



**Our towns and cities, environment, aboriginal and built heritage, are what make Tasmania special. The Greens will shift the power from developers back to communities to protect those values.**

In 100 years, we want our environment to be as beautiful and diverse as it is today.

Communities know the value of their cities, towns, rural areas and wild places. In a shrinking world, difference is rare and valuable.

Tasmanians have lost the ability to control planning decisions.

The Liberals rushed through the Tasmanian Planning Scheme, written by developers for development interests. It weakens the planning rules that protect our way of life and the local character people love. It threatens our clean green brand, and the history that enriches and binds communities.

Communities should decide the character of their own place. The Greens will reorient our planning system to prioritise the interests of locals, and return the right to have a real say and to appeal.

We'll take the power from developers and give it back to Tasmanians.

## THE GREENS WILL

### Fix the Statewide Planning Scheme:

- ▲ Strengthen your right to have a say
- ▲ Limit Ministerial powers
- ▲ Implement strict height limits
- ▲ Improve Local Provision Schedules
- ▲ Protect biodiversity
- ▲ Bring back heritage protections
- ▲ Protect Aboriginal heritage
- ▲ Bring back the Environmental Living Zone
- ▲ Ensure Tasmanians are informed
- ▲ Integrate all resource management decisions

### Create State Policies for:

- ▲ Settlements, Transport, & Infrastructure
- ▲ Climate Change
- ▲ Biodiversity Management
- ▲ Public Consultation
- ▲ Health and Wellbeing

## OVERHAUL THE STATEWIDE PLANNING SCHEME

The Greens support the move to a single statewide planning scheme, with a uniform approach to planning rules. But the Liberals' scheme, supported by Labor, gives decision-making powers to politicians and developers, not planners and communities. It threatens local character, heritage and biodiversity.

We will amend the Tasmanian Planning Scheme to protect the liveability of towns and rural areas, improve environmental protection, and ensure people have a real say about where they live and the place they love.

### Your Right to Have a Say

The Greens will require **all reserve and Crown Land development to be discretionary** and will **prohibit commercial development in National Parks**.

We will direct the Planning Commission to **review the maximum permitted block size, building height and setback** in all zones and review whether accommodation in residential zones should be discretionary, moving to a full review of the Statewide Planning Provisions.

We will level the playing field between developers and the community, and **reduce financial barriers for individuals to appeal** planning decisions by introducing a tiered-approach to fees.

The Greens will stop developers threatening communities with exorbitant appeal costs. We will **improve the processes of the Resource Management and Planning Appeals Tribunal** and empower it to:

- Prohibit legal representation for all parties, unless the Tribunal determines "the interests of justice require otherwise", or both parties agree to representation – as is the case in Queensland's Tribunal
- Assign an expert to objectively assess issues and answer questions for both parties
- Once again hold hearings in municipalities where relevant, not just Hobart
- Restart annual stakeholder feedback sessions, mandated by legislation, and produce a publicly-available report.

We will fund free expert legal and planning advice for communities and an online register for planning application materials.

We will also fund the Planning Commission, the Appeals Tribunal, and the Environmental Defenders Office to create and maintain practical, user-friendly information on how our planning system works.

### Ministerial Powers

Under the Liberals, approval power has shifted from the independent Tasmanian Planning Commission, councils and the public into the hands of the Planning Minister.

The Greens will wind back these powers. We will **compel the Minister to take the advice of the Commission, and formally consult before changing the Planning Scheme**.

Currently, proposed major projects laws would be a disaster for Tasmania. The Greens will **prohibit all Ministerial call-in powers**, and retain Projects of State Significance as the principle means of dealing with major projects.

### Strict Height Limits

Both Hobart and Launceston are facing a glut of high-rise developments that ignore building height rules and threaten the human scale, heritage values and skyline of our beautiful cities.

We would **remove 'performance-based' exemptions to height limits**. These allow councils to approve individual developments that exceed height limits on an ad hoc basis, increasing the risk of corruption.

If the 'public benefit' is argued for permitting higher, denser buildings in an area, councils should undertake a wide community consultation process and amend a maximum height limit in the zone accordingly.

### Improve Local Provision Schedules

Councils are required to develop schedules for zones and codes of the statewide scheme, and note 'unique' places in their council region.

The Greens will **review planning laws that restrict the application of Local Provision Schedules (LPS)**. The schedules must meet community expectations, and protect local character, amenity and the values that make towns and rural areas so special. We will ensure the LPS development is not rushed, and is subject to proper community consultation.

### Protect Biodiversity

The current Natural Assets Code has exemptions, gaps, loopholes, and vague terms that encourage continued landscape fragmentation and degradation, increasing the risk of species' extinction.

The Greens will instruct the Planning Commission to **review the Natural Assets Code**, as a matter of priority.

We will also **provide resources for biodiversity mapping**, to ensure biodiversity values are protected through appropriate zoning, up to date information, and informed application of the Natural Assets Code.

### **Reintroduce Heritage Protections**

The Liberals removed hundreds of properties from the Tasmanian Heritage Register. They also made dramatic changes to planning laws that remove protections for streetscapes and turn heritage buildings into empty facades. This will fundamentally alter the look, feel and fabric of our towns and cities over time.

The Greens will instruct the Planning Commission to urgently **review the Heritage Code** within the State Planning Provisions.

We will reintroduce protections for built heritage, and work with the Heritage Council to improve the heritage assessment process.

### **Defend Aboriginal Heritage**

The Greens will consult with the Aboriginal community on robust heritage protection laws. We will amend the Planning Scheme to **require impacts on Aboriginal Heritage to be considered** in development applications.

### **Reintroduce the Environmental Living Zone**

The Environmental Living Zone was created to protect important natural landscapes, but was removed from the State Planning Provisions.

All properties currently zoned *Environment Living* and under 50ha have been rezoned *Rural Living*. This rezoning allows them to be subdivided into 1ha blocks, and enables land clearing regardless of biodiversity and conservation values.

The Greens will **reintroduce an Environmental Living Zone** into the Tasmanian Planning Scheme with the existing lot size and biodiversity protections.

### **Integrate all Resource Management Decisions**

The Greens will remove exemptions for forestry, marine farming and other activities from the planning system, ensuring all development activities on land or in State waters are subject to consistent planning rules, including public consultation and rights of appeal.

## **PLANNING FOR THE FUTURE: STATE POLICIES**

How we use and develop our land has major long-term implications for future State Budgets, our resilience, and the quality of life for every Tasmanian.

Every decision made at all levels of government - including about planning - must be coordinated and consider conditions in the far future.

State Policies are a legally-binding, shared vision for our towns, rural areas, parks, wilderness, marine environment and waterways. Proper decision-making about all these policies should not be done in departmental 'silos'.

State Policies ensure planning is consistent, forward-thinking and unfettered by political and development interests.

The Greens will develop **six new State Policies**, around the big issues that determine our state's security and the quality of every person's life:

- Climate change
- Settlement, transport and infrastructure
- Biodiversity management
- Public consultation
- Health and well-being
- Cultural preservation

We will also fund an overdue **review of the State Coastal Policy**, as recommended by the Tasmanian Planning Commission.

The development of each State Policy is a large undertaking. It will be driven by the Tasmanian Planning Commission, and informed by a lengthy statewide community consultation, so all Tasmanians have a say on how the State develops across the next 50 years.

The Greens will also **increase resourcing of the Tasmanian Planning Commission**, with an additional 10 staff to prepare the seven policies across the next term of government.

### **Settlement, Transport and Infrastructure**

Successive Labor and Liberal governments have plucked population growth figures out of the air, rather than commit to extensive public consultation and strategic settlement decisions.

Long-term settlement patterns, transport that connects regions, and the infrastructure needed to service them are tightly linked.

Patterns of consumption, agricultural practices, industrial activity and production, technological options, energy usage, urban design and resource sustainability must be integrated into planning decisions.

The Greens will ensure future settlements, transport, and infrastructure are planned in the public interest, affordable and accessible for all people and regions, and designed with community wellbeing and the environment first.

### Climate Change

The Climate Smart 2020 strategy developed by a Green Minister for Climate Change in the last term of government, remains a comprehensive plan for Tasmania to reduce carbon emissions, and adapt to the already extensive changes global warming is causing to our weather patterns.

A State Climate Change Policy will ensure all levels of government have a legal responsibility to integrate planning for climate change into every aspect of their decision-making. It will require them to be proactive in developing mitigation and adaptation strategies to manage, as best we can, the impacts climate change is causing.

The Climate Change Policy will address the management of natural resources such as water and arable land.

### Biodiversity Management

All life depends on healthy ecosystems and wide genetic diversity.

A State Biodiversity Management Policy would aim to improve the functioning of these. It should ensure the precautionary principle and ecological sustainability are the central principles that guide decision-making across government.

### Public Consultation

Community consultation across local and state government in Tasmania is, at best, dispiriting and frustrating. At worst, it is a rubber-stamping process to post-justify a decision.

The Greens understand the public's right to be actively engaged early and sincerely in decisions about their future and how they live.

A Public Consultation Policy will ensure the community is fully informed about how to participate in decisions, with transparent and fair mechanisms to incorporate people's views into policy, law and planning decisions. It will also take account that many Tasmanians have poor literacy, and access to technology is not shared evenly.

### Health and Wellbeing

The quality of our built and natural environment has a direct impact on the wellbeing of people and communities.

A State Health and Wellbeing Policy will put health at the heart of planning, and aim to give all Tasmanians access to the opportunities and infrastructure they need to keep healthy and well for as long as they can in their life.

### Cultural Preservation

Our state is home to many people with different cultures, and a Cultural Preservation policy would enhance creativity and build communities. It will enshrine the importance of understanding and nurturing the cultures of all Tasmanians.

A Cultural Preservation Policy would also recognise the strong cultural and spiritual connection of the Tasmanian Aboriginal community to the land, water, flora and fauna, and respect their continuing role as owners and custodians, and their rights and obligations in that capacity.

It will also ensure strong protections for Tasmania's cultural heritage landscape, streetscapes and buildings as well as the stories of our waves of settlement.

## INITIATIVE COST

Initiative Investment (\$m)	1 <sup>st</sup> Year	2 <sup>nd</sup> Year	3 <sup>rd</sup> Year	4 <sup>th</sup> Year
Planning Officers	1.00	1.02	1.04	1.06
CLC Funding	0.30	0.31	0.31	0.32
Biodiversity Mapping	0.50	0.51	0.52	0.53
RMPAT Funding	0.20	0.20	0.21	0.21
<b>Total</b>	<b>2.00</b>	<b>2.04</b>	<b>2.08</b>	<b>2.12</b>