values of certain areas within our municipal area.

What elements does the LPS include?

The LPS can include;

- Zone maps – these show what the land is zoned, ie: General Residential, Local Business, Rural etc.
- Local Area Objectives -
- Particular Purpose Zones (PPZ)
- Specific Area Plans (SAP)
- Site Specific Qualifications
- Code overlay maps (prescribed and local data for example landslip areas etc)
- Code lists (eg heritage)

The above inclusions are also the tools or framework we have to work within when presenting our LPS inclusions to the Tasmanian Planning Commission. You can find definitions of these below.

How will Council develop an LPS?

The first step for us and you, the general public, is to look at the old scheme alongside the new scheme and work out what elements have not come across and which of these we think are important to keep. We will be running some drop in sessions around this so we can talk through the changes and your ideas with you.

The second step is for us to present these ideas to the Tasmanian Planning Commission. When we do this, the LPS elements we want to include, must be in accordance with the specific requirements of the Act.

NOTE: We have examined the current changes and we believe most people will remain in almost the same situation. The only really significant changes to our area are the replacement of the Environmental Living Zone with the Landscape Conservation Zone and the Rural Resource Zone to the Rural or Agriculture Zones.

How do I have my thoughts heard?

There will be several ways that you can make sure your voice is heard throughout this process. Come to the drop in sessions and learn about the process and changes. Keep an eye on the Community Consultation page of our website as this is where we will post information as it unfolds. We will have ways you can contribute online as well as opportunities to talk directly with the Planning Coordinator who can explore your ideas and ways to incorporate them in to the draft LPS for Council to consider.

What happens once the draft LPS has been prepared?

The draft is sent to the Planning Commission who will examine our LPS and decide whether the draft will be accepted. The LPS will then be advertised for 8 weeks with a formal consultation process.



Definitions:

Particular Purpose Zone (PPZ)

A PPZ might be established where particular use of land or activities are specialised and can't be managed by the SPP zones.. Eg, Ansons Bay.

Specific Area Plan (SAP)

A SAP might be established where the qualities of the area require special provisions. The underlying zone provisions will still apply, however they will be modified, added to, or substituted by the SAP Provisions. A SAP can apply over one or multiple zones.

New PPZs, SAPs, SSQs, can be included in an LPS if they meet tests listed in the Act about significant benefits to a State region or municipal area, or are required because land in the municipal area, has particular qualities that require unique provisions.

Further information and FAQ can be found on the Planning Reform Website here: <https://planningreform.tas.gov.au/facts/local-provisions-schedules2>

KEY DOCUMENTS

Tasmanian Planning Scheme State Planning Provisions

https://planningreform.tas.gov.au/_data/assets/pdf_file/0014/412322/State-Planning-Provisions-Draft-Amendment-01-2017-compiled-version.PDF

Interim Planning Scheme provisions

http://www.bodc.tas.gov.au/wp-content/uploads/2018/06/break_o_day_interim_planning_scheme_2013_-_version_15.pdf

Zone Maps

https://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=100035#VjvbT_9W3tg.email

Guideline No 1 - Local Provisions Schedule (LPS): zone and code application

https://www.planning.tas.gov.au/_data/assets/pdf_file/0008/376955/Section-8A-Guideline-No.-1-Local-Provisions-Schedule-LPS-zone-and-code-application-version-2.pdf

Regional Land Use Strategy

https://www.planning.tas.gov.au/_data/assets/pdf_file/0003/332985/Northern-Tasmania-Regional-Land-Use-Strategy-27-June-2018.pdf

