



CITY OF HOBART

# SUPPORTING INFORMATION

## THE HOBART WORKSHOP COMMITTEE MEETING

### OPEN PORTION OF THE MEETING

**MONDAY, 20 APRIL 2026**

**AT 4.00PM**

**VENUE: LADY OSBORNE ROOM**

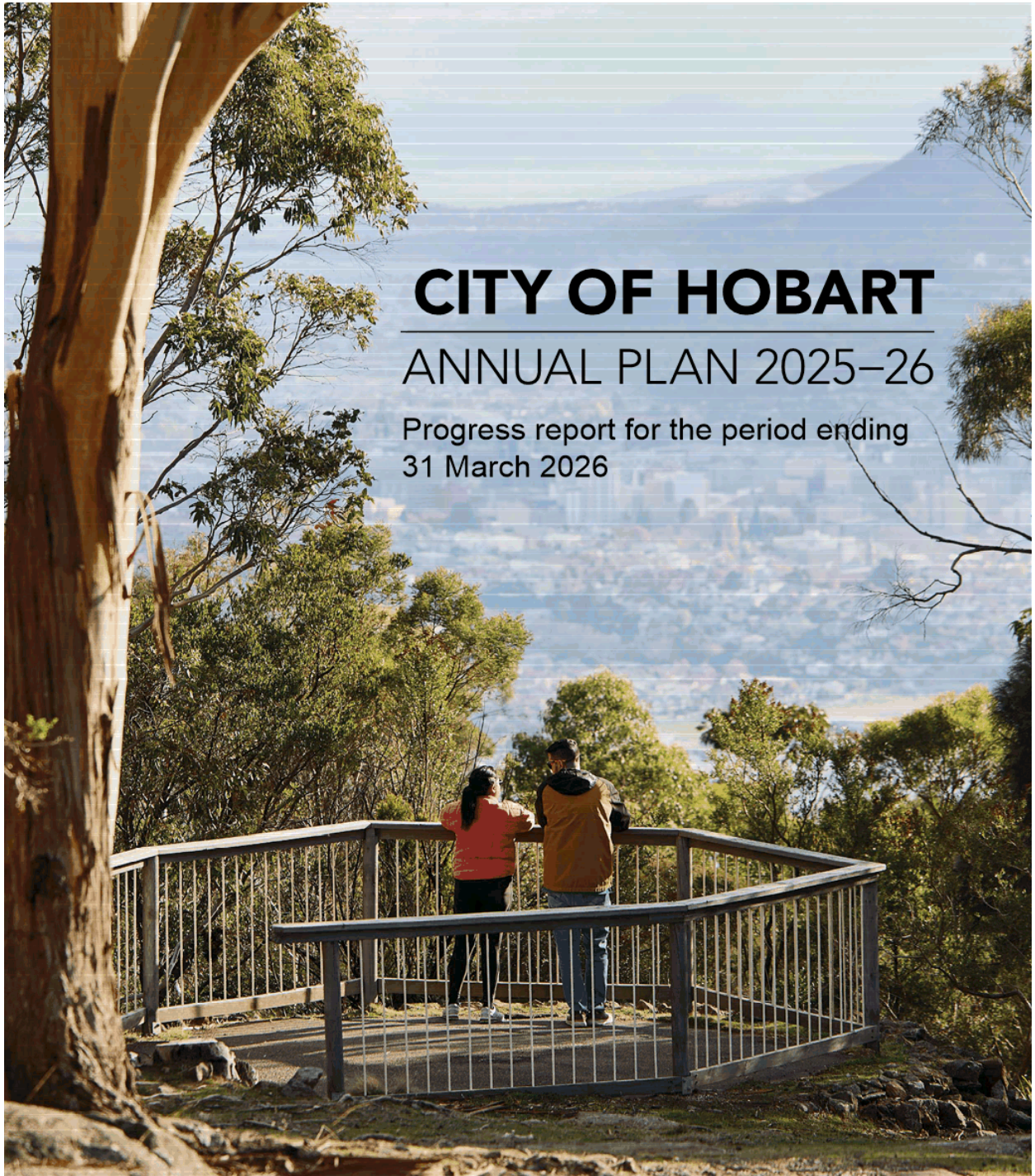
---

### TABLE OF CONTENTS

---

|     |  |    |
|-----|--|----|
| 6.1 | 2025-26 Annual Plan Progress Report for the period ending 31 March 2026                    |    |
|     | Attachment A 2025-26 Annual Plan Progress Report - period ending 31 March 2026.....        | 3  |
| 6.2 | Consultation: Plumbing Approval Process Reform Discussion Paper                            |    |
|     | Attachment A Plumbing Approval Process Reform Discussion Paper .....                       | 26 |
|     | Attachment B Draft COH Submission .....  | 46 |
| 7.2 | Consultation: LUPAA - Preventing delays in development assessment timeframes               |    |
|     | Attachment A Draft CoH submission.....   | 56 |
|     | Attachment B Position Paper - Preventing Delays in Development Assessment Timeframes ..... | 63 |
| 7.3 | Consultation: Draft Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2026   |    |
|     | Attachment A Draft CoH Submission .....  | 81 |
|     | Attachment B Background Report.....  | 85 |





City of **HOBART**

# Introduction

The ten-year Capital City Strategic Plan sets out the outcomes and strategies which will lead to the achievement of the community's vision, *Hobart: A community vision for our island capital*. The City of Hobart 2025-26 Annual Plan set out the major action and initiatives for the year that contribute to the achievement of the outcomes of the Strategic Plan.

Achievement of the outcomes and strategies in the strategic plan are guided by the pillars from the community vision:

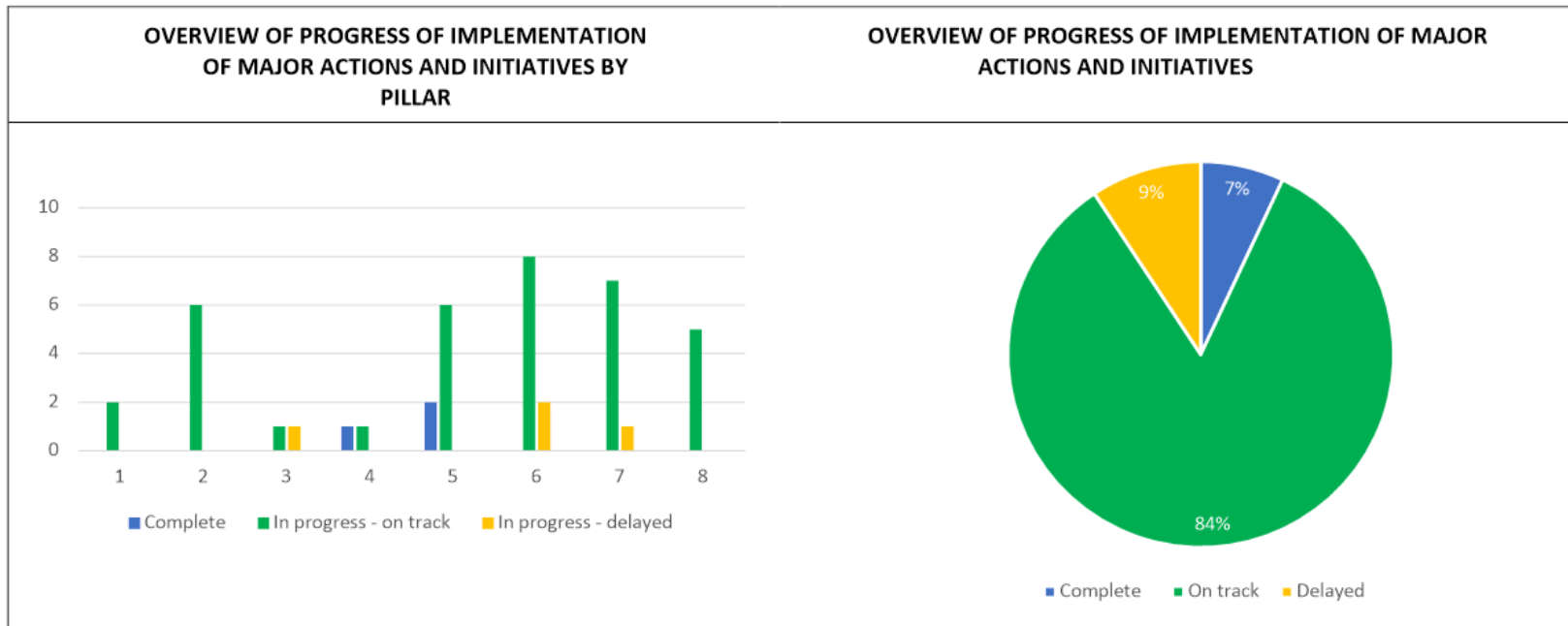
- Pillar 1: Sense of place
- Pillar 2: Community inclusion, participation and belonging
- Pillar 3: Creativity and culture
- Pillar 4: City economies
- Pillar 5: Movement and connectivity
- Pillar 6: Natural environment
- Pillar 7: Built environment
- Pillar 8: Governance and civic involvement

This report provides a snapshot of progress against the major actions and initiatives in the 2025-26 Annual Plan for the period ending 31 March 2026.

# ANNUAL PLAN PROGRESS REPORT FOR THE PERIOD ENDING 31 MARCH 2026

### Annual Plan quarterly progress for the year ending 2025-26.

The 2025-26 Annual Plan has 43 major actions and initiatives listed, progress For the period ending 31 March 2026: 84 per cent are in progress and on track, 7 per cent have been completed, and 9 per cent are in progress but there is some delay. There are no actions on hold and all have been started or are scheduled to start in line with a project plan before the end of the year.



Terms used in this report to describe progress.

| <b>Term</b>            | <b>Definition</b>   | <b>Colour coding</b> |
|------------------------|---|----------------------|
| Complete               | The action has been fully completed or the actions for the year for a particular project/program have been completed.                 | Blue                 |
| In Progress – on track | The action is continuing and is on schedule.  | Green                |
| In Progress - delayed  | This action is continuing and is behind schedule.   | Yellow               |
| On hold                | The action is on hold – could be for several reasons including change to priorities, factors outside of our control, resourcing etc.. | Red                  |
| Carry forward          | The action has not progressed during the year and is listed for action in the following year.   | Red                  |

## PILLAR 1: SENSE OF PLACE

## Community panel's vision statement

We are a city of unique beauty, environment, heritage and people, built on a shared sense of ownership, pride and wonder. This spirit of place has been shaped by Tasmanian Aboriginal people for tens of thousands of years and continues to be shaped by all who have called Hobart home. It is developed jointly by community, private enterprise and government, valuing and enhancing our Hobart identity.

## Outcomes:

- 1.1 Hobart keeps a strong sense of place and identity, even as the city changes.
- 1.2 Hobart's cityscape reflects the heritage, culture and natural environment that make it special.

| Action No | Strategic Ref | Actions and initiatives   | 31 March               | Comment / update   |
|-----------|---------------|---|------------------------|--|
| 1         | 1.1.1         | Actively participate in the review of the governance arrangements and master planning for Kunanyi/ Mount Wellington and develop an agreed future direction and sustainable funding model. | In Progress – on track | The CEO is continuing to participate in the working group for the review, which is currently focussing on the development of future governance recommendations for the mountain. At this stage it is still intended that the recommendations will be released in the first half of 2026. |
| 2         | 1.2.2         | Develop a streetscape improvement plan for Montpelier Retreat from Salamanca Place to Hampden Road.   | In Progress – on track | A design concept has been developed and presented to ELT. Officers will engage with key businesses and property owners prior to progressing the project to a Hobart Workshop Committee.  |

## PILLAR 2: COMMUNITY INCLUSION, PARTICIPATION AND BELONGING

### Community panel's vision statement

We are an island capital city that is socially inclusive and coherently connected, whose people are informed, safe, happy, healthy and resilient.

#### Outcomes:

- 2.1 Hobart is a place that recognises and celebrates Tasmanian Aboriginal people, history and culture, working together towards shared goals.
- 2.2 Hobart is a place where diversity is celebrated and everyone can belong, and where people have opportunities to learn about one another and participate in city life.
- 2.3 Hobart communities are active, have good health and wellbeing and are engaged in lifelong learning.
- 2.4 Hobart communities are safe and resilient, ensuring people can support one another and flourish in times of hardship.

| Action No | Strategic Ref | Actions and initiatives   | 31 March               | Comment / update  |
|-----------|---------------|---|------------------------|---|
| 3         | 2.1.2         | Implement the final stage of the Crowther Reinterpreted project.  | In Progress – on track | The Expression of Interest for the design and writers has closed. The designer and three writers have been commissioned. The works are currently being developed, and a presentation is scheduled for the Hobart Workshop on 13 April.                        |
| 4         | 2.1.4         | Develop a First Nations Procurement Policy that supports the economic growth of First Nations businesses and employment opportunities for Aboriginal and Torres Strait Islander People. | In Progress – on track | This is an action in the Country, Culture People 2025-2028 Culture Safety Plan to develop an Aboriginal Procurement Policy and Register in collaboration with Palawa Business Hub and Aboriginal Businesses, which is at the consultation and planning stage. |

| Action No | Strategic Ref | Actions and initiatives   | 31 March               | Comment / update   |
|-----------|---------------|---|------------------------|--|
| 5         | 2.3.1         | Develop a Health and Wellbeing Strategy that sets the health priorities for the municipality, to prevent or reduce public health issues and support optimum community health and wellbeing. | In Progress – on track | Internal workshops are progressed and the working group will present to the Place and Wellbeing Committee on 31 March 2026. The Strategy is scheduled to be completed by 30 June 2026.   |
| 6         | 2.3.2         | Commence planning for the implementation of a master plan for the Hockey Centre, Cornelian Bay and Selfs Point.   | In Progress – on track | Work on the Master Plan continues and a Palawa consultant has been engaged to work on the project.   |
| 7         | 2.3.3         | Develop, with the other Greater Hobart councils a Greater Hobart Sport Facilities Strategy that informs planning for new and upgraded sporting infrastructure.                              | In Progress – on track | Officers have received the draft Greater Hobart Sports Infrastructure Strategy from the consultant. This will be subject internal review, including by the wider Greater Hobart project team.  |
| 8         | 2.3.3         | Progress planning for the Selfs Point Basketball Stadium and continue to seek funding for its construction.   | In Progress – on track | All documentation is complete and has been provided to the planning consultant, though further information and design work may be required.<br><br>Discussions to secure funding are continuing in collaboration with the State and Federal Governments. |

## PILLAR 3: CREATIVITY AND CULTURE

### Community panel's vision statement

We are a city connected, embracing our diverse communities in cultural expression and creative and artistic participation; a city that enhances our homes, lifestyles and heritage; a city that bravely puts its people first.

#### Outcomes:

- 3.1 Hobart is a creative and cultural capital where creativity is a way of life.
- 3.2 Creativity serves as a platform for raising awareness and promoting understanding of diverse cultures and issues.
- 3.3 Everyone in Hobart can participate in a diverse and thriving creative community.
- 3.4 Civic and heritage spaces support creativity, resulting in a vibrant public realm.

| Action No | Strategic Ref | Actions and initiatives  | 31 March               | Comment / update  |
|-----------|---------------|--|------------------------|---|
| 9         | 3.1.1         | Deliver the Creative City Strategy.  | In Progress – on track | Stage 2 of community engagement closed at the beginning of March, the final strategy will be presented to Council at the 30 March 2026 meeting for endorsement. |
| 10        | 3.4.2         | Improve the public realm outcome in Bidendopes Lane in line with the Council decision to remove vehicles from the space. | In progress - delayed  | Consultations with Centrepoint management is ongoing.   |

## PILLAR 4: CITY ECONOMIES

### Community panel's vision statement

We are a city whose economies connect people, businesses, education and government to create a high-quality lifestyle in a thriving and diverse community. Our city is our workshop. We collaborate, embracing ideas, inventiveness and initiative.

#### Outcomes:

- 4.1 Hobart's economy reflects its unique environment, culture and identity.
- 4.2 Diverse connections give people opportunities to participate in the economic life of the city and help the economy, businesses and workers thrive.
- 4.3 Hobart is a place where entrepreneurs and businesses can grow and flourish.
- 4.4 Hobart's economy is strong, diverse and resilient.

| Action No | Strategic Ref | Actions and initiatives  | 31 March               | Comment / update   |
|-----------|---------------|--|------------------------|--|
| 11        | 4.1.1         | Work with partners to design and implement an investment attraction strategy for the Hobart Innovation Precinct that supports delivery of Strategy 3.1 of the Central Hobart Plan. | In Progress – on track | Engagement with key stakeholders through monthly Innovation Precinct workshops is ongoing. Drafting of the Strategic Vision Document for the Precinct has commenced based on learnings from this engagement. |
| 12        | 4.4.1         | Review the City's Economic Development Strategy to ensure alignment with economic trends, community aspirations and as part of building the world's best small capital city.       | Complete               | The updated Economic Development Strategy framework was presented to the Hobart Workshop Committee on 17 November 2025, which completed this action.   |

## PILLAR 5: MOVEMENT AND CONNECTIVITY

### Community panel's vision statement

We are a city where everyone has effective, safe, healthy and environmentally-friendly ways to move and connect, with people, information and goods, and to and through spaces and the natural environment. We are able to maintain a pace of life that allows us to fulfil our needs, such as work, study, business, socialising, recreation, accessing services, shopping, entertainment and spending time with loved ones.

#### Outcomes:

- 5.1 An accessible and connected city environment helps maintain Hobart's pace of life.
- 5.2 Hobart has effective and environmentally sustainable transport systems.
- 5.3 Technology serves Hobart communities and visitors and enhances quality of life.
- 5.4 Data informs decision-making.

| Action No | Strategic Ref | Actions and initiatives   | 31 March               | Comment / update  |
|-----------|---------------|---|------------------------|---|
| 13        | 5.1.1         | Undertake community engagement to inform the Mount Nelson Local Area Mobility Plan.   | Complete               | Endorsed by Council at the 23 February 2026 meeting.  |
| 14        | 5.1.1         | Engage with relevant stakeholders to progress the concept design for the potential establishment of a shared accessway around the Battery Point Foreshore linking Marieville Esplanade with Sullivans Cove. | In Progress – on track | Work on the peer review of the Battery Point Shared Accessway foreshore alignment proposal has been completed. A meeting with the Ministers Office has been arranged. A report will be provided for the consideration of the Council once this work has been completed. |

| Action No | Strategic Ref | Actions and initiatives   | 31 March               | Comment / update   |
|-----------|---------------|---|------------------------|--|
| 15        | 5.1.3         | Finalise the design and undertake the construction of three new passenger ferry terminals located at Lindisfarne, Wilkinson's Point, and Sandy Bay. | In Progress – on track | The planning applications for the three terminals are finalised and will be lodged with the relevant planning authorities once landowner consent has been given from both the State Government and where relevant from Councils. The Sandy Bay terminal also requires consent under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> and this application has been finalised and lodged with the relevant Federal Government Department. Given delays in finalising these matters a request to vary the Commonwealth Governments Grant Deed has been drafted and will be lodged with the Federal Government for consideration. |
| 16        | 5.1.4         | Provide publicly available transport data on all transport modes; driving, riding and walking.  | In Progress – on track | This action is being delivered on two phases, with phase one to be completed this financial year. This phase involves the delivery of a dashboard based on active transport data that is currently collected. The collated data will be of benefit to the council and to the public.<br><br>Phase two will involve reviewing these locations and help inform additional locations where this type of data can be collected. An ongoing program for data collection will be prepared more broadly and will look at other ways of sharing this information with the public (i.e. real time on the ground counters).  |
| 17        | 5.2.1         | Develop a policy to support an effective and reliable electric vehicle charging network and initiate mapping of charging                            | Complete               | The policy was endorsed by Council on 25 August 2025.  |

|    |       |   |                           |   |
|----|-------|---|---------------------------|---|
|    |       | infrastructure in partnership with the private sector and government. |                           |   |
| 18 | 5.2.2 | Develop the Hobart Bike Plan following engagement with stakeholders.  | In Progress<br>– on track | Final bike plan to be presented to Council for endorsement at the May 2026 meeting. |

| Action No | Strategic Ref | Actions and initiatives   | 31 March               | Comment / update   |
|-----------|---------------|---|------------------------|--|
| 19        | 5.2.2         | Work with stakeholders to monitor the Collins Street streetscape design and report back to Council at the first month, third month and 12 months stages on the success of the project against the evaluation framework. | In Progress – on track | The first and third month engagement have been completed and the 12-month engagement is scheduled for June 2026.<br><br>Stage 2 works between Victoria and Murray Street are now underway. |
| 20        | 5.2.5         | Commence research and engagement for the development of <i>The Future State of Parking Report</i> that explores and guides how on- and off-street parking will evolve in Hobart between 2027 and 2037                   | In Progress – on track | Development of the tender specifications is continuing, and work is underway on preparing current and projected costings for discussion with ELT in April 2026.                            |

## PILLAR 6: NATURAL ENVIRONMENT

### Community panel’s vision statement

We are a city whose people see ourselves as part of a beautiful and unique natural environment, from the mountain to the river, which embrace us and shape our identity. We are proud custodians and advocates, ensuring resources are appreciated rather than wasted, supporting biodiverse ecosystems in honour of past, current and future generations.

#### Outcomes:

- 6.1 The natural environment is part of the city and biodiversity is preserved, secure and flourishing.
- 6.2 Education, participation, leadership and partnerships all contribute to Hobart’s strong environmental performance and healthy ecosystems.
- 6.3 Hobart is a city supported by ecologically sustainable waste and water systems.
- 6.4 Hobart is a leader on climate change moving toward a zero emissions and climate-resilient city.
- 6.5 Hobart’s bushland, parks and reserves are places for sport, recreation and play.

| Action No | Strategic Ref | Actions and initiatives  | 31 March               | Comment / update   |
|-----------|---------------|--|------------------------|--|
| 21        | 6.1.1         | Commence the development of a masterplan for a visitor and transport hub at Hall Saddle that informs the future use of the site to disperse visitation and ease congestion at the Springs and on the Pinnacle. | In Progress – on track | Phase one of the project has been completed and it is expected that the second and final phase will be completed by early May. |

| Action No | Strategic Ref | Actions and initiatives  | 31 March               | Comment / update   |
|-----------|---------------|--|------------------------|--|
| 22        | 6.1.6         | Finalise the Urban Tree Strategy.  | In Progress – delayed  | <p>This project has been delayed due to prioritisation of other annual plan actions. It is on track for completion in the first half of the 2026-27 financial year.</p> <p>Progress made to date includes:</p> <ul style="list-style-type: none"> <li>– Gathering an update on tree canopy data from Geoneon.</li> <li>– Undertaking initial community consultation, including targeted consultation with the Aboriginal community and other underrepresented groups.</li> <li>– Analysis of current tree database information and development of first draft (60% complete).</li> </ul> |
| 23        | 6.1.6         | Develop and implement a program to accelerate tree planting across the city in the financial year towards the urban canopy goal of 40% canopy cover by 2046. | In Progress – on track | <p>An internal working group ('Tree Planting Task Force') has been stood up to resolve and streamline key barriers to tree planting. This essential work will be key in supporting an uplift in planting throughout the City's urban streets.</p>  |

| Action No | Strategic Ref | Actions and initiatives  | 31 March               | Comment / update  |
|-----------|---------------|--|------------------------|---|
| 24        | 6.1.6         | Develop a program to enhance urban greening on private land, including education, promotion and giveaways.             | In Progress – on track | <p>There have been three main initiatives under this project.</p> <p>1) Free tree giveaways as part of community engagement has seen over 1000 trees given away so far this year.</p> <p>2) A tree planting promotion as part of the rates notice was done for the first time. Over 300 residents requested to pick up a free tree from customer service.</p> <p>3) A program is being developed for autumn 2026 to give away larger tree stock to individuals, community groups and businesses who are in priority areas for greening.</p> |
| 25        | 6.3.1         | Further develop the plan for the closure, rehabilitation and repurposing of McRobies Waste Management Centre.          | In Progress – on track | <p>The Landfill Options Analysis Landfill Options Analysis has been completed.</p> <p>Two grant applications have been submitted to the State Waste and Resource Recovery Board for a new resource recovery shed at McRobies (WMC) and data reporting upgrades.</p> <p>The masterplan design has progressed with tender specifications for the engagement of a consultant drafted.</p>  |
| 26        | 6.3.3         | Undertake an audit of current water sensitive urban design features and develop a plan to enhance their effectiveness. | In Progress – on track | <p>The audit has been undertaken; the report and actions are being finalised.</p>   |

| Action No | Strategic Ref | Actions and initiatives   | 31 March               | Comment / update   |
|-----------|---------------|---|------------------------|--|
| 27        | 6.3.3         | Identify a trial site for water sensitive urban design treepits.  | In Progress – on track | Currently looking at type of tree solutions with the City Greening team and suitable sites.  |
| 28        | 6.4.1         | Design and deliver an 'Electrify Hobart' program to support households and businesses to be zero emissions, reduce costs and improve health.  | In Progress – on track | A Community Call to Action for the Electrify Hobart Programs will launch in the first half of 2026. The Electrify Program design has been informed by the UTAS Tasmanian Policy Exchange on possible financial levers, cross-government and industry collaboration which was enhanced through an Electrify workshop at the beginning of March. Development of an application for the ARENA (Federal Government) community electrification grant opportunity with partners is currently being considered. |
| 29        | 6.4.2         | Design and deliver a 'Resilient Hobart' program to build the community's capacity (including vulnerable populations) to adapt to all hazards (fire, floods, heat and sea level rise etc) through increased knowledge, social connection, and wellbeing opportunities.   | In Progress – on track | The Resilient Hobart Officer is undertaking research, stakeholder engagement and resource preparation for community resilience programs within Fern Tree and Tollmans Hill.  |
| 30        | 6.4.6         | Undertake an Integrated Hazard Vulnerability Assessment to consolidate and address gaps in spatial hazard and vulnerability data, with a specific focus on flood risk, to comprehensively understand Hobart's disaster risk, how it will shift with climate change, and identify actions we can take to manage these risks. | In Progress – delayed  | The flood and debris flow modelling builds are progressing well. The flood model build is six months behind schedule, the base flood model build will now likely be finished in July 2026, with further analysis undertaken before publishing it publicly in October 2026. This has delayed the overarching risk assessment. Delivery of the whole project will be by the end of the 2026-27 financial year.   |

## PILLAR 7: BUILT ENVIRONMENT

### Community panel's vision statement

We are a city that maintains our unique built and ecological character, where we all have a safe, secure and healthy place to live. We are a city where people and communities can access world-class services and infrastructure and provide for their social, cultural and economic wellbeing. We embrace change but not at the expense of our Hobart identity and character.

#### Outcomes:

- 7.1 Hobart has a diverse supply of housing and affordable homes.
- 7.2 Development enhances Hobart's unique identity, human scale and built heritage.
- 7.3 Infrastructure and services are planned, managed and maintained to provide for community wellbeing.
- 7.4 Community involvement and an understanding of future needs help guide changes to Hobart's built environment.

| Action No | Strategic Ref | Actions and initiatives  | 31 March                  | Comment / update   |
|-----------|---------------|--|---------------------------|--|
| 31        | 7.1.1         | Finalise the Hobart Housing Strategy to support the housing sector, in collaboration with the State and Federal government, to meet the urgent and growing needs of our community, expanding on the City's Affordable Housing and Homelessness Commitment 2021-23. | In Progress<br>– on track | The draft City of Hobart Housing Action Plan (HAP) was open for community engagement between 23 February and 23 March 2026.<br><br>It is expected that the plan will be finalised by the end of the financial year.                                      |
| 32        | 7.2.6         | Develop a Heritage Strategy that protects Hobart's character and heritage values and informs the Heritage Design Guidelines.   | In Progress<br>– on track | The consultants have provided the draft strategy which has been reviewed by the Heritage Committee. Feedback from the Committee was that the document be more public facing and action focused. The revised approach is being considered and progressed. |

| Action No | Strategic Ref | Actions and initiatives   | 31 March                  | Comment / update  |
|-----------|---------------|---|---------------------------|---|
| 33        | 7.3.2         | Commence a review the long-term Strategic Asset Management Plan and develop and implement Asset Management Policies, Strategies and Plans that fully integrate and are aligned with the City's strategic objectives, finances, and direction. | In Progress<br>– on track | The Strategic Asset Management Framework (Policies, Plans and Financial Integration) will be progressed in the 2026-27 financial year as the main focus for this year is the SAMP, decommissioning of AssetMaster and the revaluations of some of our major assets.<br><br>The Strategic Asset Management Plan (SAMP) is being drafted. The initial modelling has been reviewed and further scenarios have been developed ready for review by Asset Managers. |
| 34        | 7.3.3         | Engage with relevant stakeholders to design and redevelop the Hobart Council Centre, Town Hall Annex and Civic Square.  | In Progress<br>– on track | A consultant has been appointed and the business case for the redevelopment of the Town Hall Annex and Hobart Council Centre is currently in progress.  |
| 35        | 7.3.3         | Review the draft City Hall Masterplan and develop an action plan to address operational issues and increase activation of the Hall and its surrounds.   | In Progress<br>– on track | A comprehensive review of previous studies and Masterplans has been completed, and a report has been prepared to provide recommendations for the future management and operation of City Hall. The report has been workshopped with Elected Members and was considered at the March 2026 Council meeting.   |
| 36        | 7.4.3         | Collaborate with the state government and other southern Councils in the review of the Southern Tasmania Regional Land Use Strategy.  | In Progress<br>– on track | A submission in response to the draft strategy was prepared and endorsed by Council at the February Council meeting. It was submitted to the State Planning Office on 24 February 2026. The State Planning Office is now reviewing submissions.   |

| Action No | Strategic Ref | Actions and initiatives   | 31 March               | Comment / update   |
|-----------|---------------|---|------------------------|--|
| 37        | 7.4.4         | Develop an implementation plan for the delivery of the North Hobart Neighbourhood Plan. | In Progress – on track | Work continues on processing Planning Scheme Amendments and the Condell Place Feasibility Study.   |
| 38        | 7.4.5         | Continue the development of the Mount Nelson and Sandy Bay Neighbourhood Plan.          | In Progress – delayed  | <p>Copies of the Discussion Paper and Engagement Report on the Discussion Paper (considered by Elected Members at the April 2024 Council meeting) were provided to members of the Legislative Council.</p> <p>The bill was debated by the Legislative Council on 25 March 2026, but a decision has not yet been made. Work on the Directions Paper is progressing.</p> |

## PILLAR 8: GOVERNANCE AND CIVIC INVOLVEMENT

### Community panel's vision statement

We are a city of ethics and integrity. We govern with transparency and accountability, encouraging and welcoming active civic involvement. We collaborate for the collective good, working together to create a successful Hobart.

#### Outcomes:

- 8.1 Hobart is a city that is well governed that recognises the community as an active partner that informs decisions.
- 8.2 Hobart is a city that delivers public value and excellence by being a financially responsible, high performing and accountable organisation that it responsive to the needs of the community.

| Action No | Strategic Ref | Actions and initiatives   | 31 March               | Comment / update   |
|-----------|---------------|---|------------------------|--|
| 39        | 8.2.1         | Investigate a new funding mechanism for attracting philanthropic funding for City and community priorities. | In Progress – on track | A legal review of options to provide a philanthropic funding vehicle has been completed and a preferred option has been identified. Officers are currently working to provide a framework proposal for the Elected members to consider in the first half of 2026.  |
| 40        | 8.2.3         | Improve the organisations cybersecurity to predict, prevent and respond to cyber threats.                   | In Progress – on track | This work is ongoing and is focused on establishing a robust and effective Cyber Security Incident Response capability. To date this has included enhancing staff awareness and training, commencing the integration of response procedures across systems and teams and refinement of escalation protocols. |

| Action No | Strategic Ref | Actions and initiatives   | 31 March                  | Comment / update  |
|-----------|---------------|---|---------------------------|---|
| 41        | 8.2.3         | Develop an IT Disaster Recovery Plan that prepares for and responds effectively to unexpected events, safeguarding critical data, maintaining business operations, and protecting the overall health of the organisation. | In Progress<br>– on track | In-line with the project plan work is scheduled to start on this action shortly.  |
| 42        | 8.2.3         | Develop a City of Hobart Security Plan that improves organisation-wide clarity on the ownership of physical security, assets and policies.  | In Progress<br>– on track | A draft of the plan framework was presented to managers in February 2026, and engagement is occurring with all members of the General Management Team (GMT) on the draft content, to clarify roles, responsibilities and priorities. Once a final draft is completed it will be presented back to GMT before presenting to ELT.   |
| 43        | 8.2.5         | Undertake the mid-term review of the City's Rating and Evaluation Strategy 2024-28.   | In Progress<br>– on track | At its meeting on 1 December 2025, the Hobart Workshop Committee approved the proposal for the mid-term review of the City's Rating and Valuation Strategy 2024-28, including the Project Plan. The Office of the Valuer-General has published the property valuation adjustment factors to apply to rates from 1 July 2026. Rates modelling is underway for consideration by Committee in April and Council approval in June 2026. |

# Plumbing approval process reform

## Discussion Paper

March 2026



**Consumer, Building and Occupational Services**  
Department of Justice



## Contents

|  |    |
|--|----|
| Contents .....   | 2  |
| Executive Summary.....   | 3  |
| How to have your say and publication of your submission .....  | 4  |
| Publishing submissions .....                                   | 4  |
| Important information to note.....                             | 5  |
| Accessibility of submissions .....                             | 5  |
| The Right to Information Act 2009 and confidentiality .....    | 5  |
| Definitions.....   | 6  |
| Background .....   | 7  |
| Current operating environment.....                             | 7  |
| Current plumbing approval process.....                         | 7  |
| Proposed ‘fast track’ plumbing process .....                   | 9  |
| Proposed scope of fast track plumbing approval process .....   | 9  |
| Proposed Notice of Work requirements.....                      | 10 |
| Proposed verification process .....                            | 11 |
| Work to commence and mandatory notification stages.....        | 12 |
| Plumbing inspections .....                                     | 12 |
| Design.....  | 13 |
| Roles and obligations under the proposed process .....         | 13 |
| Enforcement and rectification under the proposed process ..... | 14 |
| Alternatives explored.....                                     | 15 |
| Appendix 1.....  | 17 |
| Appendix 2 – proposed amendments .....                         | 19 |
| .....  | 19 |

## Executive Summary

This Discussion Paper seeks feedback on a proposed reform to the plumbing approval process for new standalone Class 1a buildings.

The Discussion Paper sets out the current plumbing approval process and provides a brief overview of the approach in other states and territories, before detailing features of the proposed 'fast track' process.

The changes proposed in this Discussion Paper aim to reduce unnecessary delays and streamline current processes while preserving essential consumer protections.

Key features of the proposed process include:

- A Notice of Work form designed to capture key details for councils
- An expedited verification and commencement process
- Maintaining the ability for inspections to occur.

Questions are included throughout the Discussion Paper (and all questions are listed together in Appendix 1).

Proposed amendments are contained in Appendix 2.

Stakeholder input is essential to ensure the proposed process improves efficiency while maintaining safety, quality and an appropriate level of regulatory oversight.

## How to have your say and publication of your submission

### Publishing submissions

In making a submission, you are encouraged to answer as many of the questions in this Discussion Paper as possible.

All written submissions must be received by **11:59pm on Monday, 20 April 2026**

We encourage you to visit the [Department of Justice's Community Consultation Page](#) - and click on 'Plumbing approval process reform Discussion Paper'.

If you have any questions about making a submission, or you would like assistance to make a submission, please call 1300 354 499 or email [cbos.info@justice.tas.gov.au](mailto:cbos.info@justice.tas.gov.au)

You can either submit online at the Department's Community Consultation page, or by email or post at the following addresses:

#### Email

Email your submission to [haveyoursay@justice.tas.gov.au](mailto:haveyoursay@justice.tas.gov.au)

#### Post

Mail your submission to  
Department of Justice  
Office of the Secretary  
GPO Box 825  
Hobart TAS 7001

### Publishing submissions

Other than indicated below, submissions will be treated as public information and will be published on the [Department of Justice website Community Consultation Page](#). Submissions will be published once the Government's consideration of submissions has concluded.

**No personal information other than an individual's name or the organisation making a submission will be published.**

For further information, please read the Tasmanian Government Public Submissions Policy.

## Important information to note

1. Your name (or the name of the organisation) **will** be published unless you request otherwise.
2. In the absence of a clear indication that a submission is intended to be treated as confidential (or parts of the submission), the Department will treat the submission as public.
3. If you would like your submission treated as confidential, whether in whole or in part, please indicate this in writing at the time of making your submission clearly identifying the parts of your submission you want to remain confidential and the reasons why. In this case, your submission will not be published to the extent of that request.
4. Copyright in submissions remains with the author(s), not with the Tasmanian Government.
5. The Department will not publish, in whole or in part, submissions containing defamatory or offensive material. If your submission includes information that could enable the identification of other individuals, then either all or parts of the submission will not be published.

## Accessibility of submissions

The Government recognises that not all individuals or groups are equally placed to access and understand information. We are therefore committed to ensuring Government information is accessible and easily understood by people with diverse communication needs.

Where possible, please consider typing your submission in plain English and providing it in a format such as Microsoft Word or equivalent.

The Government cannot however take responsibility for the accessibility of documents provided by third parties.

## The Right to Information Act 2009 and confidentiality

Information provided to the Government may be provided to an applicant under the provisions of the *Right to Information Act 2009* (RTI). If you have indicated that you wish all, or part, of your submission to be treated as confidential, your statement detailing the reasons may be taken into account in determining whether or not to release the information in the event of an RTI application for assessed disclosure. You may also be contacted to provide any further comment.

## Definitions

For the purpose of this Discussion Paper, the following words have these meanings:

### **Certificate of Likely Compliance**

A certificate issued by the council when proposed work is deemed 'likely to comply' with the *Building Act 2016*.

### **Class 1a building**

A single detached building for domestic residential use where occupants live as a common household.

### **Deemed-to-Satisfy (DtS)**

The standard method for complying with the National Construction Code. Deemed-to-Satisfy Provisions are prescriptive (i.e. like a recipe book, they tell you how, what and in which location things must be done). They include materials, components, design factors, and construction methods that, if used, are deemed to meet performance requirements.

### **National Construction Code (NCC)**

Australia's primary set of technical design and construction provisions for buildings and plumbing systems. The NCC prescribes performance requirements that construction standards must meet.

### **Notifiable Works**

A category of plumbing work determined by the Director of Building Control, based on risk-profiling, and published in the Director's Determination – Categories of Plumbing Work.

### **Performance Solution**

A method of complying with the performance requirements of the NCC, other than by a DtS Solution.

### **Reactive Soil**

Classification of soil indicating the extent to which it will shrink or swell with a change in moisture.

## Background

The Tasmanian Government is focused on removing barriers to efficient housing construction and reducing red tape. The delays associated with obtaining plumbing approval for some plumbing installations, specifically standalone Class 1a installations, has been highlighted as needing reform to reduce approval timeframes. This is critical to ensure our construction industry can operate efficiently and effectively deliver new homes for Tasmanians.

The transfer of front-end administration of plumbing from councils to the certifying plumber for standard installations in new homes, has been identified as a potential solution to these delays.

A key part of this commitment is to ensure that consumer safety is maintained, including through the inspection process.

## Current operating environment

In Tasmania, the installation of plumbing to a new Class 1a building is categorised as Notifiable Works.

This aligns with a medium-risk rating attributed to the consequence of rectification, the technical nature of drainage installation, (particularly the impacts of Reactive Soil types and ground movement), and the ability to rectify problems post-construction.

## Current plumbing approval process

The current process for notifiable plumbing work is:

- A Notice of Work (Form 3) is submitted to the council, with a Certificate of the Responsible Designer (Form 35) and design documentation, as applicable.
- The council undertakes a full compliance assessment of the application.
- The council makes a decision within 14 days to issue/refuse a Certificate of Likely Compliance (CLC).
- During this 14-day period, the statutory timeframe may be paused if the council requires further information including –
  - rectification of design non-compliance
  - referral to its planning department
  - referral to its stormwater engineering department.
- Once a CLC is issued, the plumber must submit a Start of Work Notice (Form 60) not less than two days before the planned commencement date.
- Following authorisation by the council, the plumber may commence work.

- Mandatory notification stages apply, with plumbers unable to proceed beyond certain stages before notifying the council that they are approaching that stage. (This is generally where works are to be concealed or commissioned.)
- The council decides whether to inspect, or provides approval to proceed, beyond the notification stage. Where an inspection is required, the council must inspect work within one working day of the notification stage.
- Once work is complete, a plumber must submit a Standard of Work Certificate (Form 71B) and an 'as-constructed drawing'.
- The council issues a Certificate of Completion (Form 21) once all actions are finalised.

#### **Overview of plumbing approval process in other states and territories**

- While timeframes vary and technical differences exist all jurisdictions, except Victoria, have some form of mandatory pre-notification or pre-approval stage for plumbing work on new Class 1a buildings.
- There is nationally consistent recognition that where the installation of plumbing is concealed through the construction process, work must be inspected or subject to some form of hold-point to enable targeted auditing.
- States have noted varying levels of compliance with plumbing standards, with inground drainage appearing as an area where issues are more commonly observed and where delays to construction can be more likely if problems arise.

#### **Question 1:**

*Do you think the current approval process for notifiable plumbing work for Class 1a buildings contributes to unnecessary delays? Please provide reasons for your view.*

#### **Question 2:**

*To what extent should inspection of plumbing work in Class 1a buildings remain in place?*

## Proposed 'fast track' plumbing process

Under the proposed new process, plumbing work that meets certain criteria will be able to apply a 'fast tracked' process that will see the plumber compile and certify the relevant information and provide the application to the council.

Once the council has verified the application (within a maximum of two business days), work may commence. This will remove the 14-day period a council would normally take to assess the compliance of an application.

## Proposed scope of fast track plumbing approval process

The fast track process will apply to new standalone Class 1a homes on sewerred land, where the plumbing is:

- Deemed to Satisfy (DtS), or
- The only Performance Solution required is to mitigate damage from Reactive Soils.

Due to higher risk, the following matters would be excluded from this process:

- On-site disposal of wastewater or inground stormwater dispersion systems.
- Non-gravity sewer or stormwater (on-site detention, charged systems, pumped systems).
- Multi-unit developments (strata, conjoined buildings) requiring common services.

### Question 3:

*Is non-DtS design for mitigating damage from reactive soils practical to include in this process – provided it is designed and certified prior to application?*

### Question 4:

*Are there other types of plumbing work suitable for inclusion in this process?*

### Question 5:

*Are there other plumbing design and installation elements of a Class 1a building that should be excluded from this process?*

## Proposed Notice of Work requirements

Under the proposed fast track process, information will be provided by a plumber certifier to allow a council to record the details of the work and confirm that the required documentation has been obtained. This will happen prior to confirming commencement of work.

The information will be contained in a Notice of Work form.

This Notice of Work form could be verified by a non-technical administrative officer at a council.

Information to be included in a Notice of Work form would include:

- Owner details
- Property details
- Plumber certifier details
- Soil classification
- Bushfire Attack Level
- Certified design for ground movement mitigation (soil class H-E, P (if applicable))
- Signed Certificates for Certifiable Work exemption (TasWater)
- PlanBuild report – identifying planning requirements and hazard overlays i.e. flood, landslip
- Design documentation (if applicable)
- Certificate of the Responsible Designer (Form 35) (if pre-designed by others)
- Date that work is to commence
- Certify the application.

### Question 6:

*Is there any other information that needs to be identified and provided with the Notice of Work, or is there any information that should be removed?*

### Question 7:

*Are there risks associated with transferring responsibility to plumber certifiers and what steps can be taken to mitigate these risks?*

**Question 8:**

*Should additional education be required to ensure plumber certifiers can complete this process?*

**Proposed verification process**

Administrative verification by the council will be required to confirm:

- The Notice of Work is complete
- Licence details
- The proposed work is within the scope of the fast track process.

Councils will be required to verify the submission and provide verification/refusal within two business days. If verification/refusal has not been issued after this time, work may commence.

There will be no request for further information process and incomplete notifications will be rejected.

**Question 9:**

*What risks and benefits are there in moving to the proposed verification process?*

**Question 10:**

*Is two business days a reasonable timeframe for a council to undertake verification?  
What may impact the verification occurring within this timeframe?*

**Question 11:**

*Is the proposed level of verification undertaken by the council appropriate?*

**Question 12:**

*What impact would the proposed process have on council resourcing?*

## Work to commence and mandatory notification stages

Once verification is complete, the plumber may commence work.

In line with current requirements, under the proposed fast track process the plumber must notify the council 48 hours prior to a mandatory notification stage being reached.

Mandatory notification stages for residential plumbing include:

- Works that are to be concealed (commonly inground drainage or water services).
- Work that is complete.

This notification period allows the council time to either confirm they will inspect work, or to provide authorisation to proceed.

These inspections are not mandatory; they can be determined by councils based on risk factors like compliance history and complexity.

## Plumbing inspections

In developing this proposal, the role of plumbing inspections was considered, and the vital function they play in the construction industry.

Through initial consultation, the need to maintain plumbing inspections for this type of work was considered essential for consumer protection.

Council inspection allows early detection of non-compliant work and acts as a deterrent against non-compliance.

In addition, inspections can allow for a mentoring relationship where advice is provided, knowledge is imparted, and standards of work can be developed beyond what is taught in the classroom or learned from employers.

The benefits to building contractors and consumers of having regulatory oversight of high-risk installations are clear, where rectification of plumbing work, post-completion, comes with significant financial risk.

For these reasons it is considered appropriate to continue with inspections.

### Question 13:

*Do you agree that inspections should continue in line with current requirements?*

## Design

The design of DtS plumbing work for Class 1a buildings is within the scope of plumber certifiers when designing for their own projects.

Commonly, the minimum design for Class 1a buildings is the inground sewer and stormwater drainage component. However, depending on the complexity of a project, it may benefit from a full design to coordinate structural elements (especially for two storey) or cold and heated water services etc.

Where plumbing is pre-designed by a third party, a Certificate of the Responsible Designer (Form 35) must accompany a Notice of Work.

## Roles and obligations under the proposed process

Under the proposed fast track process, plumbers and councils will have the roles and functions set out below.

### Plumbers

- Review and interpret site soil assessment reports
  - Seek certified drainage design if required
- Review and interpret planning conditions
  - Planning permit and PlanBuild report (hazard overlays)
- Review bushfire management plan (if applicable)
- Complete and submit Notice of Work
- Certify the application
- Design and install plumbing (unless pre-designed).

### Councils

- Receive Notice of Work
- Verify form has been correctly completed
- Assess whether the work falls within/outside scope
- Refuse/verify Notice of Work
- Provide decision within two business days.

## **Enforcement and rectification under the proposed process**

With initial council oversight being largely removed, councils will be required to identify non-compliance with the *Building Act 2016* and the National Construction Code at the installation stage.

This process remains unchanged, but consideration will need to be given to how non-compliance is managed post-installation.

Currently, when work is deemed non-compliant at the inspection stage, the plumber is issued a direction to rectify. This can be escalated to a Plumbing Notice and Plumbing Order, if required.

### **Question 14:**

*Should enforcement and inspection regimes be changed to deal with potential risks arising from the proposed fast track process?*

## Alternatives explored

In developing this proposal, alternative models were considered, including the removal of pre-notification and the option of lowering the risk category assigned to new residential plumbing work.

- **Removal of pre-notification**

Under this model, all pre-notification to the council is removed. The plumber interprets all requirements and completes the installation up to the first notification stage. At that point, an inspection is booked, proceeding to the council either undertaking the inspection or authorising the work to proceed.

The risks identified with this model include a potential rise in defective work being detected at critical stages of construction, on completion, or post-occupancy.

- **Lowering the category of work for new Class 1a plumbing work**

By lowering the category of work to 'low risk', all pre-notification and mandatory notification for inspections would be removed.

Despite councils having broad powers to inspect work at any time, this is of little value if they are not aware of work being undertaken within their municipality.

This model was considered to pose an unacceptable risk to consumers due to a forecast rise in defective work being discovered post occupancy, and a rise in unlicensed work and licence lending. Defective work may not become apparent until years after occupancy, with consumers left to seek costly rectification through legal action.

Ultimately, the proposed fast track process was preferred as it carries the lowest and most manageable level of risk, relative to the other models considered, while still speeding up the process.

### **Question 15:**

*Do you support or oppose the proposed fast track plumbing process? Please provide reasons for your answer.*

### **Question 16:**

*Are there any other comments that you would like to make in response to the fast track proposal?*

**Question 17:**

*What feedback do you have on the draft amendments in Appendix 2?*

## Appendix 1

All questions

### Question 1:

*Do you think the current approval process for notifiable plumbing work for Class 1a buildings contributes to unnecessary delays? Please provide reasons for your view.*

### Question 2:

*To what extent should inspection of plumbing work in Class 1a buildings remain in place?*

### Question 3:

*Is non-DtS design for mitigating damage from reactive soils practical to include in this process – provided it is designed and certified prior to application?*

### Question 4:

*Are there other types of plumbing work suitable for inclusion in this process?*

### Question 5:

*Are there other plumbing design and installation elements of a Class 1a building that should be excluded from this process?*

### Question 6:

*Is there any other information that needs to be identified and provided with the Notice of Work, or is there any information that should be removed?*

### Question 7:

*Are there risks associated with transferring responsibility to plumber certifiers and what steps can be taken to mitigate these risks?*

### Question 8:

*Should additional education be required to ensure plumber certifiers can complete this process?*

### Question 9:

*What risks and benefits are there in moving to the proposed verification process?*

### Question 10:

*Is two business days a reasonable timeframe for a council to undertake verification? What may impact the verification occurring within this timeframe?*

**Question 11:**

*Is the proposed level of verification undertaken by the council appropriate?*

**Question 12:**

*What impact would the proposed process have on council resourcing?*

**Question 13:**

*Do you agree that inspections should continue in line with current requirements?*

**Question 14:**

*Should enforcement and inspection regimes be changed to deal with potential risks arising from the proposed fast track process?*

**Question 15:**

*Do you support or oppose the proposed fast track plumbing process? Please provide reasons for your answer.*

**Question 16:**

*Are there any other comments that you would like to make in response to the fast track proposal?*

**Question 17:**

*What feedback do you have on the draft amendments in Appendix 2?*

## Appendix 2 – proposed amendments

[Director's Determination - Categories of Plumbing Work](#) (current)

Category 3 – Notifiable Plumbing Work

| No.   | Description of works   | Limitations                                    | Explanatory notes |
|-------|--|--|-------------------|
| 3.0.4 | Installation of plumbing services to new buildings (Class 1 and associated Class 10) greater than provided for under Low Risk Work | Excludes on-site wastewater management systems |                   |

[Director's Determination - Categories of Plumbing Work](#) (proposed)

Category 3 – Notifiable Work ('Fast-track' plumbing) – New standalone Class 1a buildings

| No.   | Description of works  | Limitations   | Explanatory notes |
|-------|---|---|-------------------|
| 3.0.4 | Installation of plumbing services to a new standalone Class 1a building where the plumbing is: <ul style="list-style-type: none"> <li>Deemed to Satisfy (DtS), or</li> <li>The only Performance Solution required is to mitigate damage from reactive soils.</li> </ul> | Excludes: <ul style="list-style-type: none"> <li>Work on un-sewered land</li> <li>Non-gravity sewer or stormwater connection</li> <li>Strata lots or multi-unit developments</li> <li>Performance solutions*</li> </ul> *unless specific to mitigation of damage due to reactive soils. |                   |

Director's Determination - Director's Specified List (current)

| Section | Authority | Matter   | Requirement  |
|---------|-----------|--|--|
| 109(3)  | DBC       | Period in which permit authority is to grant or refuse a Certificate of Likely Compliance Notifiable Plumbing Work | Within 14 days after receipt of the Notice of Work or a period agreed with applicant |

Director's Determination - Director's Specified List (proposed)

| Section | Authority | Matter   | Requirement  |
|---------|-----------|--|--|
| 109(3)  | DBC       | Period in which permit authority is to grant or refuse a Certificate of Likely Compliance Notifiable Plumbing Work [using verification process for fast-track plumbing as set out in amended <i>Building Act 2016</i> and Building Regulations 2016] | Within 14 days after receipt of the Notice of Work or a period agreed with applicant<br>Within 2 business days after receipt of the Notice of Work under the fast-track plumbing process [using the other verification process as amended in the <i>Building Act 2016</i> and Building Regulations 2016] |

**Note: Further changes will be required to the *Building Act 2016* and Building Regulations 2016**



**Plumbing approvals process reform – Discussion Paper**

# **City of Hobart Submission**

April 2026

DRAFT



## **Contents**

---

|  |   |
|--|---|
| City of Hobart Submission.....               | 1 |
| Executive summary .....                      | 2 |
| Responses to Discussion Paper Questions..... | 2 |

## Executive summary

The Hobart City Council welcomes the opportunity to provide feedback on the Plumbing Approvals Process Reform.

The Council is supportive of the proposed fast-track plumbing approval process for Class 1a buildings, recognising its potential to reduce delays and costs for certain low-risk residential work. That support is conditional and qualified. Any move away from the current permit-based system must be accompanied by a demonstrable uplift in practitioner capability, clear and enforceable limits on what work is eligible, retention of all critical inspection stages, clear and consistent interpretation of the NCC and Plumbing Code, and realistic expectations around council verification timeframes and resourcing. Without these safeguards, the proposal risks shifting regulatory risk, cost and delay downstream through increased non-compliance, enforcement action, consumer disputes, and worsening friction between councils and plumbing practitioners.

In addition, any reform must retain clear and enforceable mechanisms for councils to meet their statutory obligations as stormwater authority. While separate approval pathways exist under the Building Regulations 2016 for plumbing work involving network utility operator stormwater drainage systems, and under the Urban Drainage Act 2013 for works affecting stormwater infrastructure, the Council's current practice is to consolidate assessment of these matters within the plumbing approval process wherever possible, providing applicants with a single, coordinated approval pathway. This approach minimises regulatory complexity for applicants. If the proposed fast-track plumbing process proceeds without retaining appropriate assessment and consent mechanisms for works affecting stormwater systems, Council may be required to introduce a separate approval process under the Regulations and the UDA to meet its statutory obligations as network utility operator and Stormwater Service Provider. This outcome would increase approval complexity, create additional steps for applicants, and risk undermining the efficiency objectives of the proposed reform.

## Responses to Discussion Paper Questions

In response to the specific questions raised by the discussion paper, the Council provides the following.

### Question 1:

**Do you think the current approval process for notifiable plumbing work for Class 1a buildings contributes to unnecessary delays?**

Yes, the current process can contribute to delays, however in the Council's experience these delays are primarily attributable to application quality and inconsistent interpretation of requirements, rather than the existence of a permit-based approval system itself. Applications for Class 1a plumbing work are frequently delayed due to incomplete or inaccurate plans, missing supporting documentation, inconsistencies between planning,



building and plumbing approvals, incorrectly completed forms, and non-compliant or poorly understood regulatory requirements under the NCC and AS3500.

These issues commonly result in repeated requests for further information or amendment, which extends assessment timeframes and creates frustration for applicants and plumbers alike. Inconsistent interpretation of NCC provisions between practitioners and councils also contributes to delay, particularly where performance outcomes or site-specific constraints are involved. A fast-track approval pathway will not, of itself, resolve these issues unless accompanied by improved practitioner competency, clearer guidance and more consistent application of regulatory standards across the sector.

## **Question 2:**

**To what extent should inspection of plumbing work in Class 1a buildings remain in place?**

All current mandatory inspection stages for Class 1a plumbing work should remain in place in full. Inspections at critical stages, particularly for below-ground drainage, sanitary plumbing and any work that will be covered or concealed, are essential to verifying compliance with the Plumbing Code and mitigating long-term risks to public health, safety and property.

If upfront approval scrutiny is reduced under a fast-track process, inspections become even more critical as the primary safeguard against defective or non-compliant work. Any reduction in inspection coverage would materially increase the risk of latent defects and disputes, shifting risk from the approval stage to homeowners and councils.

## **Question 3:**

**Is non-DtS design for mitigating damage from reactive soils practical to include in this process?**

Yes, provided the design is completed, documented and certified by a suitably qualified engineer prior to lodgement, and where all supporting documentation is submitted in full with the Notice of Work.

Where certified designs are provided upfront and clearly demonstrate compliance with NCC performance requirements, councils can reasonably accept them as part of the process. Any proposal relying on incomplete, conceptual or post-approval engineering should be excluded.

## **Question 4:**

**Are there other types of plumbing work suitable for inclusion in this process?**

The Council considers that the process could apply to plumbing work associated with Class 1a and Class 10 buildings only where the work is entirely Deemed-to-Satisfy under the



NCC. This may include straightforward new dwellings, extensions or ancillary structures, the site is low risk and no performance-based design is proposed.

The eligibility criteria must be clear, conservative and consistently applied to avoid uncertainty and dispute at the verification stage.

### **Question 5:**

#### **Are there other plumbing design and installation elements that should be excluded?**

Yes. To manage risk and avoid inconsistent interpretation, the Council considers that the following should be expressly excluded from any fast-track process:

- Performance-based (non-DtS) solutions, except for certified reactive soil mitigation as described above;
- Plumbing connected to shared sewer or combined drainage systems;
- Works on landslip-prone, flood-prone or otherwise high-risk sites;
- Trade waste installations;
- Testable backflow prevention devices or systems requiring ongoing maintenance and certification;
- Domestic fire sprinkler systems or any plumbing integral to fire safety systems.
- Plumbing or drainage works that involve private stormwater infrastructure located outside the title boundaries, including shared private stormwater systems, works within road reserves, or connection to public stormwater assets;

Any works requiring written consent from Council as Stormwater Service Provider under the Urban Drainage Act 2013 or Council as network utility operator under section 43 of the Building Regulations 2016. This includes any works involving new connections or civil infrastructure outside of the property boundary.

### **Question 6:**

#### **Is there any other information that should be provided with the Notice of Work?**

A current Certificate of Title should be mandatory with the Notice of Work to confirm land ownership, site boundaries, easements and service connections at the outset. This information is frequently required during assessment and inspection and its absence often contributes to delay or dispute.

Where plumbing or drainage works are subject to planning approvals or conditions, evidence that all relevant planning conditions have been satisfied should also be a mandatory component of the Notice of Work. This should include the planning permit and approved, stamped plans where applicable. Requiring this information upfront reduces the

risk of inconsistency between planning, building and plumbing approvals and avoids works proceeding in advance of required sign-offs.

Where plumbing or drainage works affect stormwater infrastructure or are subject to council consent under the Urban Drainage Act 2013, evidence that written consent has been obtained must be a mandatory component of the Notice of Work for any fast-tracked application.

Various councils, including Hobart City Council, have their own stormwater policies that developments are expected to be consistent with. It would be appropriate for language confirming the works are consistent with relevant city policies to be made part of the Notice of Work.

No existing information requirements should be removed. The effectiveness of a fast-track process is entirely dependent on the completeness and accuracy of information provided at lodgement.

### **Question 7:**

#### **Are there risks associated with transferring responsibility to plumber certifiers?**

Yes. Transferring greater responsibility to plumber certifiers carries several risks inconsistent interpretation of NCC and Plumbing Code requirements, variable documentation standards, and an increased likelihood of non-compliant work proceeding without early detection.

From a council perspective, this also risks exacerbating existing tension between councils and plumbers, particularly where different interpretations of compliance arise post-installation. Councils ultimately retain enforcement responsibilities and are often drawn into disputes when defects emerge.

Risk mitigation measures should include retention of mandatory inspections, robust audit and review powers, consistent State-wide guidance on NCC interpretation, and meaningful disciplinary consequences where certification standards are not met.

From a stormwater perspective, transferring responsibility without retaining clear Council consent requirements presents a heightened risk of non-compliant works proceeding undetected at design stage, including impacts on public or third-party infrastructure and stormwater quality and quantity. Rectification in these circumstances is often complex, costly and disruptive.

### **Question 8:**

#### **Should additional education be required for plumber certifiers?**

Yes. Mandatory additional education and ongoing professional development should be required for plumbers seeking to participate as certifiers under a fast-track process. Training should cover regulatory responsibilities, consistent interpretation of NCC and



Plumbing Code requirements, documentation standards and the limits of council verification.

Equivalent training for council officers should also be supported to ensure consistent application of the process and reduce interpretive conflict.

### **Question 9:**

#### **What risks and benefits are there in moving to the proposed verification process?**

Potential benefits include faster commencement of eligible low-risk work, reduced front-end administrative burden for compliant applications, and clearer accountability for practitioners. However, these benefits are contingent on practitioner capability and information quality.

The risks are significant if those conditions are not met. These include increased reliance on self-certification, inconsistent NCC interpretation between plumbers and councils, higher rates of non-compliance detected later through inspection or complaint, increased enforcement workload, and deterioration in working relationships between councils and plumbers when disputes arise about responsibility and compliance.

### **Question 10:**

#### **Is two business days a reasonable timeframe for council verification?**

A two-business-day timeframe is unlikely to be realistic or sustainable unless verification is very narrowly defined and strictly limited to completeness checks.

Verification timeframes will continue to be influenced by application quality, workload volumes, staffing levels and system capability.

Separate certification under the Urban Drainage Act 2013 will be required for various types of work, which will not be subject to these timeframes.

### **Question 11:**

#### **Is the proposed level of council verification appropriate?**

The proposed level of verification is only appropriate if it is explicitly limited to confirming completeness of information and determining whether a project is eligible for the fast-track process. Any expectation that councils undertake substantive technical or compliance assessment within a verification model would undermine the purpose of reform and create unacceptable risk.

## Question 12:

### What impact would the proposed process have on council resourcing?

The proposed process is likely to increase short-term resourcing pressure on councils, particularly where strict verification timeframes are imposed without corresponding reductions in inspection, enforcement or customer service demand. While some assessment tasks may reduce, councils will continue to manage notifications, inspections, compliance investigations, record-keeping and dispute resolution.

Without appropriate fee settings or additional resources, the proposal risks cost-shifting regulatory burden onto councils.

Some stormwater authority requirements are currently assessed at plumbing stage. A separate assessment process by the stormwater authority will increase workloads.

## Question 13:

### Do you agree that inspections should continue in line with current requirements?

Yes. Retention of current inspection requirements is essential. Inspections are the primary mechanism through which councils identify non-compliance and protect consumers under both the existing and any fast-track system.

## Question 14:

### Should enforcement and inspection regimes be changed?

Fundamental change to enforcement powers is not required; however, increased audit activity for fast-tracked work may be necessary, particularly during early implementation. Clarity around responsibility, documentation standards and NCC interpretation will be critical to avoiding increased conflict between councils and plumbers during enforcement.

## Question 15:

### Do you support the proposed fast-track plumbing process?

The Council supports the proposal in principle and subject to clear conditions. Support is contingent on demonstrable industry capability uplift, retention of inspections, well-defined eligibility criteria, consistent NCC interpretation, realistic verification expectations, and adequate resourcing for councils. In the absence of these elements, the proposal risks undermining compliance, increasing disputes and worsening existing tensions between regulators and industry.

## Question 16:

### Are there any other comments?

The Council strongly recommends staged or pilot implementation with formal review before full rollout. Early identification of compliance trends, practitioner performance, inspection outcomes and enforcement impacts will be critical to refining the process and maintaining confidence across councils, industry and consumers.

Implementation risks requiring explicit management include:

- Inconsistent interpretation of the NCC and Plumbing Code, which is already a source of dispute under the current system and is likely to be amplified if greater reliance is placed on self-certification and compressed council verification;
- Deterioration in council–plumber relationships where councils remain responsible for enforcement outcomes but have reduced visibility or control at the approval stage;
- Increased downstream enforcement and dispute resolution, as non-compliance may only be identified at inspection, through complaint, or post-occupation;
- Cost-shifting to councils, where front-end efficiencies are outweighed by additional auditing, investigation and legal effort;
- Reputational and consumer risk, where homeowners experience defects or disputes without clear understanding of accountability.
- Creation of parallel or duplicate approval processes for stormwater matters where existing development and plumbing pathways no longer provide sufficient legislative oversight, resulting in increased complexity, longer timeframes and higher costs for applicants.

These risks reinforce the need for conservative eligibility criteria, strong education and accreditation requirements, retention of inspections, consistent State-wide guidance, and a cautious, evidence-based rollout.

## Question 17:

### What feedback do you have on the draft amendments?

The draft amendments should more explicitly address inspection retention, certifier accreditation and education requirements, audit and discipline mechanisms, consistency in NCC interpretation, council discretion to remove projects from the fast-track process, and realistic implementation timeframes. Clear transitional arrangements and lead-in time for both industry and councils will be essential to successful implementation.

The draft amendments should also more clearly and expressly articulate the exclusions from the fast-track process to ensure that eligibility is genuinely risk-based and consistently applied in practice. The exclusions outlined in response to question 5 should be unambiguously reflected in the amendments. This includes explicit exclusion of works



involving performance-based (non-Deemed-to-Satisfy) solutions, shared or combined drainage systems, plumbing works affecting stormwater infrastructure outside the title boundary or within road reserves, trade waste installations, fire safety systems, testable backflow prevention devices, plumbing works on high-risk sites such as landslip- or flood-prone land, and works involving engineering certification or ongoing maintenance obligations.

Where plumbing or drainage works are subject to additional statutory consent, approval or sign-off requirements under other legislative frameworks including the Building Regulations and Urban Drainage Act, the amendments should clearly state that such works are not eligible for fast-track unless evidence of those approvals is provided upfront. Without clear and conservative drafting of exclusions and mandatory consent requirements, there is a risk that fast-tracked applications could proceed outside the intended eligibility criteria, creating regulatory gaps, increasing downstream enforcement and audit burden for councils, and potentially necessitating separate or parallel approval processes.



## Preventing Delays in Development Assessment Timeframe

# City of Hobart Submission

---

April 2026

[hobartcity.com.au](http://hobartcity.com.au)



This is a submission on behalf of the City of Hobart (the City) in response to the Discussion Paper Preventing Delays in Development Assessment Timeframes.

A response to each issue is provided below.

## 1. Receipt of a Valid Development Application

### 1.1 Could improvements be made to the Act to help clarify the requirements for a 'valid' application? For example, could section 51A of the Act be improved to clarify the process for the payment of fees and the commencement of the statutory assessment timeframe?

The City of Hobart treats applications as valid once:

- (a) fees are paid; and
- (b) mandatory information required by the planning scheme is provided.

This works well. The process is clear and we are able to give consistent advice to developers about what they must provide. This is usually only the items in clause 6.1.2. This is a minimal effort on the part of the developer and creates clarity about the basics of the application, who is making it and compliance with the *Land Use Planning and Approvals Act 1993* (LUPAA).

We do not require developers to provide non-mandatory information before we treat the application as valid. That is, we only require information where the planning scheme says "must", not "may".

We do not insist on application forms being signed, since we use electronic submission of applications that does not allow for them to be signed.

There are situations where ambiguity delays an application becoming valid:

- (a) there is no registered owner of the land or the registered owner has deceased and in order to find the current owner, it is necessary to review probate records etc – in these circumstances, we take reasonable efforts on the part of a developer as satisfying s.52(1);
- (b) the property boundary is considered to be inaccurate by the developer, which can occur in situations such as the boundary being marked by high tide – this can influence whether Crown consent is required for an application or not;
- (c) a property has been sold or agreed to be sold but this is not yet reflected by the Land Titles Office records, so that the title does not reflect who is considered to be the owner – an amendment to the definition of "owner" similar to that in the *Building Act 2016* would address this issue (ie include: *a person who has contracted to buy the premises*).

Amendments could be made to address these issues but otherwise, it is considered that sections 51, 51A and 52 are clear and do not need amending.

The legislative framework for paying fees is also clear, although section 56AA is unnecessarily complicated.

It is proposed that a pre-application process is introduced, similar to those in other jurisdictions, to assist with smoothing out the lodgement and assessments of applications, particularly for more complex applications. This would allow for minor issues to be clarified but also allow for early feedback on any issues which may be unlikely to be supported. While this may seem to be adding to workloads and processes, it is anticipated that this would have significant improvements in assessment times overall, potentially reducing or removing the need for questions on validity or resolving issues through the RFI process.

**1.2 Should clause 6.1.2 of the SPPs be amended to clarify that it specifies the minimum requirements for a 'valid' application for the purposes of the Act?**

This is already how we interpret clause 6.1.2.

**1.3 Is further guidance required on what an application must include to be a 'valid' application? If so, what guidance information would assist?**

No.

**1.4 Are there any other improvements that could be made to the Application Requirements in clause 6.1 of the SPPs that could assist with the assessment process?**

It is proposed that the following clause from the Hobart Interim Planning Scheme is replicated in the SPPs:



*Existing permits, validly issued under a planning scheme in operation prior to the making of this planning scheme, continue to have effect provided the permit has not expired in accordance with section 53(5) or (7) of the Act.*

Without it, there is lack of clarity of the status of permits issued under previous schemes but not substantially commenced.

As an alternative, amendments could be made to LUPAA to address this critical issue.

## **2. Statutory Assessment Timeframes**

**2.1 What mechanisms do councils use to monitor the development application assessment 'clock' to ensure it is performing its statutory functions in**



**accordance with the Act?**

Excel spreadsheets maintained by individual planners.

**2.2 Can you identify situations where the applicant and the council have disagreed regarding assessment timeframe?**

No.

**2.3 Are there any other improvements that could be made to the development application process that would make managing the assessment timeframes easier and more transparent?**

Yes, we propose the following changes:


- a. change all days to business days because currently some days are business and some are calendar;
- b. define "business days" and expressly exclude any days the offices of the Council are closed;
- c. amend section 54 to mirror the regime for provision of information in section 60 (noting this is proposed in a different consultation paper);
- d. amend section 57(5AA) to clarify that the overall statutory clock is extended in the event that the representation period is extended due to public holidays (noting this is proposed in a different consultation paper);
- e. amend the TasWater provisions for requesting further information to mirror those that the Tasmanian Heritage Council have to provide clarity; and
- f. allow for extensions of time to be provided after the expiry date.

We also proposed that there is greater clarity and consistency about what is "day zero" for applications. It is possible that there are different approaches with different councils on this issue.

### **3. Request For Additional Information**

**3.1 Can you provide any examples where you believe the additional information process has been misused?**

We have been informed by multiple developers that they lodge an application knowing that it is incomplete. They then wait for Council officers to do a thorough review of the application and provide a detailed request for information (RFI). This is then used by some developers to provide a quote to the client for further work. While it is not known how widespread this approach is, it is a deliberate approach by some developers.



It is particularly common in the lead-up to the Christmas break for a large number of incomplete applications to be filed. This is perhaps an opportunity for consultants to clear their desks. It places unnecessary pressure on Council officers at a busy time of year to review applications and send detailed RFIs despite the fact that it would be known that this information is incomplete.

**3.2 Is there scope to improve the process for a review of an additional information request or a response to an additional information request? If so, can you suggest how this might occur?**

We understand the industry and political expectations of having tight timeframes. However, the feedback that we receive from developers is that they would prefer to have a more relaxed approach if it means that they have more substantive and constructive discussions rather than being sent RFIs as an initial step.

Our approach is to engage as early as possible to provide feedback to developers on their applications but the reality is that the statutory clock is constantly ticking. In many cases we are forced to stop the clock and then engage.

The further information period is an important step to undertake a preliminary assessment of the proposal to determine if it can be supported, and if not, if there are the possible modifications to the proposal to ensure compliance with the relevant standards. Not having adequate time at this stage in the process can unnecessarily force the application to public notification when better outcomes could be achieved prior to advertising as well as reducing applicant frustration.

**3.3 Should there be a limit on the number of additional information requests that can be made during the first 21 days and 14 days, respectively, for discretionary and permitted applications?**


As stated above, it is proposed that a pre-application process should be introduced, particularly for complex applications. We anticipate that this would have a significant benefit for the overall application process and reduce timeframes, rather than the first opportunity Council officers have to raise issues being the RFI process. The tight timeframes are not always conducive to Council officers being able to set up meetings to discuss a proposal with the applicant prior to issuing an RFI.

Some developers like a consolidated RFI with all requests at once; others prefer for us to issue them as they are ready so that they can start working on them.

We have accepted that we are not going to make all developers happy all the time so we have chosen the method that works best for us and that is to issue RFIs when they are ready.

If there was a limit to the number of RFIs then this would not work well for this reason.

In addition, limiting RFIs may have unwanted consequences, such as:

- 
- a. rather than issuing RFIs when they are ready, Councils may wait for the full 21 days before issuing an RFI, just to make sure that all issues have been addressed – this may create overall longer timeframes to determine applications than the current approach; and
  - b. if there is a limit on subsequent RFIs being issued after information has been submitted for assessment, Councils may be forced to issue initial RFIs that are broader than they may have otherwise issued, to ensure that there is sufficient flexibility to require all necessary information.

**3.4 Is further clarity required between the additional information requests that can be made by the planning authority and that from TasWater, the Tasmanian Heritage Council, or the EPA?**

The processes are inexplicably different. The THC timeframes are clear and should be replicated for TasWater.

**3.5 Do councils collect data on the number of additional information requests that could be provided through a centralised data collection service use as the Council Consolidated Data Collection service?**

It is considered that just measuring the number of RFIs issued would not provide meaningful data. Would a high number of RFIs reflect a council which is too strict or a development community which is submitting applications with inconsistencies, missing information, or likely not supported by the planning authority?

It is worth noting that the law was clarified in 2020 so that applications cannot be amended. The legislation was not subsequently updated to allow for any amendment to an application. The only opportunity for changes to an application is through the RFI process. It is currently used to clarify aspects of application which would otherwise not be supported into an application which may then be approved under delegation.

It would also not reflect some behaviour that we see from the development community such as the lodgement of applications in the lead-up to Christmas that are clearly incomplete, perhaps to satisfy the sense of achieving a milestone of lodging prior to the end of the year. Likewise, those developers who acknowledge that they lodge an incomplete application and wait for the Council RFI to finalise their quote to the client, having a clearer understanding of what further information will be required.



**3.6 Are there any other measures that could be adopted to improve the process for requesting and responding to additional information requests?**

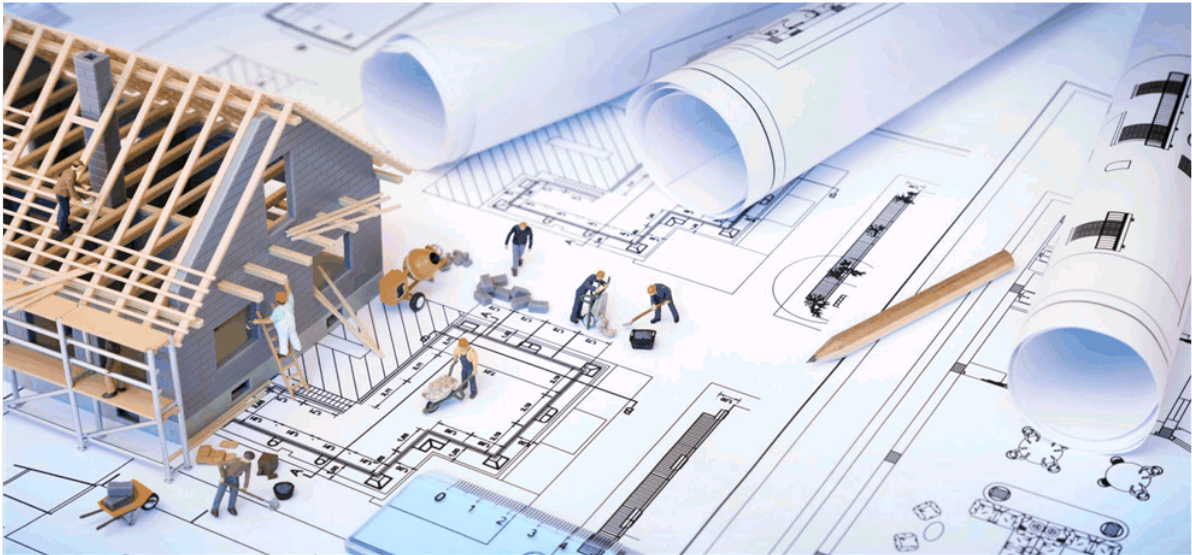
Yes:

- a. there is no ability to ask for further information about permit amendment applications; and
- b. there is no ability to amend applications: *Tomaszewski v Hobart City Council* [2020] [TASSC 48](#), which leaves only very small clarifications that can happen through the RFI process.

**4. Other Issues**

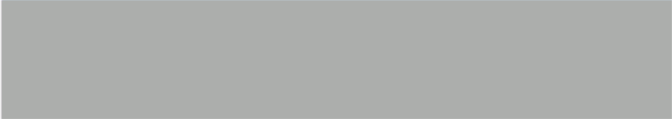
The following further changes should be made to create a development system that is clear and predictable:

- a. introduce the ability to take Part 5 agreements into account when assessing applications: section 51(2);
- b. remove the requirement for the validity of planning permits to be contingent on obtaining other approvals: section 53(4);
- c. remove the requirement for the validity of planning permits to be contingent on Part 5 applications being entered into: section 53(6);
- d. create a process for planning authorities to determine substantial commencement: section 53;
- e. allow for greater flexibility to allow for permits to be staged: section 55;
- f. remove the requirement for consent of the landowner being required to lodge a permit amendment application: section 56;
- g. simplify the situations where a planning permit can be amended after an appeal: section 56;
- h. remove the requirement in section 59 for Councils to pay fees unless there are unreasonable delays;
- i. introduce an ability for Councils to enforce Part 5 agreements through the usual enforcement powers rather than having to go to the Supreme Court – this is important for the enforcement of bushfire hazard areas and is currently a deterrent to commencement of building new homes: section 63;
- j. clarify that the owner is responsible for illegal activity on their property: section 63; and
- k. remove the requirement for Part 5 agreement amendments to be consented to by all other landowners, where the amendments do not impact them: section 75.



# Preventing delays in development assessment timeframes

Position Paper



Author:  
State Planning Office

Publisher:  
Department of State Growth

Date:  
March 2026

© Crown in Right of the State of Tasmania 2019

## Table of Contents

|   |           |
|---|-----------|
| 1.0 Introduction.....   | 4         |
| 2.0 Glossary .....  | 5         |
| 3.0 Legislative framework .....   | 6         |
| <b>3.1 Receipt of a valid development application .....</b>                       | <b>6</b>  |
| <b>3.2 Statutory assessment timeframes .....</b>                                  | <b>8</b>  |
| <b>3.3 Request for additional information .....</b>                               | <b>10</b> |
| 4.0 Next Steps .....  | 13        |
| Attachment 1 – Clause 6.1 of the State Planning Provisions                        |           |
| Attachment 2 – Section 51A of the <i>Land Use Planning and Approvals Act 1993</i> |           |
| Attachment 3 – Section 54 of the <i>Land Use Planning and Approvals Act 1993</i>  |           |

## 1.0 Introduction

The Tasmanian Government is committed to delivering an improved planning system. It is actively considering ways to reduce unnecessary delays for decisions on development applications.

The process for assessing development applications allows for councils (acting as planning authorities) to request additional information from the applicant under section 54 of the *Land Use Planning and Approvals Act 1993* (the Act). Additional information may be required to determine compliance with the requirements in the Tasmanian Planning Scheme (the TPS). A request for additional information results in the statutory assessment timeframe being paused until the required information has been provided to the satisfaction of the council. This is often referred to as stopping the assessment 'clock'.

Anecdotal concerns have raised that development applications assessments can be unnecessarily delayed due to additional information requests. The purpose of this Position Paper is to explore the issues and identify potential options to improve the process for managing additional information requests, to avoid unnecessary delays. The Position Paper considers all development applications, not just those related to housing, to better understand the range of issues that may contribute to slowing the development assessment process. This will allow tailored improvements to be made to the planning system.

The Position Paper outlines the existing legislative framework for certain development assessment processes that could contribute to delays or cause confusion with determining statutory assessment timeframes, including where the assessment 'clock' stops when the applicant receives a request for additional information. The Position Paper has target questions to help guide the consultation outcomes to identify the extent of the issue and possible solutions.

Submissions received in response to the Position Paper will be analysed by the State Planning Office (the SPO) with recommendations for action presented to the Minister for Housing and Planning for consideration.

## 2.0 Glossary

The following acronyms and abbreviations are used in this Position Paper:

|         |   |
|---------|---|
| The Act | <i>Land Use Planning and Approvals Act 1993</i> |
| EPA     | Environment Protection Authority                |
| SPO     | State Planning Office                           |
| SPPs    | State Planning Provisions                       |
| TasCAT  | Tasmanian Civil and Administrative Tribunal     |
| TPS     | Tasmanian Planning Scheme                       |

### 3.0 Legislative framework

Councils are 'planning authorities' under the Act with defined roles and responsibilities in determining permit applications for use and development (development applications) within its municipal area in accordance with the provisions contained within Part 4, Divisions 1 and 2 of the Act.

Section 48 of the Act requires that:

*"where a planning scheme is in force, the planning authority must, within the ambit of its power, observe, and enforce the observance of, that planning scheme in respect of all use and development undertaken within the areas to which the planning scheme relates"*

When a planning authority receives a valid development application it is bound to assess it in accordance with the Act which establishes timeframes for certain tasks to be performed.

The Act requires that an application for a discretionary development is determined within 42 calendar days and 28 calendar days for a permitted development. Longer assessment timeframes apply for applications involving State Heritage listed properties or level 2 activities under the *Environmental Management and Pollution Control Act 1994* that are subject to assessment by the Environment Protection Authority (EPA).

To undertake an assessment of a development application and to fulfil its obligations under section 48 of the Act, a planning authority may ask the applicant for additional information.

The following sections of the Position Paper identify parts of the development application process related to additional information requests, particularly steps in the process or issues that could contribute to confusion regarding the commencement, stopping, recommencement and conclusion of the statutory assessment 'clock'.

#### 3.1 Receipt of a valid development application

A person proposing a use or development, that requires approval under the TPS, must submit a development application to the relevant planning authority. The planning authority is obliged to accept the application if it is a 'valid' application and it includes a declaration that the applicant has:

- notified the owner of the intention to make the application, if they are not the owner; or
- obtained the written permission of the owner if it relates to Crown land or council-owned land<sup>1</sup>.

---

<sup>1</sup> See section 51(1AB) of the Act

Section 51(1AC) of the Act specifies that a 'valid' application is one "*that contains all relevant information required by the planning scheme applying to the land that is the subject of the application.*"

Section 51A(3) of the Act outlines that the assessment timeframe commences on the day that the fee is paid for a valid application.

The application requirements for the TPS are specified under clause 6.1 of the State Planning Provisions (the SPPs). This includes a list of information that must accompany an application at clause 6.1.2 and other information at clause 6.1.3 that the planning authority may require depending on the nature of the use and development proposed in the application. A copy of the application requirements in clause 6.1 of the SPPs is provided in Attachment 1.

Determining that a development application is 'valid', along with the payment of fees, is important as this is the point when the statutory assessment timeframe (i.e. the assessment clock) commences.

Clause 6.1.2<sup>2</sup> was drafted with the intention of specifying the relevant information that was required to make a 'valid' application for the purposes section 51(1AC) of the Act. Clause 6.1.2 of the TPS states that:

*An application must include:*

- (a) a signed application form;*
- (b) any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;*
- (c) details of the location of the proposed use or development;*
- (d) a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and*
- (e) a full description of the proposed use or development.*

Clause 6.1.3 of the TPS then specifies the information that the planning authority may require to allow it to assess compliance with the requirements (e.g. the relevant use and development standards) of the planning scheme. Section 54 of the Act specifically allows the planning authority to request additional information for the purposes of clause 6.1.3 of the TPS.

---

<sup>2</sup> Clause 6.1.2 in the TPS is based on clause 8.1.2 in Planning Directive No. 1 which was contained in all interim planning schemes prior to the TPS coming into effect. Clause 8.1.2

It is in the applicant's best interests to provide all information that may be required in accordance with clause 6.1.3 of the TPS. It reduces the likelihood of an additional information requests during the assessment process. However, it was not intended as a measure of a 'valid' application.

Different interpretations for determining when a development application is 'valid' leads to uncertainty and inconsistency within the planning system. It could contribute to confusion regarding the commencement of assessment timeframes and the use of additional information request process under section 54 of the Act.

Suggestions have been made that clause 6.1.2 of the SPPs could be amended to clarify that it specifies the "relevant information required by the planning scheme" to be a valid application for the purposes of section 51(1AC) of the Act.

The following consultation questions seek to explore opportunities for improving determination of a valid application.

#### **CONSULTATION QUESTIONS:**

- 1) **Could improvements be made to the Act to help clarify the requirements for a 'valid' application? For example, could section 51A of the Act be improved to clarify the process for the payment of fees and the commencement of the statutory assessment timeframe?**
- 2) **Should clause 6.1.2 of the SPPs be amended to clarify that it specifies the minimum requirements for a 'valid' application for the purposes of the Act?**
- 3) **Is further guidance required on what an application must include to be a 'valid' application? If so, what guidance information would assist?**
- 4) **Are there any other improvements that could be made to the Application Requirements in clause 6.1 of the SPPs that could assist with the assessment process?**

### **3.2 Statutory assessment timeframes**

Once a planning authority has received a valid application, and the fees have been paid, the statutory assessment clock commences. The assessment timeframe is 28 calendar days for the assessment of a permitted application<sup>3</sup> or 42 calendar days for a discretionary application<sup>4</sup>. The timeframes for discretionary applications involving a State heritage listed property may be extended to 56 days if the Tasmanian Heritage Council requires more time to consider the application. Applications that are assessed by the EPA as Level 2 activities have longer assessment timeframes.

---

<sup>3</sup> In accordance with section 58 of the Act.

<sup>4</sup> In accordance with section 57 of the Act.

Section 51A of the Act outlines the process for a planning authority demanding the payment of fees and the commencement of the statutory assessment clock. This section was included in the Act in 2020 to help clarify the commencement of the assessment process. A copy of section 51A of the Act is provided at Attachment 2.

There are various timeframes expressed in the Act that relate to the statutory assessment timeframes, including in other legislation related to TasWater, the Tasmanian Heritage Council, and the EPA. Some timeframes are expressed in calendar days and others as business days. Section 29 of the *Acts Interpretation Act 1931* also has requirements for calculating timeframes specified in legislation, including when the specified timeframe ends on a Sunday or public holiday.

Unless an extension of time has been sought and agreed between the applicant and the planning authority prior to the expiry date, an application that is not determined within the relevant assessment timeframe is subject to section 59 of the Act. Section 59(1) of the Act states that in these circumstances an application is “deemed to constitute a decision to grant a permit on conditions to be determined by the Appeal Tribunal” (Tasmanian Civil and Administrative Tribunal (TasCAT)),

The planning authority must within 7 days of the expiry of the statutory period give notice to the applicant, the Heritage Council (if involved), and any person who made a representation, that it has failed to determine the development application within the required timeframe. The applicant may apply to TasCAT to have the application determined. However, the planning authority can still make a decision on the development application at any time before an applicant applies to TasCAT.

If TasCAT is required to determine the application, they can either:

- grant a permit with or without conditions; or
- refuse to grant a permit if it is a discretionary application.

While Section 59(1) of the Act nominally states that a failure to determine an application within the statutory timeframe is a deemed approval, this is not entirely the case. TasCAT will consider the application afresh and may refuse a discretionary application.

Other functions of the assessment process must take place in accordance with the timeframes provided under the Act. Because a failure to perform these functions within certain timeframes has consequences for both the applicant and planning authority, knowing what day the assessment clock is at is critical to both parties.

The following consultation questions will help to understand how the assessment clock is managed and the way that that information is made available to the applicant. This will assist to identify issues and provide opportunity for potential improvement and consistencies across councils.

**CONSULTATION QUESTIONS:**

- 5) **What mechanisms do councils use to monitor the development application assessment 'clock' to ensure it is performing its statutory functions in accordance with the Act?**
- 6) **Can you identify situations where the applicant and the council have disagreed regarding assessment timeframe?**
- 7) **Are there any other improvements that could be made to the development application process that would make managing the assessment timeframes easier and more transparent?**

### 3.3 Request for additional information

Section 54 of the Act allows the planning authority to request additional information from the applicant where the application lacks the necessary information for the planning authority to undertake an assessment against the provisions of the planning scheme. A copy of section 54 of the Act is provided in Attachment 3 for information.

A request for further information must be made in writing to the applicant within 21 calendar days for a discretionary application, or 14 calendar days for a permitted application, from the day on which the planning authority receives an application. TasWater, the Tasmanian Heritage Council and the EPA may also request additional information via the planning authority within the specified timeframes.

The assessment clock stops from the date the applicant is notified of the request for additional information and does not recommence until the planning authority is satisfied that the request has been met. There are no limits on the number of additional information requests that can be made. However, only those requests that are made within the first 21 or 14 calendar days, respectively, for discretionary and permitted applications, result in the assessment clock stopping.

Section 54(3) of the Act requires that within eight business days of receiving a response to an additional information request, the planning authority must notify the applicant that the information provided does not satisfy the planning authority's request and that the applicant is to provide the additional information as requested. It is noted that there is no equivalent provision to notify the applicant that the additional information request has been satisfied. There is also no statutory requirement that the planning authority advise the applicant of the date that the assessment clock has recommenced.

A notification under section 54(3) of the Act often involves explaining why the planning authority is not satisfied with the information and clarification around what matters remain outstanding.

Section 54(2A) of the Act allows for the applicant to appeal a request for additional information. Where TasCAT determines that the planning authority ought to have been

satisfied with the information provided by the applicant, the assessment clock recommences 7 days after that determination.

The Act provides the framework for requesting additional information including a set process, the scope of what can be requested and a process for testing the request through TasCAT.

The following matters are fundamental considerations of the assessment process.

- The planning authority is bound to apply the planning scheme.
- In applying the planning scheme, the planning authority needs to have enough information to undertake an assessment of a development application in accordance with the planning scheme.
- It is the responsibility of the applicant to provide the planning authority with the necessary information to allow it to assess the development application in accordance with the planning scheme.
- The development application lapses if the applicant does not respond to the additional information request within 2 years, unless a longer timeframe has been agreed.
- If the planning authority makes a decision on application without the necessary information to make an informed assessment against the planning scheme, the planning authority runs the risk of its decision being difficult to defend in the event of an appeal to TasCAT.

There has been anecdotal evidence of misuse or criticism of the process that has caused frustration and delays. These matters include:

- Time delays caused by stopping the 'clock' are a result of applicants failing to provide the necessary information to a level of detail required by the planning authority to undertake an assessment against the relevant planning scheme provisions;
- Disagreement over the level of detail in the information required by the planning authority;
- Concerns with a planning authority making, or a perception of, multiple requests for additional information within the required timeframe;
- Planning authorities are asking for additional information outside the specified timeframe;
- Applicants are confusing the planning authority providing clarification of additional information already requested with a request for the provision of new information;

- Planning authorities are asking for additional information outside of what is required by the planning scheme;
- Requests for additional information is being used by the planning authority to unreasonably stall the determination of development applications;
- The planning authority should advise the applicant when the request for additional information has been satisfied, and the assessment clock has recommenced;
- The process already allows for checks and balances through the ability for an applicant to appeal an additional information request; and
- Appealing additional information requests are costly and add further delays.

The matters raised above identify an underlying tension between the requirements of the planning authority and expectations of applicants.

The following consultation questions are seeking examples where the process may have been misused to help establish the scope and extent of the issue. Comments are also invited on ways to improve efficiencies with requests for additional information and whether that could be achieved through legislation or providing education and advice to the sector.

**CONSULTATION QUESTIONS:**

- 8) **Can you provide any examples where you believe the additional information process has been misused?**
- 9) **Is there scope to improve the process for a review of an additional information request or a response to an additional information request? If so, can you suggest how this might occur?**
- 10) **Should there be a limit on the number of additional information requests that can be made during the first 21 days and 14 days, respectively, for discretionary and permitted applications?**
- 11) **Is further clarity required between the additional information requests that can be made by the planning authority and that from TasWater, the Tasmanian Heritage Council, or the EPA?**
- 12) **Do councils collect data on the number of additional information requests that could be provided through a centralised data collection service use as the Council Consolidated Data Collection service?**
- 13) **Are there any other measures that could be adopted to improve the process for requesting and responding to additional information requests?**

## 4.0 Next Steps

Responses on the targeted questions for consultation are welcomed, and on any other matters raised in this Position Paper or related to the additional information requests and the development application assessment process.

Written submissions addressing the consultation questions and any related matters are invited until 8 May 2026 by email to the State Planning Office:  
[haveyoursay@stateplanning.tas.gov.au](mailto:haveyoursay@stateplanning.tas.gov.au)

Submission received on the Position Paper will provide evidence of the issues that will be further analysed. This will help provide a greater understanding of where the pressure points are in the system and what can be done to address them.

## Attachment 1 – Clause 6.1 of the State Planning Provisions

### 6.1 Application Requirements

- 6.1.1 An **application** must be made for any **use** or **development** for which a **permit** is required under this planning scheme.
- 6.1.2 An **application** must include:
- (a) a signed **application** form;
  - (b) any written permission and declaration of notification required under s.52 of the **Act** and, if any document is signed by the delegate, a copy of the delegation;
  - (c) details of the location of the proposed **use** or **development**;
  - (d) a copy of the current certificate of title for all **land** to which the **permit** sought is to relate, including the title plan; and
  - (e) a full description of the proposed **use** or **development**.
- 6.1.3 In addition to the information that is required by clause 6.1.2, a **planning authority** may, in order to enable it to consider an **application**, require such further or additional information as the **planning authority** considers necessary to satisfy it that the proposed **use** or **development** will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the **use** or **development** including:
- (a) any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
  - (b) a **site** analysis and **site** plan at a scale acceptable to the **planning authority** showing, where applicable:
    - (i) the existing and proposed **use(s)** on the **site**;
    - (ii) the boundaries and dimensions of the **site**;
    - (iii) topography including contours showing **AHD** levels and major **site** features;
    - (iv) natural drainage lines, watercourses and wetlands on or **adjacent** to the **site**;
    - (v) soil type;
    - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
    - (vii) the location and capacity and connection point of any existing services and proposed services;
    - (viii) the location of easements on the **site** or connected to the **site**;
    - (ix) existing pedestrian and vehicle access to the **site**;
    - (x) the location of existing and proposed buildings on the **site**;
    - (xi) the location of existing **adjoining** properties, **adjacent** buildings and their uses;

- (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- (c) where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
- (i) the internal layout of each building on the site;
  - (ii) the private open space for each dwelling;
  - (iii) external storage spaces;
  - (iv) parking space location and layout;
  - (v) major elevations of every building to be erected;
  - (vi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (vii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (viii) materials and colours to be used on roofs and external walls.

## Attachment 2 – Section 51A of the *Land Use Planning and Approvals Act 1993*

### 51A. Fees payable for application

(1) In this section –

*relevant legislative instrument* means –

- (a) this Act or the [Local Government Act 1993](#) ; or
- (b) a regulation made under this Act or a by-law or regulation made under the [Local Government Act 1993](#) ;

*valid application for a permit* means an application for a permit that is, in accordance with [section 51\(1AC\)](#) , a valid application for a permit for the purposes of [section 51\(1AB\)](#) .

(2) Despite [section 86](#) , a planning authority is not entitled –

- (a) to refuse to take an action in relation to determining whether or not an application for a permit is valid; or
- (b) to refuse to accept a valid application for a permit –  
on the ground that a fee, under a relevant legislative instrument, for an application for a permit has not been paid, unless –
  - (c) the planning authority has, before, or within 4 business days after, the day on which a person lodges, or attempts to lodge, with the planning authority, the application for the permit, demanded the payment of the fee; and
  - (d) the fee has not been paid within the 21-day period after the day on which the demand is made.

(3) If –

- (a) the planning authority has demanded payment of a fee, under a relevant legislative instrument, for an application for a permit before, or within 4 business days after, the day on which a person lodges, or attempts to lodge, with the planning authority, the application for the permit; and
- (b) the fee has been paid within the 21-day period after the day on which the demand is made –

the application, if it is a valid application, is taken for the purposes of this Act to have been received on the day on which the fee is paid.

(4) If the planning authority has not demanded payment of a fee, under a relevant legislative instrument, for an application for a permit before, or within 4 business days after, the day on which a person lodges, or attempts to lodge, with the planning authority, the application for the permit –

- (a) the planning authority, despite [section 86](#) , is not entitled to refuse to take any action in relation to the application for the permit; and
- (b) the application, if it is a valid application, is taken for the purposes of this Act to have been received on the fifth business day after the day which the person lodges, or attempts to lodge, with the planning authority, the application for the permit.

## Attachment 3 – Section 54 of the *Land Use Planning and Approvals Act 1993*

### 54. Additional information

(1) A planning authority that receives an application for a permit (other than a permit referred to in [section 40T](#)) may –

(a) if the permit sought is a discretionary permit, by notice in writing served on the applicant within the period of 21 days from the day on which it receives the application; or

(b) if the permit sought is not a discretionary permit, by notice in writing served on the applicant within the period of 14 days from the day on which it receives the application –

require the applicant to provide it with additional information before it considers the application.

(1A) If the period specified in [subsection \(1\)](#) includes any days on which the office of the planning authority is closed during normal business hours in that part of the State where the land subject to the application for a permit is situated, that period is to be extended by the number of those days.

(2) If the planning authority requires the applicant to provide it with additional information, the relevant period referred to in [section 57\(6\)\(b\)](#) or [58\(2\)](#) does not run while the request for information has not been answered to the satisfaction of the planning authority.

(2AA) If additional information is not provided, in accordance with a request under [subsection \(1\)](#), within 2 years, or a longer period agreed to by the applicant and the planning authority, after the request is made, the application for a permit, to which the request relates, lapses.

(2A) If the Appeals Tribunal determines that –

(a) a planning authority had, in good faith, required an applicant under [subsection \(1\)](#) or [\(3\)](#) to provide the authority with additional information; but

(b) the planning authority ought to have been satisfied with the information provided to the planning authority by the applicant before the requirement was served on the applicant –

the relevant period referred to in [section 57\(6\)\(b\)](#) or [58\(2\)](#) does not run for the period beginning on the day on which the requirement was served on the applicant and ending at the end of the day that is 7 clear days after the day on which the determination was made by the Appeals Tribunal.

(3) The planning authority must, within 8 business days from the day it receives the additional information under [subsection \(1\)](#), notify the applicant if the request for information has not been answered to its satisfaction and in that notification require the applicant to provide it with the additional information.



---

**State Planning Office, Department of State Growth**  
GPO Box 536 HOBART TAS 7001  
Phone: 1300 703 977  
Email: [spo@stateplanning.tas.gov.au](mailto:spo@stateplanning.tas.gov.au)





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

## **City of Hobart Submission**

---

April 2026

## Executive Summary

---

The City of Hobart (the City) welcomes the opportunity to provide feedback on the Draft *Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2026* (the Draft Bill).

The City supports the Draft Bill in principle, recognising that it provides improved transitional arrangements for the implementation of state and regional planning policies and clarifies statutory timeframes.

Regarding the scope of interim State Planning Provisions (SPPs) amendments, there are circumstances where it would be appropriate for more flexibility. However, given previous planning directives have caused fundamental planning changes, it is proposed that the ability to introduce an interim amendment is contingent on the consent of each planning authority and would only apply to those specific municipalities.

A response to each component of the Draft Bill is provided below.

## Draft Bill Comments

---

### 1. SPPs to include maps (Part 2, Clause 4)

The introduction of additional wording to section 14(1)(g) to allow statewide overlay maps to be applied via the SPPs, rather than through individual council planning scheme amendments, is supported.

The City notes that the phases of the SPP amendment process, including notification, exhibition and any potential hearing, will continue to apply. Therefore, councils and members of the public will continue to have opportunities to comment on proposed overlay changes.

The following key queries require clarification:

- The procedural steps for deleting the outdated overlays of the Local Provisions Schedule (LPS), that are superseded by SPP overlays via an amendment process, are acknowledged. It is queried whether there is an alternative method for deleting redundant overlays concurrently with the amended SPPs coming into effect. Based on the steps outlined, this approach requires the immediate resourcing of each council's strategic planning teams. Whilst the outdated overlays would have no effect when temporarily in the scheme, conflicting provisions may cause issues in interpretation by applicants. Alternative methods to reduce the administrative burden on councils require further consideration.
- Given the statewide overlays would apply to the SPPs, it's unclear how this

information would be structured and coordinated with each LPS. The approach requires further consideration to ensure that all planning controls that affect each property are easily identified.

- The background report discussed statewide overlays in the context of natural hazards, including landslip, bushfire, coastal erosion and coastal inundation. It is noted that this change would allow for the potential introduction of planning controls on a state or regional level related to other matters, such as the themes of the Regional Land Use Strategies (RLUS). Therefore, this change would enable the application of state-led planning initiatives.
- The effects of this proposed change should be considered in relation to the Improving Residential Standards review, specifically the discussion paper titled '*Making It Easier to Develop Medium Density Housing*'. The proposed change could create a mechanism for implementing state and regional level recommendations. The spatial implications of these new controls, as well as the implementation approach, are currently under consideration.

## **2. Broader scope for interim SPPs amendments (Part 2, Clause 5)**

There are circumstances where it would be appropriate for more flexibility to introduce an interim amendment. As an example, the recent proposal to make changes to Secondary Residences in the SPPs is expected to be broadly supported and could be appropriate as an interim amendment.

On the other hand, the introduction of Planning Directive 6 into the Hobart Interim Planning Scheme fundamentally changed the ability to use properties for visitor accommodation and has had a significant impact in the Hobart municipality. Efforts to unwind this arrangement have taken significant time and resources by the City.

It is proposed that the ability to introduce an interim amendment is contingent on the consent of each planning authority and would only apply to those municipalities where the corresponding planning authority has consented, to address the current uncertainty around the scope of the circumstances in which an interim amendment may be made.

## **3. Modifications to the LPS criteria relating to TPPS and RLUSs (Part 2, Clause 6 and Part 3, Clause 10)**

The proposed changes to the LPS criteria, clarifying the application of the RLUS and the Tasmanian Planning Policies ('TPPs'), are supported in principle.

The City supports the following approach regarding the consistency of LPS amendment

with the RLUS and the TPPs:

- LPS amendments classified as a 'substantial modification' must be considered against the version of the relevant RLUS in effect when the direction was made by the TPC.
- LPS amendments certified prior to 1 July 2026 do not need to be consistent with the TPPs.
- LPS amendments classified as 'substantial modifications' by the TPC do not need to be consistent with the TPPs.

Further clarification is required regarding the 'relevant time' for LPS amendments classified as substantial amendments. Proposed section 34(2A)(b) states that the relevant time is "the time at which the planning authority provides the Commission with a report under section 35F(1)." It is assumed this refers to the date of the initial report associated with the LPS amendment, rather than any additional report following an exhibition.

**4. Notification of satisfaction of additional information requests (Part 2, Clause 7)**

This amendment creates certainty and is supported.

**5. Clarification of timeframes under Section 57 (Part 2, Clause 8)**

This amendment creates certainty and is supported. While the City recognises the need for tight timeframes in the assessment process, this change represents a reasonable recognition that managing the periods of time when the office is closed, particularly over the Christmas break, is difficult on both Council Officers and applicants.

**6. Long-term leases for renewable energy and other utility infrastructure (Part 3, Clause 10)**

The City notes the proposed change to the definition of 'subdivide' in the *Local Government (Building and Miscellaneous Provisions) Act 1993* and has no objections.

Drafted in the Office of  
Parliamentary Counsel

TASMANIA

---

**LAND USE PLANNING AND APPROVALS  
(MISCELLANEOUS AMENDMENTS) BILL 2026**

---

**CONTENTS**

**PART 1 – PRELIMINARY**

1. Short title
2. Commencement

**PART 2 – LAND USE PLANNING AND APPROVALS ACT 1993  
AMENDED**

3. Principal Act
4. Section 14 amended (Contents of State Planning Provisions)
5. Section 30NB amended (Interim SPPs amendments)
6. Section 34 amended (LPS criteria)
7. Section 54 amended (Additional information)
8. Section 57 amended (Applications for discretionary permits)

**PART 3 – LAND USE PLANNING AND APPROVALS ACT 1993  
FURTHER AMENDED**

9. Principal Act
10. Section 34 amended (LPS criteria)

**PART 4 – LOCAL GOVERNMENT (BUILDING AND  
MISCELLANEOUS PROVISIONS) ACT 1993 AMENDED**

11. Principal Act
12. Section 80 amended (Interpretation of Part 3)

**PART 5 – REPEAL OF ACT**

13. Repeal of Act

*Consultation Version*

**LAND USE PLANNING AND APPROVALS  
(MISCELLANEOUS AMENDMENTS) BILL 2026**

*(Brought in by the Minister for Housing and Planning, the  
Honourable Kerry John Vincent)*

**A BILL FOR**

**An Act to amend the *Land Use Planning and Approvals Act 1993* and the *Local Government (Building and Miscellaneous Provisions) Act 1993***

Be it enacted by Her Excellency the Governor of Tasmania, by and with the advice and consent of the Legislative Council and House of Assembly, in Parliament assembled, as follows:

**PART 1 – PRELIMINARY**

**1. Short title**

This Act may be cited as the *Land Use Planning and Approvals (Miscellaneous Amendments) Act 2026*.

**2. Commencement**

- (1) Except as provided by this section, the provisions of this Act commence on the day on which this Act receives the Royal Assent.
- (2) Part 3 commences on the day on which this Act receives the Royal Assent, but if this Act does not receive the Royal Assent by 1 July 2026 that Part is taken to have commenced on that date.

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

s. 3 Part 2 – Land Use Planning and Approvals Act 1993 Amended

---

**PART 2 – LAND USE PLANNING AND APPROVALS  
ACT 1993 AMENDED**

**3. Principal Act**

In this Part, the *Land Use Planning and Approvals Act 1993\** is referred to as the Principal Act.

**4. Section 14 amended (Contents of State Planning Provisions)**

Section 14(1) of the Principal Act is amended by inserting after paragraph (g) the following paragraph:

- (ga) may contain a map, overlay, list or other provision that provides for the spatial application of the SPPs to land; and

**5. Section 30NB amended (Interim SPPs amendments)**

Section 30NB(4)(a) of the Principal Act is amended by omitting “safety or a prescribed circumstance or matter” and substituting “safety, a prescribed circumstance or matter or any other matter recommended by the Commission”.

---

\*No. 70 of 1993

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 6

**6. Section 34 amended (LPS criteria)**

Section 34 of the Principal Act is amended as follows:

- (a) by omitting paragraph (da) from subsection (2) and substituting the following paragraph:

(da) is consistent with the TPPs; and

- (b) by omitting from subsection (2)(e) “is situated”;

- (c) by inserting in subsection (2)(e) “is situated, being the regional land use strategy in force at the relevant time” after “relates”;

- (d) by omitting subsection (2A) and substituting the following subsection:

(2A) For the purposes of subsection (2)(e), the relevant time is –

- (a) in the case of a draft LPS or an LPS, the time at which the relevant planning authority provides the Commission with a report under section 35F(1); or
- (b) in the case of a draft amendment of an LPS or an amendment of an LPS

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

s. 7 Part 2 – Land Use Planning and Approvals Act 1993 Amended

---

prepared pursuant to a direction under section 35KB(1), the time at which the planning authority provides the Commission with a report under section 35F(1); or

- (c) in the case of a draft amendment of an LPS or an amendment of an LPS that is not prepared pursuant to a direction under section 35KB(1), the time at which the draft of the amendment is certified under section 40F.

**7. Section 54 amended (Additional information)**

Section 54 of the Principal Act is amended as follows:

- (a) by omitting subsection (2) and substituting the following subsection:

- (2) If the planning authority serves a notice under subsection (1) requiring the applicant to provide additional information, the relevant period referred to in section 57(6)(b) or 58(2) does not run for the period beginning on the day on which the notice under

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 7

subsection (1) is served on the applicant and ending on the day on which the planning authority gives notice under subsection (3)(a) that the request for additional information has been answered to its satisfaction.

(b) by omitting subsection (3) and substituting the following subsection:

(3) The planning authority must, within 8 business days after the day on which it receives the additional information under subsection (1), notify the applicant in writing –

(a) whether the request for information has been answered to its satisfaction; and

(b) if it is not satisfied, require the applicant to provide it with the additional information and advise the applicant that the timeframes referred to in section 57(6)(b) or 58(2) have not recommenced.

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

s. 8 Part 2 – Land Use Planning and Approvals Act 1993 Amended

---

**8. Section 57 amended (Applications for discretionary permits)**

Section 57 of the Principal Act is amended by omitting subsection (5AA) and substituting the following subsection:

(5AA) If the time period specified in subsection (5) includes any days on which the office of the planning authority is closed during normal business hours, the period is extended by one additional day for each such day, and the time period referred to in subsection (6)(b) is extended by the same number of days.

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

Part 3 – Land Use Planning and Approvals Act 1993 Further Amended

s. 9

---

**PART 3 – LAND USE PLANNING AND APPROVALS  
ACT 1993 FURTHER AMENDED**

**9. Principal Act**

In this Part, the *Land Use Planning and Approvals Act 1993\** is referred to as the Principal Act.

**10. Section 34 amended (LPS criteria)**

Section 34 of the Principal Act is amended by inserting after subsection (3) the following subsection:

- (4) Subsection (2)(da) does not apply in relation to an amendment of an LPS if –
- (a) the draft of the amendment of the LPS was certified under section 40F before 1 July 2026; or
  - (b) the draft of the amendment of the LPS was prepared pursuant to a direction issued under section 35KB(1) and the TPPs are not effective at the time the planning authority provides the Commission with a report under section 35F(1).

---

\*No. 70 of 1993

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

- s. 11 Part 4 – Local Government (Building and Miscellaneous Provisions) Act  
1993 Amended

---

**PART 4 – LOCAL GOVERNMENT (BUILDING AND  
MISCELLANEOUS PROVISIONS) ACT 1993  
AMENDED**

**11. Principal Act**

In this Part, the *Local Government (Building and Miscellaneous Provisions) Act 1993\** is referred to as the Principal Act.

**12. Section 80 amended (Interpretation of Part 3)**

The definition of *subdivide* in section 80(1) of the Principal Act is amended as follows:

- (a) by inserting in paragraph (e) “or” after “land;”;
- (b) by inserting the following paragraph after paragraph (e):
  - (f) a lease or licence for the installation, operation or maintenance of telecommunications facilities, renewable energy infrastructure or other utility infrastructure that is reasonably necessary for or incidental to those purposes;

---

\*No. 96 of 1993

*Land Use Planning and Approvals (Miscellaneous Amendments)*  
*Act 2026*  
*Act No. of 2026*

Part 5 – Repeal of Act

s. 13

---

**PART 5 – REPEAL OF ACT**

**13. Repeal of Act**

This Act is repealed on the first anniversary of the day on which the last uncommenced provision of this Act commenced.

Consultation Version

Drafted in the Office of  
Parliamentary Counsel

TASMANIA

---

**LAND USE PLANNING AND APPROVALS  
(MISCELLANEOUS AMENDMENTS) BILL 2026**

---

**CONTENTS**

**PART 1 – PRELIMINARY**

1. Short title
2. Commencement

**PART 2 – LAND USE PLANNING AND APPROVALS ACT 1993  
AMENDED**

3. Principal Act
4. Section 14 amended (Contents of State Planning Provisions)
5. Section 30NB amended (Interim SPPs amendments)
6. Section 34 amended (LPS criteria)
7. Section 54 amended (Additional information)
8. Section 57 amended (Applications for discretionary permits)

**PART 3 – LAND USE PLANNING AND APPROVALS ACT 1993  
FURTHER AMENDED**

9. Principal Act
10. Section 34 amended (LPS criteria)

**PART 4 – LOCAL GOVERNMENT (BUILDING AND  
MISCELLANEOUS PROVISIONS) ACT 1993 AMENDED**

11. Principal Act
12. Section 80 amended (Interpretation of Part 3)

**PART 5 – REPEAL OF ACT**

13. Repeal of Act

*Consultation Version*

**LAND USE PLANNING AND APPROVALS  
(MISCELLANEOUS AMENDMENTS) BILL 2026**

*(Brought in by the Minister for Housing and Planning, the  
Honourable Kerry John Vincent)*

**A BILL FOR**

**An Act to amend the *Land Use Planning and Approvals Act 1993* and the *Local Government (Building and Miscellaneous Provisions) Act 1993***

Be it enacted by Her Excellency the Governor of Tasmania, by and with the advice and consent of the Legislative Council and House of Assembly, in Parliament assembled, as follows:

**PART 1 – PRELIMINARY**

**1. Short title**

This Act may be cited as the *Land Use Planning and Approvals (Miscellaneous Amendments) Act 2026*.

**2. Commencement**

- (1) Except as provided by this section, the provisions of this Act commence on the day on which this Act receives the Royal Assent.
- (2) Part 3 commences on the day on which this Act receives the Royal Assent, but if this Act does not receive the Royal Assent by 1 July 2026 that Part is taken to have commenced on that date.

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

s. 3 Part 2 – Land Use Planning and Approvals Act 1993 Amended

---

**PART 2 – LAND USE PLANNING AND APPROVALS  
ACT 1993 AMENDED**

**3. Principal Act**

In this Part, the *Land Use Planning and Approvals Act 1993\** is referred to as the Principal Act.

**4. Section 14 amended (Contents of State Planning Provisions)**

Section 14(1) of the Principal Act is amended by inserting after paragraph (g) the following paragraph:

- (ga) may contain a map, overlay, list or other provision that provides for the spatial application of the SPPs to land; and

**5. Section 30NB amended (Interim SPPs amendments)**

Section 30NB(4)(a) of the Principal Act is amended by omitting “safety or a prescribed circumstance or matter” and substituting “safety, a prescribed circumstance or matter or any other matter recommended by the Commission”.

---

\*No. 70 of 1993

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 6

**6. Section 34 amended (LPS criteria)**

Section 34 of the Principal Act is amended as follows:

- (a) by omitting paragraph (da) from subsection (2) and substituting the following paragraph:

(da) is consistent with the TPPs; and

- (b) by omitting from subsection (2)(e) “is situated”;

- (c) by inserting in subsection (2)(e) “is situated, being the regional land use strategy in force at the relevant time” after “relates”;

- (d) by omitting subsection (2A) and substituting the following subsection:

(2A) For the purposes of subsection (2)(e), the relevant time is –

- (a) in the case of a draft LPS or an LPS, the time at which the relevant planning authority provides the Commission with a report under section 35F(1); or
- (b) in the case of a draft amendment of an LPS or an amendment of an LPS

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

s. 7 Part 2 – Land Use Planning and Approvals Act 1993 Amended

---

prepared pursuant to a direction under section 35KB(1), the time at which the planning authority provides the Commission with a report under section 35F(1); or

- (c) in the case of a draft amendment of an LPS or an amendment of an LPS that is not prepared pursuant to a direction under section 35KB(1), the time at which the draft of the amendment is certified under section 40F.

**7. Section 54 amended (Additional information)**

Section 54 of the Principal Act is amended as follows:

- (a) by omitting subsection (2) and substituting the following subsection:

- (2) If the planning authority serves a notice under subsection (1) requiring the applicant to provide additional information, the relevant period referred to in section 57(6)(b) or 58(2) does not run for the period beginning on the day on which the notice under

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

Part 2 – Land Use Planning and Approvals Act 1993 Amended

s. 7

subsection (1) is served on the applicant and ending on the day on which the planning authority gives notice under subsection (3)(a) that the request for additional information has been answered to its satisfaction.

(b) by omitting subsection (3) and substituting the following subsection:

(3) The planning authority must, within 8 business days after the day on which it receives the additional information under subsection (1), notify the applicant in writing –

(a) whether the request for information has been answered to its satisfaction; and

(b) if it is not satisfied, require the applicant to provide it with the additional information and advise the applicant that the timeframes referred to in section 57(6)(b) or 58(2) have not recommenced.

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

s. 8 Part 2 – Land Use Planning and Approvals Act 1993 Amended

---

**8. Section 57 amended (Applications for discretionary permits)**

Section 57 of the Principal Act is amended by omitting subsection (5AA) and substituting the following subsection:

(5AA) If the time period specified in subsection (5) includes any days on which the office of the planning authority is closed during normal business hours, the period is extended by one additional day for each such day, and the time period referred to in subsection (6)(b) is extended by the same number of days.

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

Part 3 – Land Use Planning and Approvals Act 1993 Further Amended

s. 9

---

**PART 3 – LAND USE PLANNING AND APPROVALS  
ACT 1993 FURTHER AMENDED**

**9. Principal Act**

In this Part, the *Land Use Planning and Approvals Act 1993\** is referred to as the Principal Act.

**10. Section 34 amended (LPS criteria)**

Section 34 of the Principal Act is amended by inserting after subsection (3) the following subsection:

- (4) Subsection (2)(da) does not apply in relation to an amendment of an LPS if –
- (a) the draft of the amendment of the LPS was certified under section 40F before 1 July 2026; or
  - (b) the draft of the amendment of the LPS was prepared pursuant to a direction issued under section 35KB(1) and the TPPs are not effective at the time the planning authority provides the Commission with a report under section 35F(1).

---

\*No. 70 of 1993

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

- s. 11 Part 4 – Local Government (Building and Miscellaneous Provisions) Act  
1993 Amended

---

**PART 4 – LOCAL GOVERNMENT (BUILDING AND  
MISCELLANEOUS PROVISIONS) ACT 1993  
AMENDED**

**11. Principal Act**

In this Part, the *Local Government (Building and Miscellaneous Provisions) Act 1993\** is referred to as the Principal Act.

**12. Section 80 amended (Interpretation of Part 3)**

The definition of *subdivide* in section 80(1) of the Principal Act is amended as follows:

- (a) by inserting in paragraph (e) “or” after “land;”;
- (b) by inserting the following paragraph after paragraph (e):
  - (f) a lease or licence for the installation, operation or maintenance of telecommunications facilities, renewable energy infrastructure or other utility infrastructure that is reasonably necessary for or incidental to those purposes;

---

\*No. 96 of 1993

*Land Use Planning and Approvals (Miscellaneous Amendments)  
Act 2026  
Act No. of 2026*

Part 5 – Repeal of Act

s. 13

---

**PART 5 – REPEAL OF ACT**

**13. Repeal of Act**

This Act is repealed on the first anniversary of the day on which the last uncommenced provision of this Act commenced.

Consultation Version