Local Government Association Tasmania

Our Ref: JS | BM

13 May 2026

Sean McPhail
Acting Director
State Planning Office

Sent via email: haveyoursay@stateplanning.tas.gov.au;

Dear Sean,

Draft Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2026

The Local Government Association of Tasmania (LGAT) supports the intent of the draft Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2026 to improve clarity, consistency and the efficiency of statutory planning processes. The amendments address several practical issues identified by councils and represent small but necessary steps towards improving the operation of the planning system.

Statutory timeline clarity and consistency

Local government welcomes amendments that clarify application assessment processes, including the proposed changes to Section 54 on additional information requests. Providing clearer statutory triggers for when the assessment timeframe is paused and when it recommences codifies common practice and ensures consistency and certainty for applicants and councils.

We also support clarifying assessment timeframes under Section 57 to align allowances for office closure periods between the public consultation period and the statutory timeframe for an assessment decision. This addresses inconsistencies raised by councils and delivers a more practical and consistent application of statutory timeframes.

Statewide mapping and overlays in SPPs

The proposal to allow the State Planning Provisions (SPPs) to include spatial mapping and overlays, is a practical and efficient approach to statewide mapping and overlays. Local government has consistently identified inefficiencies associated with implementing statewide mapping changes, such as the Tasmanian Strategic Flood Mapping, which would have required twenty-nine (29) separate Local Provisions Schedule (LPS) amendments.

However, further consideration is required to ensure that more granular hazard mapping, such as detailed local flood studies, can be efficiently incorporated to support improved decision-making. The implementation of the Land Use Planning and Building Control Policy Options Report from the Tasmanian Land Use Planning and Building Control Policy for Flood Risk Management Project must be properly resourced to create appropriate pathways for councils to have detailed local flood mapping efficiently assessed and adopted. This process should also ensure alignment of mapping methodologies to improve statewide consistency.

Interim SPP amendments

Local government notes the proposed expansion of the scope for interim SPP amendments. While this may improve the system's responsiveness in some instances, the need for the proposed change has not been sufficiently demonstrated. Particular care will be required to ensure that these powers do not undermine planning system stability, transparency and community engagement. These amendments should not compromise councils' role in administering the planning system and in appropriately responding to local concerns and conditions.

Planning directives issued under the former LUPAA were, on occasion, used to inappropriately curtail local government's capacity to respond to local concerns. For example, Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes prevented councils from regulating the conversion of long-term residential properties into short-stay accommodation. This resulted in a loss of residential housing supply, excessively low rental vacancy rates, and high rental inflation for permanent residents. It is important that there be criteria around public interest and other impacts to prevent this from recurring.

LPS criteria relating to Tasmanian Planning Policies and Regional Land Use Strategies

The amendments to the Local Provisions Schedule (LPS) criteria to ensure consistency with the Tasmanian Planning Policies (TPPs) and Regional Land Use Strategies (RLUS) are supported, so current LPS work is measured against the policies and strategies in place at the commencement of the process. Further work is required to provide clear guidance to planning authorities and practitioners on how to meet LPS criteria, enabling councils with limited resources to evaluate proposed amendments quickly and easily against the correct criteria across different instruments.

We note that the Tasmanian Planning Commission (TPC) recommended that legislative changes be considered to enable more efficient processes for assessing LPS reviews and amendments, while maintaining consistency with the relevant RLUS and the TPPs. The Minister's response to the TPC notes that this may not be desirable or achievable. However, appropriate guidance materials should be developed to support the intent of the TPC's recommendation.

Long-term leases for utility infrastructure

We note the proposed amendment to exclude certain long-term leases for renewable energy and utility infrastructure from the definition of subdivision, as they typically do not require new land titles and subdivision processes are not suitable. This change highlights the need to prioritise the promised, but long overdue, review of the *Local Government (Building and Miscellaneous Provisions) Act 1993* to address these issues more comprehensively and align with contemporary practice.

Conclusion

Overall, local government supports the direction of the draft Bill. Further work, education and reform should be considered in partnership with local government, with a focus on improving application quality, planning scheme clarity and system integration to deliver more efficient and effective planning outcomes across Tasmania.

Yours sincerely,



Dion Lester
CHIEF EXECUTIVE OFFICER