

Draft Amendment 05-2026 of the State Planning Provisions

Terms of Reference

I, Kerry John Vincent, Minister for Housing and Planning, pursuant to section 30C(1) of the *Land Use Planning and Approvals Act 1993* (the LUPA Act), hereby issue these Terms of Reference for the preparation of draft amendment 05-2026 of the State Planning Provisions (SPPs).

Background

The SPPs were made on 22 February 2017 and came into effect on 2 March 2017. It is important that the SPPs are kept under regular review to ensure they remain relevant and suitable for a better planning outcome.

In 2024 the Tasmanian Government commissioned a report on improving residential standards for planning in Tasmania. The final 2024 report prepared by ERA (Planning and Environment) includes a chapter relating to “Homes in Business Zones”, which recommended a suite of planning standards relating to apartments.

Building on these recommendations, as part of providing more housing options for Tasmanians, in November 2025 the Government committed to making it easier to develop medium density housing across Tasmania. In March-April 2026 early targeted consultation occurred on a suite of potential SPPs changes to residential and business zones where medium density housing can occur. These included a potential new apartment code, new residential zone, revised Inner Residential Zone and revised General Residential Zone.

In response to the feedback received, the Tasmanian Government committed to undertake SPPs amendments and commence targeted consultation on a new apartment code which will promote and facilitate multi-storey apartments in appropriate locations.

Scope of the draft amendment

Draft amendment 05-2026 of the SPPs is to be prepared for the purpose of introducing new standards for the development of apartments located in business and mixed use zones, particularly the Central Business Zone, General Business Zone, Local Business Zone and the Urban Mixed-Use Zone.

The draft amendment should promote and facilitate apartments in appropriate locations and appropriate building height requirements for apartment buildings, amenity considerations for the development of apartments and appropriate car parking requirements for apartments.

The standards will include a combination of new zone provisions and the introduction of a new code. Draft amendment 05-2026 may also make any changes necessary to definitions or other operative provisions required to give the intended effect to the proposed standards.

Statutory requirements for the draft amendment

The draft amendment is to be prepared in accordance with the requirements in Part 3, Division 2 of the LUPA Act.

Dated this 28 day of September 2026

A handwritten signature in black ink, appearing to read 'KJ Vincent', with a long horizontal flourish extending to the right.

Kerry John Vincent MLC
Minister for Housing and Planning