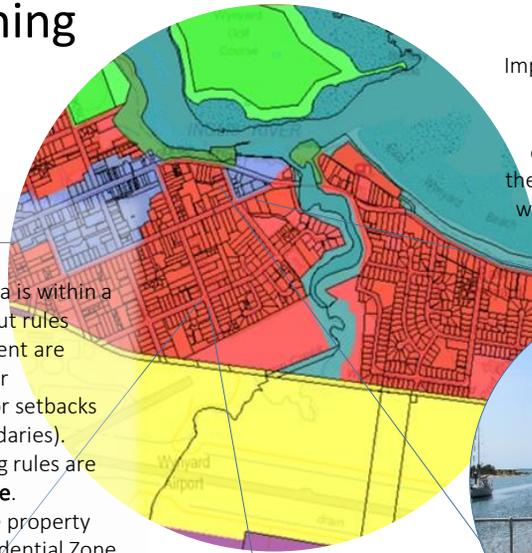


You, the planning system and liveability

Zoning

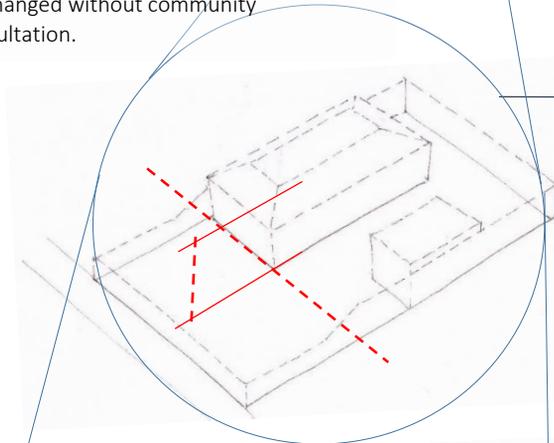
Every parcel of land in Tasmania is within a zone. The planning zone sets out rules about what types of development are possible and specifies particular characteristics such as height or setbacks (minimum distance from boundaries). These zones and other planning rules are outlined in the **Planning Scheme**.

In the case illustrated here the property indicated is in the General Residential Zone. Neither zoning or the planning scheme can be changed without community consultation.



Public works

Improvements to streets, parks and public spaces are undertaken by Council to enhance the quality of life of the community. Plans for these works will be exhibited and be available for your comment before they are confirmed



Statutory planning

If you intend to undertake works, develop buildings or change the use of land, you will probably require a Planning Permit. Statutory planners assess proposals and advise whether a plan needs approval and if so whether a permit may be granted or not. Statutory planners can also provide applicants with advice about how to prepare an application that has the best chance of approval within the rules set in the planning scheme. If development is determined to be discretionary (i.e. neither 'as of right' nor prohibited) adjoining landowners must be notified and invited to make a submission to Council. Council officers will then consider your submission when preparing their advice to the Council.



Contributing to liveable towns and villages

There are many decisions that need to be made when you build that are not controlled by planning but also still impact upon the liveability of your town or village. For example; the way gardens are landscaped and planted will impact the highly valued landscape character and the design of frontages of houses to emphasise windows, doors and verandahs facing the street rather than garages or blank walls can greatly assist in enhancing how attractive and welcoming the street is.

More information about how to design for liveability can be found in the *Liveable Waratah Wynyard Design Guidelines*.