

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 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.

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I also expect the Commission to provide advice on Government policies whether published or unpublished to the extent that it is required to do so by legislation, particularly any issues that may affect the implementation of these policies in the planning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

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 1 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 a timely manner and to comply with the statutory time frames imposed on it by relevant legislation.

The Commission is to continue to assess amendments to the SPPs, including undertaking the statutory public exhibition.

I expect the Commission to liaise with the SPO to provide consistent advice to planning authorities on interpretation of statutory requirements for the TPS.

I expect the Commission to continue to provide me with advice on any proposed modifications to the regional land use strategies, in terms of their compliance with the LUPA Act.

I expect the Commission to provide me with advice regarding any proposed amendments to the SPPs that may be considered suitable as either interim or minor SPPs amendments, in accordance with relevant criteria under the LUPA Act. For interim SPPs amendments, I expect the Commission to give particular attention to whether it is in the public interest to give effect to the amendments as soon as practicable.

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.

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 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 include the State Planning Provisions (SPPs) and LPS written documents and zone and overlay maps.

Priorities

Timely assessment

The Commission is to review its processes to enhance internal efficiency, while maintaining the integrity of statutory assessment and procedural fairness, and to identify opportunities to facilitate the timely delivery of decisions.

The Commission is to provide guidance and engage with planning authorities to support their understanding of the statutory requirements and assessment processes. This is to improve efficiency of assessment processes, and reduce the risk of requiring additional supporting information, while maintaining the Commission's independence and procedural fairness.

The Commission is to manage its hearing processes efficiently and proportionately, in accordance with its statutory powers and obligations under the *Tasmanian Planning Commission Act 1997*, and other relevant legislation, including the LUPA Act. Where appropriate, the Commission is to issue directions to parties in advance of hearings, outlining key matters to support focused and effective participation, without limiting the Commission's statutory obligation to consider all relevant matters.

Implementation of the State-wide planning system

The Commission is to continue to manage and coordinate the timely assessment and approval of the remaining draft LPS to fully implement the TPS across the State.

I expect the Commission to liaise with the SPO on the implementation of the TPPs, including providing appropriate guidance for planning authorities on the implementation of TPPs through LPS amendments.

I expect the Commission to provide guidance to planning authorities to assist them in undertaking the 5-yearly review of their LPSs as required under the LUPA Act. The Commission is responsible for providing me with recommendations in relation to these LPS reviews.

Regional Land Use Strategies

The Commission is to provide me with timely advice on the new draft regional land use strategies prepared as part of the current review process, including implementation of the TPPs.

I expect the Commission to continue 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, particularly for the assessment of LPS amendments.

Date of Statement taking effect

This Statement of Expectation takes effect on 27 July 2026.

A handwritten signature in blue ink, appearing to be 'Kerry Vincent', written in a cursive style.

Hon Kerry John Vincent MLC

Minister for Housing and Planning

23/7/2026