



Resource Planning and Development Commission

Planning Advisory Note 15

Subject: Information Relevant to the Commission when Assessing a Draft Amendment for the Rezoning of Land from a Zone Designated for Public Purposes.

Purpose: To provide advice on the information required for an amendment to a planning scheme to rezone land designated for public purposes.

Background

Land zoned for public purposes forms an important part of any urban area. Such land may be designated for public open space, recreational use or for other public facilities or buildings.

These areas are often important in both the social and planning context. Public open space is particularly important when planning new development in urban areas and has been a requirement for many subdivision proposals.

There should be proper consideration given to the local and strategic importance to such sites before any decision is made to rezone them for other uses.

Relevant information to accompany draft amendment

Land zoned for public purposes should only be rezoned for another use after a comprehensive analysis has been undertaken that includes:

- the availability of public land in the general area; and
- the needs of the community; and
- whether the land is suitable for the needs of the community; and
- whether the land it is capable of being improved to meet community needs due to factors such as size, location, slope, or other limiting factors; and
- whether more suitable land can be provided in the general area; and
- whether the subject land is specifically required for other purposes that are unable to be provided elsewhere; and
- the detriment to public amenity.

Any analysis undertaken should be supported by a comprehensive open space or recreation strategy or public land strategy for the planning area.

Planning Advisory Notes are prepared by the Resource Planning and Development Commission to explain statutory provisions and provide guidance to planning authorities and others on the operation of the planning system.

Further Information

Relevant legislation may be viewed at <http://www.thelaw.tas.gov.au>.

For further information, contact:

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