TASMANIAN PLANNING COMMISSION

Annual Report 2025-26

Tasmanian Planning Commission
Department of Justice

Tasmanian Government

Prepared and published by:
Tasmanian Planning Commission
GPO Box 1691
Hobart Tasmania 7001

The Hon Kerry Vincent MLC
Minister for Housing and Planning
Level 10, 4 Salamanca Place
Parliament Square Building
HOBART TAS 7000

Dear Minister

I have pleasure in submitting the Annual Report of the Tasmanian Planning Commission for the year ending 30 June 2026, in accordance with section 19 of the *Tasmanian Planning Commission Act 1997.*

Yours sincerely



John Ramsay
Executive Commissioner

Acknowledgement of Country

The Tasmanian Planning Commission recognises the deep histories and cultures of the Aboriginal people of lutruwita / Tasmania spanning thousands of generations. We acknowledge and pay respect to Tasmanian Aboriginal people as the traditional and original owners and continuing custodians of this land.

We respectfully acknowledge their culture and customary practices and thank them for their stewardship of Land, Sea, Waterways and Sky. We pay respect to Tasmanian Aboriginal Elders, past and present.

We extend our respect to all Aboriginal and Torres Strait Islander peoples, and we acknowledge that sovereignty was never ceded. We recognise and value the history, culture and strength of the Tasmanian Aboriginal community, and commit to listen and be respectful of Country, and to being culturally inclusive and respectful in our collaborations with Aboriginal people.

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1. Year in Review

The 2025-26 reporting year was one of consolidation, transition and continued delivery across the full range of the Commission's statutory responsibilities.

The Commission continued to perform its functions independently and transparently within Tasmania's Resource Management and Planning System (RMPS). The matters considered during the year reflected the increasing complexity of planning, environmental management, infrastructure delivery and strategic land use planning in Tasmania.

During the reporting period, the Commission:

- assessed and determined 29 planning scheme amendments, and 12 combined permit and planning scheme amendment applications;
- completed its assessment of the Hobart draft Local Provisions Schedule (LPS), bringing the Tasmanian Planning Scheme into effect for Hobart;
- completed assessments of three amendments to the State Planning Provisions (SPPs);
- finalised an integrated assessment report and a recommendation report under the *State Policies and Projects Act 1993* for the proposed multipurpose stadium at Macquarie Point declared to be a project of State significance;
- completed an amendment to the Hobart LPS to remove inconsistencies between the planning scheme and the *State Policies and Projects (Macquarie Point Precinct) Order 2025*;
- completed its assessment and issued a permit for the North West Transmission Upgrades Project – Palmerston to Hampshire section, a major infrastructure project under the *Major infrastructure Development Approvals Act 1999*;
- continued its assessment of five major project matters at various stages of the major project assessment process under the *Land Use Planning and Approvals Act 1993* (LUPA Act);
- maintained and updated the authorised version of the Tasmanian Planning Scheme and the Tasmanian Planning Schemes Online platform;
- progressed work associated with preparation of the next State of the Environment Report.

Major projects remained a significant component of the Commission’s workload. This included assessments under the major project process under LUPA Act, projects of State significance and major infrastructure projects.

The Commission also published Wind Farm Planning Guidelines. It progressed the preparation of generic assessment criteria for wind farm major projects and a generic Environment Protection and Biodiversity Conservation Matters Schedule.

Assessment of the Kingborough draft LPS continued throughout the year. This complex assessment required substantial Commission resources and attracted considerable public interest. Other significant ongoing work included assessment of draft amendment 01-2025 to the State Coastal Policy.

The Commission prepared guidance to support the implementation of the Tasmanian Planning Policies (TPPs) commencing from 1 July 2026.

The Commission's responsibilities frequently involve matters that attract diverse views and significant public interest. Independent assessment processes remain critical to maintaining confidence in Tasmania's RMPS. The Commission remains committed to ensuring all parties are provided with a fair opportunity to participate and to undertaking its assessments impartially, transparently and in accordance with the law.

I acknowledge the professionalism of local government planners, planning and legal practitioners, government agencies, subject matter experts and community participants who contributed to Commission processes throughout the year. Their expertise and participation assisted the Commission to examine complex issues and make informed decisions.

I also acknowledge the dedication of the Commission’s Commissioners, Deputy Commissioners, senior planning consultants, planning advisers, GIS/spatial analysts, technical and project professionals, and administrative staff. The quality and credibility of the Commission's work depends upon their commitment, expertise and integrity.

The Commission continued to benefit from the administrative and corporate support provided by the Department of Justice while maintaining its statutory independence.

Tasmania continues to face complex issues associated with housing supply, infrastructure investment, renewable energy development, environmental stewardship and sustainable growth. The Commission remains committed to performing its statutory functions in a way that furthers the objectives of Tasmania's RMPS and serves the long-term interests of the Tasmanian community.

John Ramsay
EXECUTIVE COMMISSIONER



2. Overview

Tasmanian Planning Commission

The Commission is an independent statutory body established under the *Tasmanian Planning Commission Act 1997* (TPC Act). The Commission's functions are at arm's length from Government, but as an instrumentality of the Crown, it works within the established administrative framework of the State of Tasmania.

Objectives

The Commission is committed to furthering the objectives of Tasmania's Resource Management and Planning System (RMPS) set out in both Schedule 1 of the TPC Act and in Part 1, Schedule 1 of the LUPA Act (see Appendix 1) and to observing the rules of natural justice.

The objectives of the RMPS promote sustainable use and development of the State's resources and sound strategic planning. The objectives also encourage public involvement in, and shared responsibility for, resource management and planning.

What We Do

The Commission performs planning, assessment, hearing, decision-making and advisory functions within the scope of its responsibilities under the TPC Act and other legislation. The Commission is committed to maintaining high standards of governance and accountability while exercising its powers at arm's length from Government and political processes.

The Commission's key role and functions include:

- considering and approving draft planning scheme amendments and combined draft planning scheme amendments and permit applications;
- assessing and approving major projects and assessing projects of State significance;
- assessing and reporting on State Policies and amendments to State Policies;
- assessing and reporting on draft TPPs and amendments to TPPs;
- assessing and reporting on amendments to the SPPs;
- assessing and approving LPSs; and
- implementing Housing Land Supply Orders.

The Commission also has the following functions:

- inquiring and making recommendations for public land use;
- reviewing representations and the report of the Director of National Parks and Wildlife relating to draft reserve management plans; and

- reviewing representations and the report of the Secretary of the Natural Resources and Environment of Tasmania (NRE) relating to draft water management plans.

The Commission has a central role in relation to State of the Environment (SoE) reporting, established under the *State Policies and Projects Act 1993*. The Commission is responsible for preparing and producing the SoE Report for Tasmania every five years that assesses the condition, trends and changes in the environment, progress toward resource management objectives, and recommendations for future action.

A full list of the Commission's roles and functions is set out in section 6 of the TPC Act.

Most assessments and reviews include public hearings. Services provided by the Commission include:

- online access to statutory assessment and review documentation;
- maintaining the authorised version of planning schemes, including the Tasmanian Planning Scheme (TPS), as it is progressively implemented following the approval of LPSs;
- online access to planning schemes and the TPS, when operational in municipal areas; and
- online access to general information on the Commission's functions and Tasmania's planning system.

Who We Are

The Commission has a full-time Executive Commissioner and Chairperson, and seven Commissioners and two Deputy Commissioners, each appointed under section 5 of the TPC Act for their particular skills, knowledge and expertise. The Commission is supported by staff employed by the Department of Justice.

The Commission's role is to:

- maintain high standards of governance and compliance with statutory processes and requirements, including risk management and conflict of interest policies;
- delegate statutory assessment and advisory functions and monitor the standard and timeliness of reporting and decision making made under delegation;
- approve the Annual Report;
- prepare statutory planning advice for the Minister; and
- ensure the Commission performs its functions and exercise its powers in a manner that furthers the RMPS objectives.

During 2025-26, the Commission members were:

- Chairperson and Executive Commissioner - John Ramsay
- Commissioners - Ann Cunningham; Nick Heath; Max Kitchell; Pam Allan; Paul West; Eamonn Tiernan, Matthew Derbyshire, Anthony Reid and Sandra Hogue
- Deputy of the Executive Commissioner - Claire Hynes.

The following changes to Commission membership occurred during the year:

- Ann Cunningham resigned in November 2025.
- Eamonn Tiernan resigned as Commissioner and was appointed a Deputy Commissioner in September 2025.
- Matthew Derbyshire commenced in October 2025.
- Anthony Reid commenced in November 2025 and resigned in February 2026.
- Sandra Hogue commenced in February 2026.

Commissioner attendance at monthly Commission meetings is identified below.

Table 1 - Monthly Commission Meeting Attendance

Commissioner	July 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26
John Ramsay (Chair and Executive Commissioner)	P	-	P	LA	P	P	-	P	P	P	LA	LA
Eamonn Tiernan	P	-	P	-	P	-	-	-	-	-	-	-
Ann Cunningham	LA	-	P	P	P	-	-	-	-	-	-	-
Nicholas Heath	P	-	P	P	P	LA	-	P	P	P	P	P
Max Kitchell	P	-	LA	P	P	P	-	P	P	P	P	P
Pam Allan	P	-	P	P	P	P	-	P	P	P	P	P
Paul West	P	-	P	P	P	P	-	P	P	P	P	P
Matthew Derbyshire	-	-	-	P	LA	P	-	P	P	P	P	P
Anthony Reid	-	-	-	-	-	LA	-	LA	-	-	-	-
Sandra Hogue	-	-	-	-	-	-	-	P	P	P	P	P

Key: **P** Present, **A** Absent, **LA** Leave of Absence,

In addition, two ‘out of session’ Commission meetings were convened on 10 December 2025 and 25 March 2026.

Ministerial Responsibilities

The Minister for Housing and Planning (Minister) has responsibility for the administration of the TPC Act; the LUPA Act; Part 2 of the *Public Land (Administration and Forests) Act 1991*; and the *State Policies and Projects Act 1993*.

The Minister also provides the Commission with a Ministerial Statement of Expectation (see Appendix 3).

The Minister for Primary Industries and Water has responsibility for the administration of the *Water Management Act 1999* and may direct the Commission to review a draft water management plan or a draft amendment to a water management plan.

The Minister for Parks has responsibility for the administration of the *National Parks and Reserves Management Act 2002* and may direct the Commission to review a draft parks and reserves management plan.

The Commission operates independently within administrative support provided by the Department of Justice. The Department provides the human, financial, physical, information and other resources to support the Commission to perform its functions.

Staffing

The Commission has an organisation structure comprising the Executive Commissioner, senior planning consultants, senior planning advisers, planning advisers, GIS/spatial and technical and administrative staff (26).

The Commission has an employment register for casual senior planning consultants to assist with its assessment workload as result of the draft LPS and draft amendment assessments. Eight senior planning consultants (casual) have been appointed.

To undertake assessment hearings, the Commission has five Commissioners, three senior planning consultants and eight casual senior planning consultants and one former Commissioner, all who can act as delegates on the Commission assessment panels.

Financial Resources

The Commission’s 2025-26 budget allocation was $4,405,086.00.

Performance

The Commission's key performance areas were:

1. Conduct planning scheme amendment assessments within statutory times or such extended periods approved by the Minister and undertake statutory review and advisory tasks referred by relevant Ministers in a timely manner.
2. Conduct the assessment of the remaining Local Provision Schedules (LPS) in accordance with legislative requirements and statutory timeframes or extensions approved by the Minister.
3. Continual improvement of the Commission's resources to hear and determine all applications within the jurisdiction.
4. Maintain online access to digital versions of current interim planning schemes and the Tasmanian Planning Scheme, including zoning and overlay maps. Also provide public access to the last version of archived Interim Planning Scheme published versions in each Municipality.
5. Conduct major project and infrastructure assessments as directed by the Minister for Planning. In 2025-2026, these projects comprised:
    - North West Transmission Upgrades Project (under the major infrastructure development approvals (MIDAA) process)
    - North East Windfarm major project
    - Whaleback Ridge Renewable Energy major project
    - Bell Bay Windfarm major project
    - Kangaroo Bay Hotel major project
    - Cellars Hill Windfarm major project.
    - Macquarie Point Multipurpose Stadium (under Project of State significance (PoSS) process)

3. Report on Performance

Objectives and Priorities

Planning Scheme Amendment Assessments

A planning authority is required to provide the Commission with a draft amendment within seven days of certification. Once a draft amendment is certified, it is publicly exhibited.

After the planning authority has considered any representations received during the exhibition period, it submits a report and copy of the representations to the Commission. The Commission's assessment task effectively commences at this point.

The Commission's assessment performance in relation to planning scheme amendments is set out in Tables 2 and 3 below.

Draft amendments, including those with combined permit applications, can involve complex planning issues and contested private and public interests. Such proposals often require public hearings, comprehensive assessment, and drafting modifications. Consequently, requests for Ministerial extensions of time are sometimes necessary.

If a draft amendment is rejected and the Commission directs a substitute or substantially modified draft amendment to be provided, it becomes a new/modified draft amendment as directed or certified by the Commission. These substitute or substantially modified draft amendments must be publicly exhibited and assessed and may be subject to further hearings before the final determination.

Several of the Commission's planning scheme amendment decisions are before the Supreme Court for judicial review. As of 30 June 2026, cases yet to be determined include:

- Break O'Day Local Provision Schedule (LPS) – 2375 of 2023 – land at 36 Parnella Drive, Stieglitz;
- Glamorgan Spring Bay Interim Planning Scheme (IPS) - AM 2018-07 (a) and (b) and permit SA 2017-04, land at lot 2 and 135 Rheban Road, Orford;
- Glamorgan Spring Bay IPS - AM 2021-01 and permit DA2020-08 – land at part of 12371, Tasman Highway, Swansea;
- Sorell IPS - AP-SOR-43-2021-1 and permit SA-2021-00003 - land at Josephs Road/Waterson Lane, Carlton and Baudin Road, Carlton River; and
- Clarence LPS - PDPSAMEND-2021-022802 (substantially modified) - multiple properties at Norma Street, Newhaven Drive, Zenith Court and Skyline Drive, Howrah.

The Commission's amendment decisions can be accessed under Assessments and Hearings on the Commission's website[1].

Table 2 - Draft amendment assessment under the *Land Use Planning and Approvals Act 1993*

	2021-22	2022-23	2023-24	2024-25	2025-26
Draft planning scheme amendment applications received					
Number certified by the planning authority Includes section 35 (former), and 40F (current) provisions	37	23	28	26	29
Number received for assessment Includes section 39 (former) 35KB, 40K, no exhibit 40I (current) provisions	49	48	56	31	27
Draft planning scheme amendment applications assessed					
Number approved without modification	6	16	24	9	5
Number approved with modifications	2	21	40	17	18
Number altered/substantial modified/substituted	0	3	6	2	3
Number rejected	1	3	6	1	1
Other e.g. no jurisdiction to assess or withdraw	0	2	3	5	2
Total number assessed	**9**	**45**	**79**	**34**	**29**
Median number of assessment days	79	139	105	96	113

[1] www.planning.tas.gov.au

Table 3 - Combined permit and amendment assessment

	2021-22	2022-23	2023-24	2024-25	2025-26
Combined permit applications assessed Includes section 43A (former) and 40T (current) provisions					
Number confirmed without modification	1	0	1	0	0
Number approved with modifications	1	11	14	4	9
Number refused	1	4	6	1	1
Other e.g. no jurisdiction to assess or withdraw	0	2	4	0	2
Total number	**3**	**17**	**25**	**5**	**12**

Table 4 – Applications received from Councils

	Applications
Brighton Council	3
City of Clarence	2
Derwent Valley Council	3
Flinders Council	1
Glenorchy City Council	4
Kentish Council	1
King Island Council	4
Kingborough Council	2
Latrobe Council	4
City of Launceston	9
Northern Midlands Council	3
Sorell Council	3
Total number	**41**

There were no urgent amendment requests under section 30IA of LUPA Act considered by the Commission during 2025-26.

Draft Local Provision Schedule Assessment - Tasmanian Planning Scheme Implementation

Under the LUPA Act, the Tasmanian Planning Scheme (TPS) becomes operational in a municipal area when a draft Local Provisions Schedule (LPS), prepared by the relevant planning authority, is assessed and approved by the Commission with the agreement of the Minister.

The LUPA Act establishes a two-stage process for the review and assessment process of a draft LPS after it is lodged. The first stage involves assessing whether the draft LPS complies with the requirements of the LUPA Act. The second stage involves:

- a 60-day public exhibition period during which representations may be received by the planning authority;
- a 60-day period for the planning authority to provide a response and report to the Commission; and
- a 90-day period for the Commission to assess the representations, conduct a public hearing, and make a decision.

The Commission's 90-day assessment period may be extended with the approval of the Minister.

The Commission may approve an LPS with modifications or substantial modifications. Subject to the agreement of the Minister, an LPS is gazetted and takes effect. A total statutory period of at least 7 months applies to this formal exhibition and assessment stage.

If an LPS is approved with substantial modifications, those modifications are assessed as draft amendments to the LPS after it is approved and in effect. These draft amendments must be publicly exhibited and assessed and may be subject to further hearings before the final determination.

As of 30 June 2026, 28 out of 29 LPSs have been approved and made effective.

During 2025-26, the Hobart LPS was approved, bringing the TPS into effect in the Hobart municipality. The Commission also directed 4 substantial modifications to the Hobart LPS. The directed substantial modifications all include specific area plans, while one of the modifications also includes rezoning.

The Kingborough draft LPS is the remaining LPS to be assessed and completed. The draft LPS was exhibited in the later part of 2024 with 620 representations received. As of 30 June 2026, approximately 375 of the 620 representations received had been heard over a total of 30 hearing days held.

The Commission's assessment performance in relation to draft LPS assessment is set out in Table 4 below.

Table 4. Local Provisions Schedules assessment statistics

Local Provisions Schedules (LPSs)	2022-23	2023-24	2024-25	2025-26
LPSs received	1	0	0	0
Post lodgment conferences (held before approval for exhibition)	3	2	0	0
Exhibition commenced	0	1	2	0
Commission directed substantial modifications in relation to draft LPS (section 35KB)	8 (which resulted in 37 amendments to the 8 LPSs)	6	11	4
LPSs approved (section 35L)	7	2	4	1

Other Review and Advisory Tasks Performed

During 2025-26, the Commission provided advice to the Minister and the Department of Justice on draft legislation and other planning matters as outlined below.

There were no references to the Commission in relation to the future use of public land during 2025-26.

The Commission received and processed the following Housing Land Supply Orders during the reporting period - Housing Land Supply (Warrane) Order 2025 and Housing Land Supply (Mornington) Order 2025.

The Minister has determined to make the TPPs and they will come into effect on 1 July 2026. The Commission has prepared and published an Information Sheet providing guidance on the Commission's processes relating to the commencement of the TPPs, including implications and considerations for current and future assessments, and proposed legislative amendments.

During the reporting period, the Commission completed the following amendments to the State Planning Provisions (SPPs):

- correct numbering in clause 7.14 under section 80O alteration
- draft amendment 02-2025 – amend various clauses to clarify the subdivision potential for lots in more than one zone (split zoned lots), clarify the definition and operational requirements for employment training centre, revise the operational requirements for home-based child care exemption, and clarify exemption limitations relating to electricity infrastructure - the Commission undertook public exhibition of the draft amendment and held hearings into the representations and provided a report to the Minister.
- draft amendment 05-2025 – minor amendment under section 30NA to clarify and expand the scope of road works exemptions in Table 4.2 – the Commission undertook assessment and provided the Commission's opinion to the Minister recommending approval.
- draft amendment 04-2026 – minor amendment under section 30NA to clarify title information following discontinuation of issuing titles and clarifying permit requirements – the Commission commenced its assessment.

Major Project Assessments

In the year 2025-26, the Commission commenced or continued its assessment of major projects including:

- North East Windfarm;
- Whaleback Ridge Renewable Energy;
- Bell Bay Windfarm;
- Cellars Hill Windfarm;
- Kangaroo Bay Hotel;
- the North West Transmission Upgrade Project under the *Major Infrastructure Development Approvals Act 1999*; and
- New Bridgewater Bridge permit conditions.

North East Windfarm Major Project

In August 2023, the Commission determined the assessment criteria for the project. The proponent is now preparing the Major Project Impact Statement addressing matters specified in the assessment criteria.

The Commission has been assisting with the coordination of feedback from relevant regulators on the scope and methodology of proposed studies and surveys used in the preparation of the Major Project Impact Statement.

Whaleback Ridge Renewable Energy Major Project

In March 2024, the Minister for Planning provided notice to the Commission of the declaration of the major project.

In August 2024, the Commission determined assessment criteria for the project.

The proponent is now preparing a Major Project Impact Statement addressing matters specified in the assessment criteria.

Bell Bay Windfarm Major Project

In August 2024, the Minister for Planning provided notice to the Commission of the declaration of the major project.

In December 2024, the Commission determined the assessment criteria for the project.

The proponent is now preparing the Major Project Impact Statement addressing matters specified in the assessment criteria.

Cellars Hill Windfarm Major Project

In January 2025, the Minister provided notice to the Commission of the declaration of the major project.

On request of the Proponent, the Commission sought and obtained one-off assessment accreditation of the major project process under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Assessment accreditation provides for the Commission to assess and report to the Commonwealth on the impact(s) of this project on Matters of National Environmental Significance. Under the accredited process, the Commonwealth makes the decision under the EPBC Act.

In September 2025, the Commission determined the assessment criteria and guidelines for assessment of matters of national environmental significance for the project.

The proponent is now preparing the Major Project Impact Statement addressing matters specified in the assessment criteria, and a response to the guidelines for assessment of matters of national environmental significance.

Kangaroo Bay Hotel Major Project

In October 2024, the Minister for Planning provided notice to the Commission of the declaration of the major project.

In February 2025, the Commission determined the assessment criteria for the project.

In March 2026, the proponent submitted the Major Project Impact Statement addressing matters specified in the assessment criteria.

The project was exhibited in June 2026.

North West Transmission Upgrades Project

The Commission previously determined the planning criteria against which the project will be assessed and received one-off assessment accreditation under the Commonwealth EPBC Act, to assess and report to the Commonwealth on the impacts of this project on Matters of National Environmental Significance (MNES).

In April 2025, the project proponent TasNetworks submitted a planning application to the Commission for the Palmerston to Hampshire Hills section of the transmission line.

Following the provision of additional information by TasNetworks to the satisfaction of the Commission and the Commonwealth, the Commission publicly exhibited the application between 20 September and 18 October 2025, and 28 representations were received.

Following a request from TasNetworks, changes to the application were publicly exhibited between 24 January and 7 February 2026, and four representations were received.

On 10 March 2026 the Commission determined to grant a permit for the application,

subject to conditions. On the same day, the Commission issued its final assessment report of the impacts of the project on MNES to the Commonwealth.

On 19 March 2026 the Commission's decision to grant a permit for the application was appealed to the Tasmanian Civil and Administrative Tribunal. A two-day hearing is likely to be scheduled for August 2026.

On 24 April 2026 the Commonwealth determined to grant a permit for the project, subject to conditions.

New Bridgewater Bridge Major Project - permit conditions

The New Bridgewater Bridge Major Project was approved in May 2022.

During 2025-26, the Commission considered and endorsed plans and reports as compliant with permit conditions.

The Commission has an ongoing role in the approval of actions required to be taken because of the permit conditions imposed as part of the approval.

Projects of State Significance

Macquarie Point Multipurpose Stadium

In October 2023, the Premier provided notice to the Commission of the declaration of the Macquarie Point Multipurpose Stadium as Project of State significance.

In February 2024, the Commission finalised guidelines for the assessment of the Project.

On 17 September 2024, the Macquarie Point Development Corporation (the proponent on behalf of the Crown in Right of Tasmania) submitted its reports on the project in response to the Guidelines.

Following its assessment of the reports, the Commission issued a Draft Integrated Assessment Report (DIAR) for public exhibition and sought representations on the project and the DIAR.

The representation period was from 31 March until 8 May, and 840 representations were received. In June and July 2025, the Commission held hearings into specifically relevant representations.

In September 2025, a Recommendation Report and Integrated Assessment Report were finalised and published by the Commission.

State of the Environment Reporting

The *State Policies and Projects Act 1993* requires the Commission to prepare a State of the Environment (SoE) Report every five years. Following publication of the 2024 SoE Report and commencement of planning for the 2029 reporting cycle, the Commission progressed foundational work to support preparation of the 2029 SoE Report during 2025-26.

Key activities included targeted consultation on the draft Approach for the 2029 SoE Report, which involved engagement with government agencies, local government, research organisations and non-government organisations, and analysis of consultation feedback. The Commission also commenced development of an Aboriginal peoples' Engagement Strategy and undertook preliminary engagement to support future partnership, data acquisition and report development activities.

Work during the reporting period focused on establishing the strategic, methodological and stakeholder engagement foundations for the next reporting cycle. This included consideration of reporting frameworks, indicators and assessment methodologies, informed by consultation feedback and lessons identified through review of the Commission's processes for preparation of the 2024 SoE Report.

Appendix 1: Schedule 1 Objectives under Tasmania's Resource Management and Planning System

Schedule 1 Objectives under the RMPS are:

- to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;
- to provide for the fair, orderly and sustainable use and development of air, land and water;
- to encourage public involvement in resource management and planning;
- to facilitate economic development in accordance with the objectives set out in the above paragraphs; and
- to promote the sharing of responsibility for resource management and planning between the different spheres of government, the community and industry in the State.

Each of the Acts listed in Appendix 2 includes a schedule containing the Schedule 1 Objectives under the RMPS. There is a general requirement that undertaking the powers and functions of these Acts will promote the objectives.

Supporting the overarching Schedule 1 Objectives are additional objectives, which are specific to the land use planning process. These include:

- to require sound strategic planning and coordinated action by State and local government;
- to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;
- to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;
- to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;
- to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;

- to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;

- to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

- to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and

- to provide a planning framework which fully considers land capability.

Appendix 2: Legislative Framework

The Commission operates as an independent statutory body under the *Tasmanian Planning Commission Act 1997*. The legislative provisions under which the Commission operates are as follows:

Legislative Instrument	Commission Functions
Housing Land Supply Act 2018	Amend the relevant planning scheme to be in accordance with the housing order or revocation.
Land Use Planning and Approvals Act 1993 (LUPA Act)	Primary source of planning functions. Assessing or Reporting: • Tasmanian Planning Policies (TPPs) • Regional Land Use Strategies • major project assessment processes • State Planning Provisions (SPPs) and amendments to SPPs • projects of regional significance • draft planning directives Approving: • planning schemes and planning scheme amendments • Local Provision Schedules (LPSs) and amendments to LPSs Advising: • the Minister in relation to land use planning • local government in relation to planning schemes • the Minister of its opinion on the public interest of amendments to the TPPs and SPPs Planning: • for the coordinated provision of transport, and infrastructure, for land development.
National Parks and Reserves Management Act 2002	Reviewing representations, and the report of the Director of National Parks and Wildlife, relating to draft reserve management plans.
Public Land (Administration and Forests) Act 1991	Inquiring into public land use.

Legislative Instrument	Commission Functions
State Policies and Projects Act 1993	Strategic policy and major project role. Assessing: • projects of State significance • draft State Policies and amendments to State Policies Preparing: • the Tasmanian State of the Environment report.
Tasmanian Planning Commission Act 1997	Establishes the constitution, functions and powers of the Commission and Commissioners. Creates the Commission as a statutory body, defines its structure, powers, and procedures (e.g. hearings, evidence gathering). Provides the core administration and procedural framework for how the Commission operates.
Water Management Act 1999	Reviewing representations, and the report of the Secretary of the Department of Natural Resources and Environment Tasmania (NRE Tas), relating to draft water management plans.
Wellington Park Act 1993	Reviewing representations, and the report of the Wellington Park Management Trust, relating to draft management plans.

The Commission also has designated roles and functions under the following Acts:

- *Aboriginal Lands Act 1995*
- *Conveyancing and Law of Property Act 1884*
- *Environmental Management and Pollution Control Act 1994*
- *Local Government (Building and Miscellaneous Provisions) Act 1993*
- *Major Infrastructure Development Approvals Act 1999*
- *Marine Farming Planning Act 1995*
- *Survey Co-ordination Act 1944*
- *Threatened Species Protection Act 1995*

Appendix 3: Ministerial Statement of Expectation

Minister's Statement of Expectation

for the Tasmanian Planning Commission under section 7B of the Tasmanian Planning Commission Act 1997:

Functions of the Commission

The Commission performs independent statutory planning and project assessment, hearing and advisory functions under Tasmania's Resource Management and Planning System (RMPS) and other legislation.

The Commission must perform its functions and exercise its powers in a manner that furthers the Schedule 1 objectives of the *Land Use Planning and Approvals Act 1993* (the LUPA Act).

Relationship with Government

The Commission functions at arm's length from Government but as an instrumentality of the Crown it works within the established administrative framework of the State of Tasmania.

Communication with Minister

To meet my Ministerial obligations to Parliament and the public on the functioning of the planning system, I expect the Commission to provide me with regular information on its operations and performance and bring to my attention, in a timely manner, information regarding any significant issues affecting the Commission's work. I expect the Commission to inform me in a timely manner, of any issues affecting its capacity to fulfil its statutory functions under the Act and other relevant legislation.

I also expect the Commission to inform me in a timely manner, of any issues that may require my consideration about the performance of my duties and the exercise of my powers in relation to land use planning under the LUPA Act or any other legislation.

Government policies

In performing its functions, the Commission should consider any relevant published Government policies and any other policies and procedures as advised by me in writing that may be relevant to the Commission's functions.

I also expect the Commission to provide advice on Government policies whether published or unpublished to the extent that it is required to do so by legislation, particularly any issues that may affect the implementation of these policies in the planning system.

Legal advice

Unless the Commission perceives a potential or actual conflict of interest, it must obtain any necessary legal advice from the Office of the Solicitor-General. In any legal actions taken by or against the Commission, the Commission must be represented by, or in consultation with, the State Litigation Office.

While the Commission and the Department of Justice (the Department) may each seek advice from the Solicitor-General on relevant matters, I expect the Commission and Department will share advice, unless the Commission perceives a potential or actual conflict of interest.

Relationship with the State Planning Office

The State Planning Office (SPO) is responsible for coordinating and delivering the Government's series of reforms to standardise and simplify processes, the Government's program of legislative and policy development and providing advice on these matters. The SPO is responsible for providing public information about the planning system in Tasmania.

I acknowledge the Commission's independence is of utmost importance and must be maintained. As an independent statutory authority, the Commission, in providing advice on a range of land use and development matters, must remain independent, mindful of any perceived potential or actual conflict of interest and avoid providing advice on matters it might subsequently have to independently assess.

Unless the Commission perceives a potential or actual conflict of interest, I expect the Commission to inform the SPO where legal advice is sought on matters relating to the operation of legislation. I also expect the Commission to advise me of issues that may indicate a need to consider amending or reviewing that legislation and to work with the SPO in managing these issues.

I expect the Commission to work collaboratively with the SPO and on request, provide expert planning advice on draft legislation in a timely manner.

Relationship with the Department of Justice

The Department provides the human, financial, physical, information and other resources to support the Commission to perform its functions.

I expect the Commission to maintain clear lines of communication with the Department on the administration of the Commission and management of staff, through the Executive Commissioner and the Secretary of the Department or the Secretary's delegate.

Relationship with other State Agencies and Authorities

The Commission has statutory functions under a range of legislation administered by other state agencies, authorities and Ministerial portfolios. I expect the Commission to maintain clear lines of communication with these bodies in relation to the administration of these functions.

I also expect the Commission to keep me informed of any matters relating to other Government portfolio areas in relation to its statutory functions that may have planning implications.

Relationship with Planning Authorities

One of the Commission's functions under the Act is to provide advice to local government in relation to planning schemes including the Tasmanian Planning Scheme under the LUPA Act and the functions of local government under that Act.

I expect the Commission to establish clear lines of communication with planning authorities to assist them in fulfilling their statutory planning responsibilities, particularly in relation to:

- the preparation and operation of planning schemes including the Tasmanian Planning Scheme once this becomes operational in each municipal area; and
- the implementation of the Tasmanian Planning Policies (TPPs), when approved.

Governance and Operations

Corporate Governance and Values

I expect the Commission to focus on and maintain high standards of corporate governance and accountability and to maintain appropriate administrative arrangements to ensure compliance with its statutory obligations.

Business Plan

I expect the Commission to manage its statutory functions and implement this Statement of Expectation through its Business Plan. The Business Plan forms part of the Department's business planning, reporting and performance review system and may include project plans for major priorities.

Reporting

I expect the Commission to provide the Department and me with quarterly reports on the implementation of the Business Plan.

The Commission's Annual Report should be provided to me by I October each year and include an appended copy of the Statement of Expectation in effect during the reporting period.

Statutory Functions

I expect the Commission to continue to undertake its statutory assessment, review, approval and advisory functions in a professional and timely manner and to maintain effective administrative procedures to enable this to occur. I expect the Commission to undertake its functions in timely manner and to comply with the statutory time frames imposed on it by relevant legislation.

Policies and Processes

The Commission should continue to routinely review and develop its operational policies and processes to ensure it performs its statutory functions proficiently, consistently, effectively and transparently. I expect the Commission to focus on ensuring that its processes provide for timely decisions and advice to be provided.

Website, Communications and Information Systems

I expect the Commission to inform the Tasmanian public, planning authorities, state authorities, representors and stakeholders about its functions within the RMPS, particularly the timely provision of information in relation to its statutory assessment and decision making functions.

I expect the Commission to provide online access to all planning schemes in each municipal area, including the authorised version of the Tasmanian Planning Scheme (TPS) as it progressively implemented with the approval of Local Provisions Schedules (LPS).

I also expect the Commission to maintain its electronic database containing the legislative history of the electronic planning instruments, which includes the State Planning Provisions (SPPs) and LPS written documents and zone and overlays maps.

Priorities

Implementation of the State-wide planning system

The Commission is to continue its ongoing assessment of draft LPSs to progressively

implement the TPS across the State, and as required its assessment of amendments to the SPPs and to the TPPs when effective.

The Commission is to undertake the statutory public exhibition and assessment of any proposed amendments to the SPPs.

I expect the Commission to continue to manage and coordinate a program with planning authorities for the timely assessment and approval of the remaining draft Local Provisions Schedules (LPSs), in accordance with statutory requirements.

I also expect the Commission to liaise with the SPO to provide consistent advice to planning authorities on interpretation of statutory requirements for LPSs and advise me on any issues that may impact on the timely submission and approval of LPSs.

I also expect the Commission to liaise with the SPO on the implementation of the TPPs, when approved.

The Commission is responsible for the maintenance of the TPS in an online digital format and for providing the authoritative versions in accordance with the requirements of the LUPA Act.

Regional Land Use Strategies

I expect the Commission to inform the SPO on any strategic issues where modifications to the Regional Land Use Strategies operating in Tasmania may be appropriate, to ensure their continued effective operation and implementation of amendments to existing planning schemes and the TPS.

I expect the Commission to provide me with advice on any proposed modifications to existing strategies or new strategies, in terms of their compliance with the LUPA Act.

Interim Planning Directives and Interim SPP amendments

In providing advice to me regarding any proposed amendments to interim planning schemes or the SPPs that may be considered suitable to be exempt from the public exhibition process, I expect the Commission to give particular attention to whether the public interest may be prejudiced.

When considering scheme amendments or assessing any planning directives, I expect the Commission to have regard to the SPPs.

Planning Advice and Documents

I expect the Commission to collaborate with the SPO to prepare guidelines and information on matters that I may determine to assist with the implementation of the TPS and any other matters that are provided for under relevant legislation.

Date of Statement taking effect

This Statement of Expectation takes effect on 4 June 2025.

Hon Felix Ellis MP
Minister for Housing, Planning and Consumer Affairs

4/6/2025

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