



## Tomorrow Together

*An engaged Launceston community. A bright future.*

# Planning FAQ's

### CONTACT DETAILS

- **Email** [planning.queries@launceston.tas.gov.au](mailto:planning.queries@launceston.tas.gov.au)
- **Call** our Planning Hotline on 6323 3220 to speak with the duty planner between 10am - 4pm
- **Drop-in** to our Customer Service Centre and speak with the duty planner between 10am - 1pm.
- **Appointments** are available on the hour at 1pm, 2pm, 3pm or 4pm - you can book an appointment with a Town Planner on our website at [www.launceston.tas.gov.au](http://www.launceston.tas.gov.au)

### What is meant by zoning and what is my land zoned?

Each parcel of land in our municipality has a zone (being a colour on a map) under the *Launceston Interim Planning Scheme 2015* that defines what use and development may be undertaken. Some land parcels have unique characteristics and may have various 'overlays' or 'codes' that apply for different reasons i.e. flood prone areas, landslide hazard areas, local heritage places etc.

You can find the zoning or any other codes that apply to your land by visiting or calling our Customer Service Centre with two pieces of information (address/title reference/owner) or online at

<http://launceston.maps.arcgis.com/apps/webappviewer/index.html?id=35a89c33c6a441d3b8b946eb6161d695>

### What if my property is heritage listed?



The Launceston Interim Planning Scheme's Local Historic Cultural Heritage Code includes a list of places of importance to Launceston and its residents. This may impose some additional controls on the development you wish to undertake.

Your property may also be listed on the Tasmanian Heritage Register. The register is maintained by the Tasmanian Heritage Council under the *Historic Cultural Heritage Act 1995*. Phone 1300 850 332 for more information.

### What is the difference between Planning Approval & Building Approval?

Planning approval and building approval are two separate processes that require individual applications. Quite often, a particular use or development of land may require approvals under both processes.

The planning approval process involves the assessment of a proposal to use or develop land against the requirements of a planning scheme and is mainly concerned with the impacts upon neighbouring land and the environment.





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The building approval process involves the assessment of a proposal against the Building Code of Australia and Plumbing Regulations and is mainly concerned with issues such as:

- Is the building soundly constructed?
- Have adequate fire protection measures been installed?
- Is the building capable of receiving adequate levels of light and ventilation?
- Is the building property sewerred and drained?
- Are the building's features safe for users?



The building and plumbing process may also include a number of inspections at different stages throughout the build to ensure that these issues have been adequately addressed.

## **Do I need a permit to clear vegetation on my property?**

Certain codes include controls on vegetation removal including but not necessarily limited to Scenic Management, Heritage Code, Cataract Gorge Management Area and Biodiversity Code. Therefore if such an overlay applies it is most likely an application is necessary.

## **Do I need a permit to fence my property?**

Some zones impose controls relating to the construction of fences. Side and rear fences are generally dealt with under exemptions. Check the requirements for your zone. Adjoining neighbour concerns in relation to the side and rear boundary fences are a civil matter. For more information see the Tasmanian Legal Aid Commission's Fact Sheet or *Boundary Fence Act 1908*.



## **Do I need a permit for signage?**

Most new signs require approval, therefore a Development Application for a Planning Permit is required. Most existing signs can be refaced without a further application.

## **Do I need a permit for a shed?**

This is dependent on the zone of your land and the proposed shed size. For more information see the CBOS Building a shed in Tasmania Fact Sheet.

