

Guideline No. 1

Local Provisions Schedule (LPS): zone and code application

June 2018

This Guideline has been issued by the Tasmanian Planning Commission under section 8A of the *Land Use Planning and Approvals Act 1993* with the approval of the Minister for Planning and Local Government.

| Version | Issue Date | Description |
|----------------|-------------------|---|
| 0.0 | 4 May 2017 | original issue |
| 1.0 | 4 October 2017 | amended to reflect changes to the Act |
| 2.0 | 6 June 2018 | amended to reflect minor amendments to the SPPs and correct anomalies |
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Contents

| | | |
|-----|--|----|
| 1.0 | Guideline purpose | 1 |
| 2.0 | Guideline issue | 1 |
| 3.0 | LPS zone and code application | 1 |
| 4.0 | Disclaimer..... | 1 |
| 5.0 | Zone Application | 3 |
| | General Residential Zone | 3 |
| | Inner Residential Zone..... | 4 |
| | Low Density Residential Zone..... | 5 |
| | Rural Living Zone | 6 |
| | Village Zone | 7 |
| | Urban Mixed Use Zone..... | 8 |
| | Local Business Zone..... | 9 |
| | General Business Zone | 10 |
| | Central Business Zone | 11 |
| | Commercial Zone | 12 |
| | Light Industrial Zone..... | 12 |
| | General Industrial Zone | 13 |
| | Rural Zone | 14 |
| | Agriculture Zone | 16 |
| | Landscape Conservation Zone..... | 19 |
| | Environmental Management Zone..... | 20 |
| | Major Tourism Zone | 21 |
| | Port and Marine Zone | 22 |
| | Utilities Zone | 23 |
| | Community Purpose Zone | 24 |
| | Recreation Zone | 24 |
| | Open Space Zone..... | 25 |
| | Future Urban Zone | 25 |
| | Particular Purpose Zone | 26 |
| 6.0 | Code Application | 27 |
| | Signs Code | 27 |
| | Parking and Sustainable Transport Code..... | 27 |
| | Road and Railway Assets Code | 28 |
| | Electricity Transmission Infrastructure Protection Code..... | 29 |

| | |
|--|----|
| Telecommunications Code | 31 |
| Local Historic Heritage Code | 32 |
| Natural Assets Code | 33 |
| Scenic Protection Code..... | 42 |
| Attenuation Code | 43 |
| Coastal Erosion Hazard Code..... | 44 |
| Coastal Inundation Hazard Code | 45 |
| Flood-Prone Hazard Areas Code..... | 47 |
| Bushfire-Prone Areas Code | 48 |
| Potentially Contaminated Land Code | 48 |
| Landslip Hazard Code | 49 |
| Safeguarding of Airports Code | 51 |

1.0 Guideline purpose

The purpose of this guideline is to provide an easy reference guide for the application of all zones and codes for the preparation of draft Local Provisions Schedules (LPSs) and amendments to LPSs.

2.0 Guideline issue

This Guideline has been issued by the Tasmanian Planning Commission under section 8A of the *Land Use Planning and Approvals Act 1993* (the Act) with the approval of the Minister for Planning and Local Government.

3.0 LPS zone and code application

- 3.1 Clauses 5.0 and 6.0 of this guideline provide detailed Local Provisions Schedule (LPS) application instructions for the State Planning Provisions (SPPs) zones and codes.
- 3.2 This guideline must be read in conjunction with the:
 - (a) SPPs and particularly clause LP1.0 Local Provisions Schedule Requirements of the SPPs;
 - (b) the transitional provisions under Schedule 6 of the Act; and
 - (c) any declarations made by the Minister in relation to specific area plans, particular purpose zones, site-specific qualifications and code-applying provisions under Schedule 6 of the Act¹.
- 3.3 The zone and overlay names, colours, outlines, hatching and annotations must be applied as shown in the first column of the tables in clauses 5.0 and 6.0 of this guideline.
- 3.4 The primary objective in applying a zone should be to achieve the zone purpose to the greatest extent possible. Reference may also be made to the 'allowable minimum lot size' in the Acceptable Solution, unless there is a Performance Criterion that specifies an absolute minimum, in the subdivision standards for the zone to understand the density that is allowable.
- 3.5 The spatial application of zones and codes should as far as practicable be consistent with and coordinated with the LPS that applies to an adjacent municipal area as required by section 34(2)(g) of the Act.

4.0 Disclaimer


Notwithstanding the content of this guideline, the LPS must also meet the LPS criteria of section 34 of the Act which prevail over any conflict with the content in this guideline.


¹ Note: The Minister has issued an Advisory Statement - [Transitional Arrangements for Existing Provisions, 23 June 2017](#)


Glossary

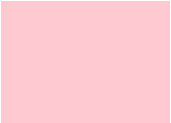
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|----------------------------|---|
| LIST | the Land Information System Tasmania |
| LPS | Local Provisions Schedule |
| section 29 Planning Scheme | a planning scheme approved under section 29 of the former provisions of the Act |
| SPPs | State Planning Provisions |
| the Act | <i>Land Use Planning and Approvals Act 1993</i> |
| TPS | Tasmanian Planning Scheme |


5.0 Zone Application

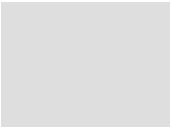
| Zone | Zone Purpose | Zone Application Guidelines |
|---|---|---|
| <p>8.0 General Residential Zone</p>  <p>Red 255, Green 0, Blue 0</p> | <p>The purpose of the General Residential Zone is:</p> <p>8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.</p> <p>8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.</p> <p>8.1.3 To provide for non-residential use that:</p> <ul style="list-style-type: none"> (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. <p>8.1.4 To provide for Visitor Accommodation that is compatible with residential character.</p> | <p>GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:</p> <ul style="list-style-type: none"> (a) are not targeted for higher densities (see Inner Residential Zone); and (b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system. <p>GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</p> <ul style="list-style-type: none"> (a) within the General Residential Zone in an interim planning scheme; (b) within an equivalent zone under a section 29 planning scheme; or (c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and (d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system, <p><i>Note: The Future Urban Zone may be used for future urban land for residential use and development where the intention is to prepare detailed structure/precinct plans to guide future development.</i></p> <p>GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</p> |

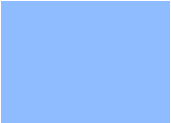
| Zone | Zone Purpose | Zone Application Guidelines |
|--|---|--|
| <p>9.0</p> <p>Inner Residential Zone</p>  <p>Red 128, Green 0, Blue 0</p> | <p>The purpose of the Inner Residential Zone is:</p> <p>9.1.1 To provide for a variety of residential use or development that accommodates a range of dwelling types at higher densities.</p> <p>9.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.</p> <p>9.1.3 To provide for non-residential use that:</p> <ul style="list-style-type: none"> (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity, through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. <p>9.1.4 To provide for Visitor Accommodation that is compatible with residential character.</p> | <p>IRZ 1 The Inner Residential Zone should be applied to urban residential areas that are connected to a reticulated water supply service, reticulated sewerage system, and a public stormwater system, and have been identified for higher density development where any of the following conditions exist:</p> <ul style="list-style-type: none"> (a) characterised by higher dwelling density with greater presence of non-housing activity; (b) proximity to activity centres with a range of services and facilities; or (c) located along high frequency public transport corridors. <p>IRZ 2 The Inner Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:</p> <ul style="list-style-type: none"> (a) within the Inner Residential Zone in an interim planning scheme; or (b) within an equivalent zone under a section 29 planning scheme. <p>IRZ 3 The Inner Residential Zone should not be applied to land that is highly constrained by hazards, natural or cultural values or other impediments that will limit developing the land to higher densities.</p> |


| Zone | Zone Purpose | Zone Application Guidelines |
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| <p>10.0 Low Density Residential Zone</p>  <p>Red 240, Green 128, Blue 128</p> | <p>The purpose of the Low Density Residential Zone is:</p> <p>10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.</p> <p>10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.</p> <p>10.1.3 To provide for Visitor Accommodation that is compatible with residential character.</p> | <p>LDRZ 1 The Low Density Residential Zone should be applied to residential areas where one of the following conditions exist:</p> <ul style="list-style-type: none"> (a) residential areas with large lots that cannot be developed to higher densities due to any of the following constraints: <ul style="list-style-type: none"> (i) lack of availability or capacity of reticulated infrastructure services, unless the constraint is intended to be resolved prior to development of the land; and (ii) environmental constraints that limit development (e.g. land hazards, topography or slope); or (b) small, residential settlements without the full range of infrastructure services, or constrained by the capacity of existing or planned infrastructure services; or (c) existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is justification for a strategic intention not to support development at higher densities. <p>LDRZ 2 The Low Density Residential Zone may be applied to areas within a Low Density Residential Zone in an interim planning scheme or a section 29 planning scheme to lots that are smaller than the allowable minimum lot size for the zone, and are in existing residential areas or settlements that do not have reticulated infrastructure services.</p> <p>LDRZ 3 The Low Density Residential Zone should not be applied for the purpose of protecting areas of important natural or landscape values.</p> <p>LDRZ 4 The Low Density Residential Zone should not be applied to land that is targeted for green-field development unless constraints (e.g. limitations on infrastructure, or environmental considerations) have been identified that impede the area being developed to higher densities.</p> |


| Zone | Zone Purpose | Zone Application Guidelines |
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| <p>11.0</p> <p>Rural Living Zone</p>  <p>Red 255, Green 201, Blue 210</p> | <p>The purpose of the Rural Living Zone is:</p> <p>11.1.1 To provide for residential use or development in a rural setting where:</p> <p>(a) services are limited; or</p> <p>(b) existing natural and landscape values are to be retained.</p> <p>11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</p> <p>11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.</p> <p>11.1.4 To provide for Visitor Accommodation that is compatible with residential character.</p> | <p>RLZ 1 The Rural Living Zone should be applied to:</p> <p>(a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or</p> <p>(b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme,</p> <p>unless RLZ 4 below applies.</p> <p>RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:</p> <p>(a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or</p> <p>(b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.</p> <p>RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on :</p> <p>(a) a reflection of the existing pattern and density of development within the rural living area; or</p> <p>(b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</p> |



| Zone | Zone Purpose | Zone Application Guidelines |
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| | | <p>RLZ 4 The Rural Living Zone should not be applied to land that:</p> <ul style="list-style-type: none"> (a) is suitable and targeted for future greenfield urban development; (b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or (c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council. |
| <p>12.0 Village Zone</p>  <p>Red 255, Green 165, Blue 0</p> | <p>The purpose of the Village Zone is:</p> <p>12.1.1 To provide for small rural centres with a mix of residential, community services and commercial activities.</p> <p>12.1.2 To provide amenity for residents appropriate to the mixed use characteristics of the zone.</p> | <p>VZ 1 The Village Zone should be applied to land within rural settlements where the Urban Mixed Use Zone is not suitable and there is an unstructured mix of residential, commercial activities and community services and there is a strategic intention to maintain this mix.</p> <p>VZ 2 The Village Zone may be applied to land where the full range of reticulated infrastructure services are or are not available.</p> <p>VZ 3 The Village Zone may cover either:</p> <ul style="list-style-type: none"> (a) an entire settlement where the settlement is relatively small and no clear town centre exists or is intended to exist; or (b) part of a settlement where a high degree of use mix exists or is intended in the centre (otherwise refer to Local Business Zone) the remainder of the settlement may be zoned either General Residential or Low Density Residential depending on the characteristics of the settlement. |


| Zone | Zone Purpose | Zone Application Guidelines |
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| | | <p>VZ 4 The Village Zone should not be applied to existing rural settlements where a mix of uses does not exist or where there is no strategic intention to provide a mix of uses.</p> |
| <p>13.0 Urban Mixed Use Zone</p>  <p>Red 221, Green 221, Blue 221</p> | <p>The purpose of the Urban Mixed Use Zone is:</p> <p>13.1.1 To provide for a mix of residential, retail, community services and commercial activities in urban locations.</p> <p>13.1.2 To provide for a diverse range of use or development that are of a type and scale that support and do not compromise or distort the role of surrounding activity centres in the activity centre hierarchy.</p> | <p>UMUZ 1 The Urban Mixed Use Zone should be applied to land within urban settlements:</p> <ul style="list-style-type: none"> (a) which have an existing mix of uses, where no particular use dominates, and there is a strategic intention to maintain a mix of uses; or (b) where there is a strategic intention to create an area with a mix of uses where no particular use dominates. <p>UMUZ 2 The Urban Mixed Use Zone may be applied to urban areas:</p> <ul style="list-style-type: none"> (a) along high frequency public transport corridors or key transport hubs such as bus interchanges; or (b) areas intended for commercial, retail and residential activity with good access to high frequency public transport services. <p>UMUZ 3 The Urban Mixed Use Zone should not be applied to:</p> <ul style="list-style-type: none"> (a) commercial strips where commercial and retail activity is intended as the dominant activity (see business zones); (b) residential areas where residential use is intended as the dominant use (see residential zones); or (c) smaller rural settlements (see Village Zone). |


| Zone | Zone Purpose | Zone Application Guidelines |
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| <p>14.0</p> <p>Local Business Zone</p>  <p>Red 143, Green 188, Blue 255</p> | <p>The purpose of the Local Business Zone is:</p> <p>14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.</p> <p>14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.</p> <p>14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.</p> <p>14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.</p> | <p>LBZ 1 The Local Business Zone should be applied to land within urban settlements which provides, or is intended to provide, for the business, commercial and community functions within:</p> <ul style="list-style-type: none"> (a) local shopping strips; or (b) town centres for some smaller settlements. <p>LBZ 2 The Local Business Zone may be applied to:</p> <ul style="list-style-type: none"> (a) Local Centres and the lower order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy; (b) Local or Minor Centres and the Neighbourhood or Rural Town Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and (c) the main retail and business areas of Local Service Centres and Localities in the activity centres description in the Cradle Coast Regional Land Use Strategy. <p>LBZ 3 The Local Business Zone may be used for groups of local shops and businesses in existing residential areas where there is a strategic intention to maintain such uses, and the provisions of the surrounding residential zone are not appropriate.</p> <p>LBZ 4 The Local Business Zone should not be used for individual, isolated local shops or businesses within residential areas, unless:</p> <ul style="list-style-type: none"> (a) they are a use, or are of a scale, that is more appropriate for the Local Business Zone and there is an intention to maintain the use; or (b) there is a strategic intention to expand the existing retail or business area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council. |

| Zone | Zone Purpose | Zone Application Guidelines |
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| <p>15.0</p> <p>General Business Zone</p>  <p>Red 9, Green 109, Blue 255</p> | <p>The purpose of the General Business Zone is:</p> <p>15.1.1 To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania’s main suburban and rural centres.</p> <p>15.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.</p> <p>15.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.</p> <p>15.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.</p> | <p>GBZ 1 The General Business Zone should be applied to land within urban settlements that provides, or is intended to provide, for the business, commercial and community functions within Tasmania’s main suburban and rural town centres.</p> <p>GBZ 2 The General Business Zone may be applied to:</p> <ul style="list-style-type: none"> (a) Major Activity Centres, Rural Service Centres and the higher order Minor or Neighbourhood Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy; (b) Suburban Activity Centres and District Service Centres in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and (c) the main retail and business areas of District Activity Centres in the activity centres description in the Cradle Coast Regional Land Use Strategy. |


| Zone | Zone Purpose | Zone Application Guidelines |
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| <p>16.0</p> <p>Central Business Zone</p>  <p>Red 4, Green 50, Blue 154</p> | <p>The purpose of the Central Business Zone is:</p> <p>16.1.1 To provide for the concentration of the higher order business, retail, administrative, professional, community, and entertainment functions within Tasmania’s primary centres.</p> <p>16.1.2 To provide for a type and scale of use and development supports and does not compromise or distort the activity centre hierarchy.</p> <p>16.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.</p> <p>16.1.4 To encourage Residential and Visitor Accommodation use above ground floor level if it supports the viability of the activity centre and an active street frontage is maintained.</p> | <p>CBZ 1 The Central Business Zone should be applied to land within urban settlements that provides, or is intended to provide, for the key concentration of the higher-order business, retail, administrative, professional, community, and entertainment functions, within Tasmania’s primary activity centres that service the entire State, region or sub-region.</p> <p>CBZ 2 The Central Business Zone may be applied to:</p> <ul style="list-style-type: none"> (a) the Primary Activity Centre and the Principal Activity Centres in the Activity Centre Network under the Southern Tasmania Regional Land Use Strategy; (b) the Principal Activity Centre in the Regional Activity Centre Hierarchy under the Regional Land Use Strategy of Northern Tasmania; and (c) the main retail and business areas of Regional Activity Centres in the activity centres description in the Cradle Coast Regional Land Use Strategy. <p><i>Note: The unique characteristics of the CBDs of Hobart or Launceston may warrant consideration of a Specific Area Plan subject to the requirements of section 32(4) of the Act.</i></p> |

| Zone | Zone Purpose | Zone Application Guidelines |
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| <p>17.0 Commercial Zone</p>  <p>Red 181, Green 145, Blue 197</p> | <p>The purpose of the Commercial Zone is:</p> <p>17.1.1 To provide for retailing, service industries, storage and warehousing that require:</p> <p>(a) large floor or outdoor areas for the sale of goods or operational requirements; and</p> <p>(b) high levels of vehicle access and parking for customers.</p> <p>17.1.2 To provide for a mix of use development that supports and does not compromise or distort the role of other activity centres in the activity centre hierarchy.</p> | <p>CZ 1 The Commercial Zone should be applied to land within urban settlements that provides, or is intended to provide, for large floor area retailing (such as Bulky Goods Sales and Equipment and Machinery Sales and Service), service industry, low impact storage and warehousing, or other commercial use needs of the community that demand:</p> <p>(a) large floor or outdoor areas; and</p> <p>(b) high levels of vehicle access and car parking for customers.</p> <p>CZ 2 The spatial application of the Commercial Zone must ensure that it does not compromise the viability of the other retail and business centres located within the three business zones.</p> <p>CZ 3 The Commercial Zone should not be applied to land:</p> <p>(a) where the primary purpose is to provide for industrial purposes (see industrial zones); or</p> <p>(b) where the primary purpose is to provide for General Retail and Hire uses such as supermarkets, department stores or other variety stores (see business zones).</p> |
| <p>18.0 Light Industrial Zone</p>  <p>Red 176, Green 0, Blue 176</p> | <p>The purpose of the Light Industrial Zone is:</p> <p>18.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses.</p> | <p>LIZ 1 The Light Industrial Zone should be applied to land where there are likely to be minimal off site impacts.</p> <p>LIZ 2 The Light Industrial Zone should not be applied to individual, isolated industrial uses, unless:</p> <p>(a) they are a use, or are of a scale, that is more appropriate for the Light Industrial Zone and there is a strategic intention to maintain the use; or</p> <p>(b) there is a strategic intention to expand the existing industrial area in this locality consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</p> |

| Zone | Zone Purpose | Zone Application Guidelines |
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| | <p>18.1.2 To provide for use or development that supports and does not adversely impact on industrial activity.</p> | <p>LIZ 3 The Light Industrial Zone should not be applied to areas that primarily accommodate, or are strategically intended to accommodate, large-scale, medium or high impact manufacturing, processing, storage, or transport activities (see General Industrial Zone).</p> <p>LIZ 4 The Light Industrial Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, light industrial activities.</p> |
| <p>19.0 General Industrial Zone</p>  <p>Red 92, Green 0, Blue 92</p> | <p>The purpose of the General Industrial Zone is:</p> <p>19.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses.</p> <p>19.1.2 To provide for use or development that supports and does not adversely impact on industrial activity.</p> | <p>GIZ 1 The General Industrial Zone should be applied to land that provides, or is intended to provide, for a range of larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses. These are likely to include large industrial operations with actual or potential nearby off site impacts. These may be located in areas remote from land designated for other uses, such as residential use, in order to avoid land use conflicts.</p> <p>GIZ 2 The General Industrial Zone should not directly adjoin land zoned for residential purposes unless:</p> <ul style="list-style-type: none"> (a) separated by physical buffers such as a major road; or (b) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses. <p>GIZ 3 The General Industrial Zone should have access to freight transport routes and other utility infrastructure and services (e.g. electricity, water, sewerage) that is appropriate for the intended industrial use.</p> <p>GIZ 4 The General Industrial Zone may be applied to land without connection to a reticulated sewerage system if:</p> <ul style="list-style-type: none"> (a) for existing industrial areas that provide for larger-scale or medium and higher impact, manufacturing, processing, servicing, storage and transport and distribution uses; (b) unnecessary for the intended industrial use; or |


| Zone | Zone Purpose | Zone Application Guidelines |
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| | | <p>(c) the area is capable of accommodating on-site waste water treatment systems suitable for the intended industrial use.</p> <p>GIZ 5 The General Industrial Zone may be applied to port and marine facilities that are directly linked to specific higher impact manufacturing, processing, repair, servicing or storage uses.</p> <p>GIZ 6 The General Industrial Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, industrial activities.</p> |
| <p>20.0</p> <p>Rural Zone</p>  <p>Red 228, Green 172, Blue 144</p> | <p>The purpose of the Rural Zone is:</p> <p>20.1.1 To provide for a range of use or development in a rural location:</p> <ul style="list-style-type: none"> (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics; (b) that requires a rural location for operational reasons; (c) is compatible with agricultural use if occurring on agricultural land; (d) minimises adverse impacts on surrounding uses. <p>20.1.2 To minimise conversion of agricultural land for non-agricultural use.</p> <p>20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and</p> | <p>RZ 1 The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.</p> <p>RZ 2 The Rural Zone should only be applied after considering whether the land is suitable for the Agriculture Zone in accordance with the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST.</p> <p>RZ 3 The Rural Zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone' layer, if:</p> <ul style="list-style-type: none"> (a) it can be demonstrated that the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone; (b) it can be demonstrated that there are significant constraints to agricultural use occurring on the land; (c) the land is identified for the protection of a strategically important naturally occurring resource which is more appropriately located in the Rural Zone and is supported by strategic analysis; |


| Zone | Zone Purpose | Zone Application Guidelines |
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| | <p>does not compromise the function of surrounding settlements.</p> | <ul style="list-style-type: none"> (d) the land is identified for a strategically important use or development that is more appropriately located in the Rural Zone and is supported by strategic analysis; or (e) it can be demonstrated, by strategic analysis, that the Rural Zone is otherwise more appropriate for the land. |


| Zone | Zone Purpose | Zone Application Guidelines |
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| <p>21.0</p> <p>Agriculture Zone</p>  <p>Red 179, Green 113, Blue 59</p> | <p>The purpose of the Agriculture Zone is:</p> <p>21.1.1 To provide for the use or development of land for agricultural use.</p> <p>21.1.2 To protect land for the use or development of agricultural use by minimising:</p> <ul style="list-style-type: none"> (a) conflict with or interference from non-agricultural uses; (b) non-agricultural use or development that precludes the return of the land to agricultural use; and (c) use of land for non-agricultural use in irrigation districts. <p>21.1.3 To provide for use or development that supports the use of the land for agricultural use.</p> | <p>AZ 1 The spatial application of the Agriculture Zone should be based on the land identified in the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST, while also having regard to:</p> <ul style="list-style-type: none"> (a) any agricultural land analysis or mapping undertaken at a local or regional level for part of the municipal area which: <ul style="list-style-type: none"> (i) incorporates more recent or detailed analysis or mapping; (ii) better aligns with on-ground features; or (iii) addresses any anomalies or inaccuracies in the 'Land Potentially Suitable for Agriculture Zone' layer, and where appropriate, may be demonstrated in a report by a suitably qualified person, and is consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; (b) any other relevant data sets; and (c) any other strategic planning undertaken at a local or regional level consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council. <p>AZ 2 Land within the Significant Agriculture Zone in an interim planning scheme should be included in the Agriculture Zone unless considered for an alternate zoning under AZ 6.</p> <p>AZ 3 Titles highlighted as Potentially Constrained Criteria 2A, 2B or 3 in the 'Land Potentially Suitable for Agriculture Zone' layer may require further investigation as to their suitability for inclusion within the Agriculture Zone, having regard to:</p> <ul style="list-style-type: none"> (a) existing land uses on the title and surrounding land; |


| Zone | Zone Purpose | Zone Application Guidelines |
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| | | <ul style="list-style-type: none"> (b) whether the title is isolated from other agricultural land; (c) current ownership and whether the land is utilised in conjunction with other agricultural land; (d) the agricultural potential of the land; and (e) any analysis or mapping undertaken at a local or regional level consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council. <p>AZ 4 The 'Potential Agricultural Land Initial Analysis' layer may assist in making judgements on the spatial application of Agriculture Zone, including, but not limited to:</p> <ul style="list-style-type: none"> (a) any titles that have or have not been included in the 'Land Potential Suitable for the Agriculture Zone' layer, including titles that are surrounded by land mapped as part of the LIST layer; (b) any titles highlighted as Potentially Constrained Criteria 2A, 2B or 3; (c) outlying titles that are either included or excluded within the 'Land Potential Suitable for the Agriculture Zone' layer; and (d) larger titles or those with extensive areas of native vegetation cover. <p>AZ 5 Titles may be split-zoned to align with areas potentially suitable for agriculture, and areas on the same title where agriculture is constrained. This may be appropriate for some larger titles.</p> <p>AZ 6 Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if:</p> <ul style="list-style-type: none"> (a) local or regional strategic analysis has identified or justifies the need for an alternate consistent with the relevant regional land use strategy, or supported by more detailed |


| Zone | Zone Purpose | Zone Application Guidelines |
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| | | <p>local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;</p> <p>(b) for the identification and protection of a strategically important naturally occurring resource which requires an alternate zoning;</p> <p>(c) for the identification and protection of significant natural values, such as priority vegetation areas as defined in the Natural Assets Code, which require an alternate zoning, such as the Landscape Conservation Zone or Environmental Management Zone;</p> <p>(d) for the identification, provision or protection of strategically important uses that require an alternate zone; or</p> <p>(e) it can be demonstrated that:</p> <p style="padding-left: 40px;">(i) the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;</p> <p style="padding-left: 40px;">(ii) there are significant constraints to agricultural use occurring on the land; or</p> <p style="padding-left: 40px;">(iii) the Agriculture Zone is otherwise not appropriate for the land.</p> <p>AZ 7 Land not identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for inclusion within the Agriculture Zone if:</p> <p>(a) local or regional strategic analysis has identified the land as appropriate for the Agriculture Zone consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;</p> <p>(b) the land has similar characteristics to land mapped as suitable for the Agriculture Zone or forms part of a larger area of land used in conjunction with land mapped as suitable for the Agriculture Zone;</p> |



| Zone | Zone Purpose | Zone Application Guidelines |
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| | | <p>(c) it can be demonstrated that the Agriculture Zone is appropriate for the land based on its significance for agricultural use; or</p> <p>(d) it addresses any anomalies or inaccuracies in the 'Land Potentially Suitable for Agriculture Zone' layer, and</p> <p>having regard to the extent of the land identified in the 'Potential Agricultural Land Initial Analysis' layer.</p> <p><i>Note: Further details on the Agricultural Land Mapping Project can be found in the Agricultural Land Mapping Project: Background Report, April 2017, including the methodology used in generating the 'Land Potentially Suitable for Agriculture Zone' and the 'Potential Agricultural Land Initial Analysis' layers. The Background Report is available on the Department of Justice, Tasmanian planning reform website (www.justice.tas.gov.au/tasmanian_planning_reform).</i></p> |
| <p>22.0 Landscape Conservation Zone</p>  <p>Red 150, Green 146, Blue 0</p> | <p>The purpose of the Landscape Conservation Zone is:</p> <p>22.1.1 To provide for the protection, conservation and management of landscape values.</p> <p>22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.</p> | <p>LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.</p> <p>LCZ 2 The Landscape Conservation Zone may be applied to:</p> <p>(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;</p> <p>(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or</p> <p>(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.</p> |



| Zone | Zone Purpose | Zone Application Guidelines |
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| | | <p>LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.</p> <p>LCZ 4 The Landscape Conservation Zone should not be applied to:</p> <ul style="list-style-type: none"> (a) land where the priority is for residential use and development (see Rural Living Zone); or (b) State-reserved land (see Environmental Management Zone). <p><i>Note: The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary.</i></p> <p><i>Together the Landscape Conservation Zone and the Environmental Management Zone, provide a suite of environmental zones to manage use and development in natural areas.</i></p> |
| <p>23.0 Environmental Management Zone</p>  <p>Red 90, Green 89, Blue 45</p> | <p>The purpose of the Environmental Management Zone is:</p> <p>23.1.1 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.</p> <p>23.1.2 To allow for compatible use or development where it is consistent with:</p> | <p>EMZ 1 The Environmental Management Zone should be applied to land with significant ecological, scientific, cultural or scenic values, such as:</p> <ul style="list-style-type: none"> (a) land reserved under the <i>Nature Conservation Act 2002</i>; (b) land within the Tasmanian Wilderness World Heritage Area; (c) riparian, littoral or coastal reserves; (d) Ramsar sites; (e) any other public land where the primary purpose is for the protection and conservation of such values; or |


| Zone | Zone Purpose | Zone Application Guidelines |
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| | <p>(a) the protection, conservation and management of the values of the land; and</p> <p>(b) applicable reserved land management objectives and objectives of reserve management plans.</p> | <p>(f) any private land containing significant values identified for protection or conservation and where the intention is to limit use and development.</p> <p>EMZ 2 The Environmental Management Zone should be applied to land seaward of the high water mark unless contrary intention applies, such as land with existing, or intended for:</p> <p>(a) passive recreation opportunities (see Open Space Zone);</p> <p>(b) recreational facilities (see Recreation Zone);</p> <p>(c) large scale port and marine activities or facilities (see Port and Marine Zone);</p> <p>(d) industrial activities or facilities (see industrial zones); or</p> <p>(e) major utilities infrastructure (see Utilities Zone).</p> <p>EMZ 3 The Environmental Management Zone may be applied to land for water storage facilities directly associated with major utilities infrastructure, such as dams.</p> <p><i>Note: If the land seaward of the high water mark that is outside the municipal area is unzoned, the General Provision at clause 7.11 of the State Planning Provisions will be applicable for any use subject to section 7 of the Act. Clause 7.11 requires the consideration of the provisions of the zone that is closest to the site, or the provision of the zone from which the use or development extends.</i></p> |
| <p>24.0</p> <p>Major Tourism Zone</p>  <p>Red 129, Green 134, Blue 143</p> | <p>The purpose of the Major Tourism Zone is:</p> <p>24.1.1 To provide for large scale tourist facilities which include a range of use and development.</p> <p>24.1.2 To provide for compatible use and development that complements or</p> | <p>MTZ 1 The Major Tourism Zone should be applied to land that is, or intended, for major tourism developments with a range of facilities which, due to their scale and complexity, are best managed through a specific tourism zoning.</p> <p>MTZ 2 The Major Tourism Zone should only be applied to land if:</p> <p>(a) it is within the Major Tourism Zone in an interim planning scheme and the strategic intention for the site is consistent with the zone purpose; or</p> |

| Zone | Zone Purpose | Zone Application Guidelines |
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| | <p>enhances the tourist facilities on the site.</p> <p>24.1.3 To provide for development that does not unreasonably impact on surrounding areas.</p> <p>24.1.4 To ensure that any commercial uses support the tourist purpose of the site and do not compromise or distort the role of existing activity centres.</p> | <p>(b) justification has been provided for the zone consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</p> <p>MTZ 3 The Major Tourism Zone should not be applied to land that is:</p> <p>(a) only intended for a single use (e.g. Visitor Accommodation); or</p> <p>(b) only intended as small-scale sites that can be more appropriately managed through an alternate zoning.</p> <p><i>Note: Major tourism developments with unique characteristics that differ significantly to the Major Tourism Zone purpose may be more appropriately located within a Particular Purpose Zone.</i></p> |
| <p>25.0</p> <p>Port and Marine Zone</p>  <p>Red 0, Green 244, Blue 238</p> | <p>The purpose of the Port and Marine Zone is:</p> <p>25.1.1 To provide for major port and marine activity related to shipping and other associated transport facilities and supply and storage.</p> <p>25.1.2 To provide for use or development that supports and does not adversely impact on port and marine activities.</p> | <p>PMZ 1 The Port and Marine Zone should be applied to land that is used for large scale port and marine activity, including proclaimed wharf areas as described under section 11(7) of the <i>Land Use Planning and Approvals Act 1993</i>.</p> <p>PMZ 2 The Port and Marine Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, large scale port and marine activities or facilities.</p> <p>PMZ 3 The Port and Marine Zone should not be applied to land only intended for small scale or minor port and marine facilities, such as boat ramps, or small scale marinas or jetties.</p> |


| Zone | Zone Purpose | Zone Application Guidelines |
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| <p>26.0</p> <p>Utilities Zone</p>  <p>Red 255, Green 255, Blue 0</p> | <p>The purpose of the Utilities Zone to:</p> <p>26.1.1 To provide land for major utilities installations and corridors.</p> <p>26.1.2 To provide for other compatible uses where they do not adversely impact on the utility.</p> | <p>UZ 1 The Utilities Zone should be applied to land that is used, or intended to be used, for major utilities infrastructure, including:</p> <ul style="list-style-type: none"> (a) category 1, 2, 3, 4 and 5 roads as defined in the <i>Tasmanian State Road Hierarchy</i> published by the Tasmanian Department of State Growth; (b) any listed major local roads; (c) future road corridors for major local and all State roads; (d) energy production facilities, such as power stations, and major electricity substation facilities; (e) waste water treatment plants; or (f) rail corridors. <p>UZ 2 The application of the Utilities Zone to category 1, 2, 3, 4 or 5 roads as defined in the <i>Tasmanian State Road Hierarchy</i> should be based on the 'State Road Casement' layer published on the LIST.</p> <p>UZ 3 The Utilities Zone may be applied to land that provides, or is intended to provide, for major waste transfer stations, recycling depots or refuse disposal sites.</p> <p>UZ 4 The Utilities Zone may be applied to land for water storage facilities for the purposes of water supply directly associated with major utilities infrastructure, such as dams or reservoirs.</p> <p>UZ 5 The Utilities Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, port and marine activities or facilities.</p> <p>UZ 6 The Utilities Zone should not be used for minor utilities or underground utilities as these are more appropriately contained with the surrounding zone to which it is located.</p> <p><i>Note: Major airport facilities may be more appropriately located within a Particular Purpose Zone</i></p> |


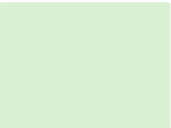
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| <p>27.0 Community Purpose Zone</p>  <p>Red 255, Green 255, Blue 192</p> | <p>The purpose of the Community Purposes Zone is:</p> <p>27.1.1 To provide for key community facilities and services including health, educational, government, cultural and social facilities.</p> <p>27.1.2 To encourage multi-purpose, flexible and adaptable social infrastructure.</p> | <p>CPZ 1 The Community Purpose Zone should be applied to land that provides, or is intended to provide, for key community facilities and services, including:</p> <ul style="list-style-type: none"> (a) schools, tertiary institutions or other education facilities; (b) medical centres, hospital services or other care-based facilities; (c) emergency services facilities; or (d) large community halls, places of worship or other key community or cultural facilities. <p>CPZ 2 Some community facilities and services may be zoned the same as the surrounding zone, such as a residential or business zone, if the zone is appropriate for the nature or scale of the intended use, such as a small scale place of worship, public hall, community centre or neighbourhood centre.</p> <p><i>Note: Major community facilities and services, such as tertiary educational facilities and hospital services, with unique characteristics may be more appropriately located within a Particular Purpose Zone.</i></p> |
| <p>28.0 Recreation Zone</p>  <p>Red 50, Green 226, Blue 27</p> | <p>The purpose of the Recreation Zone is:</p> <p>28.1.1 To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.</p> <p>28.1.2 To provide for complementary uses that do not impact adversely on the recreational use of the land.</p> | <p>RecZ 1 The Recreation Zone should be applied to land that is, or is intended to be, used for active or organised recreational purposes, including:</p> <ul style="list-style-type: none"> (a) sporting grounds and facilities; (b) golf courses; (c) racecourses; and (d) major sporting facilities. <p>RecZ 2 The Recreation Zone may be applied to either public or privately owned land.</p> <p>RecZ 3 The Recreation Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, recreational facilities.</p> |



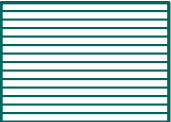
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| | <p>28.1.3 To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.</p> | <p>RecZ 4 The Recreation Zone should not be used for open space areas or land predominantly intended for passive recreation (see Open Space Zone).</p> |
| <p>29.0 Open Space Zone</p>  <p>Red 51, Green 153, Blue 102</p> | <p>The purpose of the Open Space Zone is:</p> <p>29.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.</p> <p>29.1.2 To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.</p> | <p>OSZ 1 The Open Space Zone should be applied to land that provides, or is intended to provide, for the open space needs of the community, including land identified for:</p> <ul style="list-style-type: none"> (a) passive recreational opportunities; or (b) natural or landscape amenity within an urban setting. <p>OSZ 2 The Open Space Zone may be applied to land seaward of the high water mark where it includes existing, or is intended for, passive recreation opportunities.</p> <p>OSZ 3 The Open Space Zone should generally only be applied to public land, but may be applied to privately owned land if it has been strategically identified for open space purposes.</p> <p>OSZ 4 The Open Space Zone should not be applied to land:</p> <ul style="list-style-type: none"> (a) with significant natural values (see Environmental Management Zone); or (b) with, or intended for, formal recreational facilities, such as sporting grounds, golf courses, racecourses or major sporting facilities (see Recreation Zone). |
| <p>30.0 Future Urban Zone</p>  <p>Red 255, Green 135, Blue 75</p> | <p>The purpose of the Future Urban Zone is:</p> <p>30.1.1 To identify land intended for future urban use and development.</p> <p>30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.</p> | <p>FUZ 1 The Future Urban Zone should be applied to land identified for future urban development to protect the land from use or development that may compromise its future development, consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</p> <p>FUZ 2 The Future Urban Zone should be applied to land within an interim planning scheme Particular Purpose Zone which provides for the identification of future urban land.</p> |

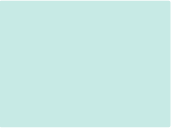


| Zone | Zone Purpose | Zone Application Guidelines |
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| | 30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure. | <p>FUZ 3 The Future Urban Zone may be applied to land identified in an interim planning scheme code or specific area plan overlay which provides for future urban land.</p> <p>FUZ 4 The Future Urban Zone may be applied to sites or areas that require further structure or master planning before its release for urban development.</p> |
| <p>PX.0 Particular Purpose Zone</p>  <p>Red 255, Green 33, Blue 118</p> | | <p>PPZ 1 A Particular Purpose Zone (PPZ) may be applied to a particular area of land where the intended planning outcomes cannot be achieved through the application of one or more State Planning Provision zones. It may be applied to land that provides major facilities or sites which require a unique or tailored approach to both use and development standards, such as a university campus, or major hospital site.</p> <p><i>Note: A new PPZ must meet a requirement of section 32(4) of the Act.</i></p> |


6.0 Code Application




| Code | Code Purpose | Code Application Guidelines |
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| <p>C1.0 Signs Code</p> | <p>The purpose of the Signs Code is:</p> <p>C1.1.1 To provide for appropriate advertising and display of information for business and community activity.</p> <p>C1.1.2 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.</p> <p>C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.</p> | <p>There are no overlays applicable to operation of the Signs Code however, the allowable sign types and development standards relate to the zones in which they occur.</p> |
| <p>C2.0 Parking and Sustainable Transport Code</p> <p>Parking precinct plan</p>  <p>Red 194, Green 165, Blue 207</p> | <p>The purpose of the Parking and Sustainable Transport Code is:</p> <p>C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.</p> <p>C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.</p> | <p>Overview</p> <p>The Parking and Sustainable Transport Code enables the identification of two overlays for:</p> <ul style="list-style-type: none"> • a parking precinct plan; and • pedestrian priority streets. <p>Guidelines for applying the Parking and Sustainable Transport Code overlays</p> <p>PSTC 1 A parking precinct plan overlay may be applied to an area where the intention is to reduce the amount of on-site car parking. This may apply to a specific area such as a main activity centre (e.g. parts of a CBD) or to key development sites (e.g. hospitals).</p> <p>PSTC 2 A pedestrian priority street overlay may be applied to a road where pedestrian movement and activity are to take priority over siting of vehicle parking and access to facilitate active</p> |



| Code | Code Purpose | Code Application Guidelines |
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| <p>Pedestrian priority street</p>  <p>Red 123, Green 50, Blue 148</p> | <p>C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.</p> <p>C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.</p> <p>C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.</p> <p>C2.1.6 To provide for parking precincts and pedestrian priority streets.</p> | <p>street frontages. These may apply to a specific area such as key streets within the main business or retail areas.</p> |
| <p>C3.0</p> <p>Road and Railway Assets Code</p> <p>Road or railway attenuation area</p>  <p>Red 217, Green 240, Blue 211</p> <p>Future major road</p> | <p>The purpose of the Road and Railway Assets Code is:</p> <p>C3.1.1 To protect the safety and efficiency of the road and railway networks; and</p> <p>C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.</p> | <p>Overview</p> <p>The Road and Railway Asset Codes enables the identification of three overlays for:</p> <ul style="list-style-type: none"> • a road or railway attenuation area; • future major road; and • future railway. <p>A road or railway attenuation area applies to land within a relevant overlay, or, in the absence of an overlay, to land within 50m of the boundary of:</p> <ul style="list-style-type: none"> • a major road with a speed limit above 60km/h; • the rail network; • a future major road; or • a future railway. |




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|  <p>Red 127, Green 191, Blue 123</p> <p>Future major railway</p>  <p>Red 27, Green 120, Blue 55</p> | | <p>The code also provides for future major roads and future railways to be shown as an overlay to assist with application of the provisions.</p> <p>Guidelines for applying the Road and Railway Assets Code overlays</p> <p>RRAC 1 A road or railway attenuation area overlay may be applied to provide appropriate buffers around existing major roads or railways or future major roads or railways as an alternative to the 50m attenuation area specified in the definition to take account of local circumstances, such as:</p> <ul style="list-style-type: none"> (a) the characteristics of the road or railway; (b) the topography of the surrounding area; (c) the surrounding use or development; or (d) any existing attenuation measures or buffers. <p>RRAC2 A future major road overlay or a future railway overlay must be applied to land intended for such purposes.</p> |
| <p>C4.0</p> <p>Electricity Transmission Infrastructure Protection Code</p> <p>Communications station buffer area</p>  <p>Red 1, Green 102,</p> | <p>The purpose of the Electricity Transmission Infrastructure Protection Code is:</p> <p>C4.1.1 To protect use and development against hazards associated with proximity to electricity transmission infrastructure.</p> <p>C4.1.2 To ensure that use and development near existing and future electricity transmission infrastructure does not</p> | <p>Overview</p> <p>The Electricity Transmission Infrastructure Protection Code applies to land within the following overlays:</p> <ul style="list-style-type: none"> • electricity transmission corridor overlay; • communications station buffer area overlay; or • substation facility buffer area overlay. <p>The electricity transmission corridor overlay covers land within:</p> <ul style="list-style-type: none"> • a specified distance either side of existing overhead transmission lines; |

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| <p>Blue 94 Electricity transmission corridor</p>  <p>Red 199, Green 234, Blue 229</p> <p>Inner protection area</p>  <p>Red 90, Green 180, Blue 172</p> <p>Substation facility</p>  <p>Red 216, Green 179, Blue 101</p> <p>Substation facility buffer area</p> | <p>adversely affect the safe and reliable operation of that infrastructure.</p> <p>C4.1.3 To maintain future opportunities for electricity transmission infrastructure.</p> | <ul style="list-style-type: none"> • a specified distance either side of existing underground cabling for electricity transmission; or • a specified distance from the edge of an easement established by unregistered wayleave agreement under the <i>Electricity Wayleaves and Easements Act 2000</i> and regardless of whether containing existing infrastructure or not, whichever is the greater. <p>The substation facility buffer area overlay extends 65m from the title, lease or licence boundary of all 110kV and 220kV substations. The communications station buffer area overlay extends 55m from the centre of the tower of TasNetworks communications stations.</p> <p>The code also includes two further overlays that assist with the interpretation of the exemptions and development standards. These include the:</p> <ul style="list-style-type: none"> • inner protection area overlay, which is contained within the electricity transmission corridor overlay; and • substation facility overlay, which identifies the location of substation facilities that are subject to the substation facility buffer area overlay. <p>The overlays for the code have been prepared by TasNetworks and are published on the LIST.</p> <p>Guidelines for applying the Electricity Transmission Infrastructure Protection Code overlays</p> <p>ETIPC 1 The following overlays must be included for the application of the Electricity Transmission Infrastructure Protection Code in accordance with the overlay maps produced by TasNetworks:</p> <ol style="list-style-type: none"> (a) communications station buffer area overlay; (b) electricity transmission corridor overlay; |

| Code | Code Purpose | Code Application Guidelines |
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|  <p data-bbox="107 395 338 464">Red 140, Green 81, Blue 10</p> | | <p data-bbox="1070 256 1487 288">(c) inner protection area overlay;</p> <p data-bbox="1070 309 1491 341">(d) substation facility overlay; and</p> <p data-bbox="1070 362 1581 394">(e) substation facility buffer area overlay,</p> <p data-bbox="1070 432 1760 464">unless modified to address any anomalies or inaccuracies.</p> |
| <p data-bbox="107 504 338 616">C5.0 Telecommunications Code</p> | <p data-bbox="371 504 927 568">The purpose of the Telecommunications Code is:</p> <p data-bbox="371 595 887 699">C5.1.1 To provide for telecommunication networks as a service for the community.</p> <p data-bbox="371 722 846 786">C5.1.2 To ensure that facilities are co-located where practicable.</p> <p data-bbox="371 810 909 914">C5.1.3 To ensure that facilities use mitigation measures to avoid an unreasonable loss of visual amenity.</p> | <p data-bbox="954 504 1906 536">There are no overlays applicable to operation of the Telecommunications Code.</p> |

| Code | Code Purpose | Code Application Guidelines |
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| <p>C6.0</p> <p>Local Historic Heritage Code</p> <p>Local heritage place</p>  <p>Red 230, Green 245, Blue 208</p> <p>Local heritage precinct</p>  <p>Red 161, Green 215, Blue 106</p> <p>Local historic landscape precinct</p>  <p>Red 197, Green 27, Blue 125</p> | <p>The purpose of the Local Historic Heritage Code is:</p> <p>C6.1.1 To recognise and protect the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential and significant trees by regulating development that may impact on their values, features and characteristics.</p> | <p>Overview</p> <p>The Local Historic Heritage Code aims to recognise and protect the local historic heritage significance of local heritage places, heritage precincts, historic landscape precincts and places or precincts of archaeological potential, as well as significant trees, by regulating development that may impact on their values, features and characteristics.</p> <p>The Local Historic Heritage Code applies to development only, not use. Internal buildings and works are exempt from requiring a planning permit under clause 4.3.2 of the SPPs.</p> <p>The Local Historic Heritage Code does not apply to a registered place entered on the Tasmanian Heritage Register (THR). Some sites may have dual listings for mutually exclusive parts of the same lot or lots, therefore, the code does not apply to that part of the site listed on the THR, unless for the lopping, pruning, removal or destruction of a significant tree as defined in the code.</p> <p>Guidelines for applying the Local Historic Heritage Code</p> <p>LHHC 1 THR places may be listed as local heritage places in the Code list (Table C6.1).</p> <p><i>Note: Inclusion of THR places in the LPS local heritage places list provides for the automatic application of the Local Historic Heritage Code to such places if they are de-listed from the THR in the future. The Local Historic Heritage Code will not apply to any THR places if they are included on the LPS code list while they remain listed on the THR, unless for the lopping, pruning, removal or destruction of a significant tree as defined in the code.</i></p> <p>LHHC 2 If the planning authority has local historic landscape precincts, local heritage precincts, or places or precincts of archaeological potential, within its municipal area, the LPS must include an overlay map showing these places or precincts for the application of the code.</p> |

| Code | Code Purpose | Code Application Guidelines |
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| <p>Place or precinct or archaeological potential</p>  <p>Red 233, Green 163, Blue 201</p> <p>Significant trees</p>  <p>Red 77, Green 146, Blue 33</p> | | <p>LHHC 3 Each LPS may contain an overlay map showing local heritage places for the application of the Local Historic Heritage Code.</p> <p>LHHC 4 Each LPS may contain an overlay map showing significant trees, for the application of the Local Historic Heritage Code.</p> <p>LHHC 5 If including a statement of significance in Table C6.1, C6.2 or C6.3 the information included in the right hand column (titled 'Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values') must address the significance of each place and its historic heritage values, as set out in the definition for local historic heritage significance in the code.</p> <p>The statement of local historic heritage significance must incorporate the historic heritage values of the place.</p> <p>The information may be set out in the table or appear in a separate datasheet. All external documents must be listed in the LPS's Applied, Adopted or Incorporated Documents table.</p> <p><i>Note: Transitioning of existing heritage lists is addressed in Minister's Advisory Statement - Transitional Arrangements for Existing Provisions, 23 June 2017 and is subject to the transitional provisions under Clause 8D, Schedule 6 of the Act.</i></p> |
| <p>C7.0</p> <p>Natural Assets Code</p> <p>Waterway and coastal protection area</p> | <p>The purpose of the Natural Assets Code is:</p> <p>C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological</p> | <p>Overview</p> <p>The Natural Assets Code applies to land within the following overlays:</p> <ul style="list-style-type: none"> • waterway and coastal protection area; • future coastal refugia area; and |

| Code | Code Purpose | Code Application Guidelines |
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|  <p>Red 141, Green 160, Blue 203</p> <p>Future coastal refugia area</p>  <p>Red 252, Green 141, Blue 98</p> <p>Priority vegetation area</p>  <p>Red 102, Green 194, Blue 165</p> | <p>function of watercourses, wetlands and lakes.</p> <p>C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.</p> <p>C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.</p> <p>C7.1.4 To minimise impacts on identified priority vegetation.</p> <p>C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.</p> | <ul style="list-style-type: none"> • priority vegetation area. <p>The waterway and coastal protection area overlay includes land within a specified buffer distance from Class 1 to 4 watercourses and wetlands, including Ramsar wetlands. Class 1 watercourses include lakes and tidal waters.</p> <p>The future coastal refugia area overlay is applied to land identified for the protection of land for the landward retreat of coastal habitats, such as saltmarshes and tidal wetlands, which have been identified as at risk from predicted sea level rise.</p> <p>The priority vegetation area overlay is intended for native vegetation that:</p> <ul style="list-style-type: none"> • forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the <i>Nature Conservation Act 2002</i>; • is a threatened flora species; • forms a significant habitat for a threatened fauna species; or • has been identified as native vegetation of local importance. <p>Guidelines for applying the Natural Assets Code overlays</p> <p><i>Waterway and Coastal Protection Area Overlay</i></p> <p>A ‘Waterway and Coastal Protection Area Guidance Map’ (guidance map) has been prepared and published on the LIST to provide guidance for preparing the waterway and coastal protection area overlay. The guidance map identifies the relevant buffer distances for the overlay based on the class of watercourse and the type of wetland.</p> |

| Code | Code Purpose | Code Application Guidelines |
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| | | <p>NAC 1 The waterway and coastal protection area overlay should be derived from the guidance map.</p> <p>NAC 2 To assist with the interpretation of the Natural Assets Code, the waterway and coastal protection area overlay metadata may indicate whether it relates to a watercourse, along with the class of watercourse, or a wetland, along with the type of wetland, as per the definition of 'waterway and coastal protection area' in the code. This can be derived from the guidance map by measurement of the buffers applied in the guidance map and cross-referencing with the distances specified in Table 1 in the definition of 'waterway and coastal protection area' in the Natural Assets Code for the relevant watercourse or wetland.</p> <p><i>Note: The watercourses in the guidance map have either been mapped as lines or polygons, and the buffer distance measured from these. For those watercourses mapped as lines, the buffer distances need to be measured from the centre line of the watercourse in determining the class of the watercourse.</i></p> <p>NAC 3 The waterway and coastal protection area overlay may include modifications to the areas depicted on the guidance map to:</p> <ul style="list-style-type: none"> (a) address any anomalies or inaccuracies in the guidance map; (b) identify a larger area if demonstrated as necessary to protect identified natural assets associated with the waterway and coastal protection area; (c) make any adjustments to align with the definition of 'waterway and coastal protection area' in the Natural Assets Code, such as removing piped watercourses or piped drainage lines; (d) remove areas of existing development, particularly within urban areas; or (e) to include Ramsar wetlands within the overlay area. <p><i>Future Coastal Refugia Area Overlay</i></p> |

| Code | Code Purpose | Code Application Guidelines | | | | | | | | | | | | |
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| | | <p>A 'Future Coastal Refugia Area Guidance Map' (guidance map) has been prepared and published on the LIST to provide guidance for preparing the future coastal refugia area overlay.</p> <p>The guidance map provides guidance for mapping the future coastal refugia area overlay by identifying potential future coastal saltmarsh and tidal wetland areas based on the Department of Premier and Cabinet (DPAC) predicted sea level rise and 1% AEP storm surge height mapping for 2100, including areas with and without LiDAR coverage.</p> <p>The guidance map categorises the land in accordance with the current interim planning schemes (IPS) and <i>Flinders Planning Scheme 2000</i> (FPS 2000) zones (see Table NAC 1) for the purposes of mapping the future coastal refugia area overlay.</p> <p>Table NAC 1: Future Coastal Refugia Area Guidance Map IPS and FPS 2000 zone categories</p> <table border="1" data-bbox="987 754 2130 1382"> <thead> <tr> <th data-bbox="994 759 1364 807">Zone Category</th> <th data-bbox="1368 759 1722 807">Interim Planning Scheme</th> <th data-bbox="1727 759 2123 807">Flinders Planning Scheme 2000</th> </tr> </thead> <tbody> <tr> <td data-bbox="994 810 1364 1062">Compatible Zone</td> <td data-bbox="1368 810 1722 1062">Rural Resource Zone Significant Agriculture Zone Open Space Zone Environmental Management Zone</td> <td data-bbox="1727 810 2123 1062">Rural Zone Environmental Management and Recreation Zone</td> </tr> <tr> <td data-bbox="994 1066 1364 1169">Special Consideration Zone</td> <td data-bbox="1368 1066 1722 1169">Rural Living Zone Environmental Living Zone</td> <td data-bbox="1727 1066 2123 1169">Rural Residential Zone</td> </tr> <tr> <td data-bbox="994 1173 1364 1377">Case by Case Consideration Zone</td> <td data-bbox="1368 1173 1722 1377">Utilities Zone Major Tourism Zone Community Purpose Zone Recreation Zone</td> <td data-bbox="1727 1173 2123 1377">Public Purpose Zone</td> </tr> </tbody> </table> | Zone Category | Interim Planning Scheme | Flinders Planning Scheme 2000 | Compatible Zone | Rural Resource Zone Significant Agriculture Zone Open Space Zone Environmental Management Zone | Rural Zone Environmental Management and Recreation Zone | Special Consideration Zone | Rural Living Zone Environmental Living Zone | Rural Residential Zone | Case by Case Consideration Zone | Utilities Zone Major Tourism Zone Community Purpose Zone Recreation Zone | Public Purpose Zone |
| Zone Category | Interim Planning Scheme | Flinders Planning Scheme 2000 | | | | | | | | | | | | |
| Compatible Zone | Rural Resource Zone Significant Agriculture Zone Open Space Zone Environmental Management Zone | Rural Zone Environmental Management and Recreation Zone | | | | | | | | | | | | |
| Special Consideration Zone | Rural Living Zone Environmental Living Zone | Rural Residential Zone | | | | | | | | | | | | |
| Case by Case Consideration Zone | Utilities Zone Major Tourism Zone Community Purpose Zone Recreation Zone | Public Purpose Zone | | | | | | | | | | | | |



| Code | Code Purpose | Code Application Guidelines | | |
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| | | <p>Incompatible Zone</p> | <p>Particular Purpose Zone</p> <p>General Residential Zone Inner Residential Zone Low Density Residential Zone Village Zone Urban Mixed Use Zone Local Business Zone General Business Zone Central Business Zone Commercial Zone Light Industrial Zone General Industrial Zone Port and Marine Zone</p> | <p>Residential Zone Low Density Residential Zone Commercial Zone Village Zone Port Zone</p> |
| | | <p>NAC 4 The future coastal refugia area overlay may include modifications to the areas depicted in the guidance map to:</p> <ul style="list-style-type: none"> (a) address any anomalies or inaccuracies in the guidance map, particularly areas that are located within an area with no LiDAR coverage; (b) identify a larger area if demonstrated as necessary to protect identified future coastal refugia areas, such as mobile and other sensitive coastal habitats and existing saltmarshes and tidal wetlands; or | | |

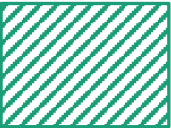
| Code | Code Purpose | Code Application Guidelines |
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| | | <p>(c) remove an area if it is demonstrated that the application of the future coastal refugia area will constrain the future use and development of existing habitable buildings, major infrastructure, key community facilities and services and the like.</p> <p>NAC 5 The accuracy of the areas with no LiDAR coverage that are mapped in the guidance map is uncertain. These areas may be expanded or reduced to reflect the extent of potential future saltmarshes and tidal wetlands. <i>Note: Anomalies in the future coastal refugia area guidance map are identified in Information Sheet – Clarification on Future Coastal Refugia Area Guidance Map, December 2017, issued by Department of Justice, Planning Policy Unit.</i></p> <p>NAC 6 The future coastal refugia area overlay should be derived from the guidance map, with the following considerations:</p> <p>(a) the future coastal refugia area overlay should not be applied to land that is currently within an incompatible zone, unless:</p> <p>(i) it is intended to provide an alternate zoning for the land in order to protect the future coastal refugia area; or</p> <p>(ii) the land is intended for open space purposes within that zone.</p> <p>(b) the future coastal refugia area overlay may be applied to land that is currently within a special consideration zone if:</p> <p>(i) it is intended to apply the Landscape Conservation Zone, Rural Living C Zone, Rural Living D Zone, or any other zone that is compatible with the overlay; or</p> <p>(ii) it is demonstrated that the application of the future coastal refugia area will not constrain the future use and development of existing habitable buildings, major infrastructure, key community facilities and services and the like.</p> <p>(c) the future coastal refugia area overlay may be applied to land that is currently within a case-by-case consideration zone if:</p> |

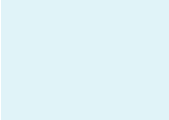

| Code | Code Purpose | Code Application Guidelines |
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| | | <p>(i) the application of the future coastal refugia area overlay is compatible with the purpose of the zone; or</p> <p>(ii) the application of the future coastal refugia area overlay will not significantly impact on the existing development on the land.</p> <p>(d) the future coastal refugia area overlay should be applied to land that is currently within a compatible zone if it is demonstrated that the application of the future coastal refugia area will not constrain the future use and development of existing habitable buildings, major infrastructure, key community facilities and services and the like.</p> <p><i>Priority Vegetation Area Overlay</i></p> <p>NAC 7 The priority vegetation area overlay must include threatened native vegetation communities as identified in TASVEG Version 3 mapping, as published on the Department of Primary Industries, Parks, Water and the Environment’s (DPIPWE) website and available on the LIST.</p> <p>NAC 8 For the purposes of applying the priority vegetation area overlay to land containing threatened flora species, any areas mapped within the overlay should be derived from or based on the threatened flora data from the Natural Values Atlas as published DPIPWE’s website and available on the LIST.</p> <p>NAC 9 In applying the priority vegetation area overlay for threatened flora species, the overlay map may include an area around recorded occurrences of threatened flora species to identify areas of potential occurrence based on field verification, analysis or mapping undertaken by, or on behalf of, the planning authority.</p> <p>NAC 10 For the purposes of applying the priority vegetation area overlay to land containing significant habitat for threatened fauna species, any areas identified as significant habitat</p> |



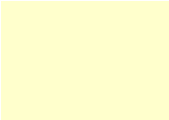
| Code | Code Purpose | Code Application Guidelines |
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| | | <p>should be based on the threatened fauna data from the Natural Values Atlas, as published on DPIPWE’s website.</p> <p>NAC 11 The priority vegetation area overlay may be based on field verification, analysis or mapping undertaken by, or on behalf of, the planning authority to:</p> <ul style="list-style-type: none"> (a) address any anomalies or inaccuracies in the mapping and data in clauses NAC 7, NAC 8 and NAC 10 above; or (b) provide more recent or detailed local assessment of the mapping and data in clauses NAC 7, NAC 8 and NAC 10 above. <p>NAC 12 The priority vegetation area overlay may include areas of native vegetation which have been identified as being of local importance based on field verification, analysis or mapping undertaken by, or on behalf of, the planning authority. Identification of these areas may be assisted by datasets or spatial products identified by DPIPWE.</p> <p>NAC 13 A priority vegetation area should not be shown on the overlay map for land that is within the:</p> <ul style="list-style-type: none"> (a) Inner Residential Zone; (b) Village Zone; (c) Urban Mixed Use Zone; (d) Local Business Zone; (e) General Business Zone; (f) Central Business Zone; (g) Commercial Zone; (h) Light Industrial Zone; |




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| | | (i) General Industrial Zone; (j) Agriculture Zone; or (k) Port and Marine Zone. |


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| <p>C8.0</p> <p>Scenic Protection Code</p> <p>Scenic protection area</p>  <p>Red 117, Green 107, Blue 177</p> <p>Scenic road corridor</p>  <p>Red 188, Green 189, Blue 220</p> | <p>The purpose of the Scenic Protection Code is:</p> <p>C8.1.1 To recognise and protect landscapes that are identified as important for their scenic values.</p> | <p>Overview</p> <p>The Scenic Protection Code applies to land shown within a:</p> <ul style="list-style-type: none"> • scenic protection area overlay; or • scenic road corridor overlay. <p>The code provides for individual scenic protection areas and scenic road corridors to be listed in the LPSs and for the specific scenic values and management objectives to be identified. The articulation of specific scenic values and management objectives allow for greater guidance in the assessment of discretionary applications against the code.</p> <p>Guidelines for applying the Scenic Protection Code overlays</p> <p>SPC 1 The scenic protection area overlay and the scenic road corridor overlay may be applied to land identified at the local or regional level as important for the protection of scenic values. These may include areas:</p> <ol style="list-style-type: none"> (a) containing significant native vegetation or bushland areas with important scenic values (such as skyline areas); or (b) identified for their significant scenic views. <p>SPC 2 The scenic protection area overlay and the scenic road corridor overlay should be justified as having significant scenic values requiring protection from inappropriate development that would or may diminish those values.</p> <p>SPC 3 The scenic protection area and the scenic road corridor may only be shown on the overlay map for the following zones:</p> <ol style="list-style-type: none"> (a) Rural Living Zone; |


| Code | Code Purpose | Code Application Guidelines |
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| | | <ul style="list-style-type: none"> (b) Rural Zone; (c) Agriculture Zone; (d) Landscape Conservation Zone; (e) Environmental Management Zone; or (f) Open Space Zone. |
| <p>C9.0</p> <p>Attenuation Code</p> <p>Attenuation area</p>  <p>Red 27, Green 158, Blue 119</p> | <p>The purpose of the Attenuation Code is:</p> <p>C9.1.1 To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions</p> <p>C9.1.2 To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.</p> | <p>Overview</p> <p>The Attenuation Code provides for an attenuation area overlay to be applied around existing activities as a variation to the generic attenuation distances specified in the Tables. An attenuation area depicted by an overlay prevails over the generic attenuation distances specified in the Tables.</p> <p>Guidelines for applying an Attenuation Area overlay</p> <p>AC 1 An attenuation area overlay may be applied to an existing activity listed in Tables C9.1 or C9.2 of the Attenuation Code as a variation to the generic attenuation distances to take account of local circumstances, such as:</p> <ul style="list-style-type: none"> (a) the characteristics of the activity; (b) the topography of the surrounding area; (c) the surrounding land uses or zones; or (d) any existing attenuation measures or buffers. <p>AC 2 Any new attenuation area overlay for an existing activity listed in Tables C9.1 or C9.2, which does not align with an equivalent overlay contained in an interim planning scheme or section 29 planning scheme, must be justified by a suitably qualified person. The</p> |




| Code | Code Purpose | Code Application Guidelines |
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| | | attenuation area overlay may apply to an area larger or smaller than the generic attenuation distances specified for the relevant activity. |
| <p>C10.0 Coastal Erosion Hazard Code</p> <p>Coastal erosion investigation area</p>  <p>Red 224, Green 243, Blue 248</p> <p>Low coastal erosion hazard band</p>  <p>Red 254, Green 224, Blue 144</p> <p>Medium coastal erosion hazard band</p> | <p>The purpose of the Coastal Erosion Hazard Code is:</p> <p>C10.1.1 To ensure that use or development subject to risk from coastal erosion is appropriately located and managed, so that:</p> <ul style="list-style-type: none"> (a) people, property and infrastructure are not exposed to an unacceptable level of risk; (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; (c) it does not increase the risk from coastal erosion to other land or public infrastructure; and (d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land. | <p>Overview</p> <p>The Coastal Erosion Hazard Code is applied by reference to the coastal erosion hazard area overlay, which includes land within the three coastal erosion hazard bands (low, medium or high) or within a coastal erosion investigation area.</p> <p>The Department of Premier and Cabinet (DPAC), Office of Security and Emergency Management prepared the coastal erosion hazard area overlay as part of the Mitigating Natural Hazards through Land Use Planning Project, which includes the three coastal erosion hazard bands and the coastal erosion investigation area. This overlay is available as a layer on the LIST and is titled 'Coastal Erosion Hazard Bands 20161201'.</p> <p>A coastal erosion investigation area is land shown on the overlay map as within a coastal erosion investigation area. This corresponds with areas with a lack of current data to be able to accurately determine the hazard band. A site assessment of the shoreline is required to determine the applicable hazard band for these areas.</p> <p>The code may also be applied to land outside the mapped overlay area if the planning authority reasonably believes, based on information in its possession, that the land is located on an actively mobile landform within the coastal zone. This ability to 'call-in' an application on land outside the mapped overlay areas is necessary to address the requirements in the <i>State Coastal Policy 1996</i> for actively mobile landforms, namely outcome 1.4.2.</p> <p>Guidelines for applying the Coastal Erosion Hazard Area overlay</p> <p>CEHC 1 The coastal erosion hazard area overlay must include the three coastal erosion hazard bands and the coastal erosion investigation area as depicted in the 'Coastal Erosion Hazard Area Bands 20161201' layer published on the LIST, unless modified:</p> |



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|  <p>Red 252, Green 141, Blue 89</p> <p>High coastal erosion hazard band</p>  <p>Red 215, Green 48, Blue 39</p> | <p>C10.1.2 To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.</p> | <p>(a) to reflect the coastal erosion hazard bands or coastal erosion investigation area as depicted in an equivalent overlay contained in the interim planning scheme for that municipal area, if consistent with the thresholds specified in Table CEHC 1 below; or</p> <p>(b) in accordance with a report prepared by a suitably qualified person which justifies a change to these areas to meet the thresholds specified in Table CEHC 1 below.</p> <p>Table CEHC 1: Coastal erosion hazard area overlay thresholds</p> <table border="1" data-bbox="981 539 2089 887"> <thead> <tr> <th data-bbox="981 539 1312 592">Hazard area</th> <th data-bbox="1317 539 2089 592">Thresholds</th> </tr> </thead> <tbody> <tr> <td data-bbox="981 595 1312 687">Low hazard band</td> <td data-bbox="1317 595 2089 687">Recession to 2100 (incorporating the State sea level rise allowance)</td> </tr> <tr> <td data-bbox="981 691 1312 783">Medium hazard band</td> <td data-bbox="1317 691 2089 783">Recession to 2050 (incorporating the State sea level rise allowance)</td> </tr> <tr> <td data-bbox="981 786 1312 839">High hazard band</td> <td data-bbox="1317 786 2089 839">Vulnerable to two back to back 1% AEP erosion events now.</td> </tr> <tr> <td data-bbox="981 842 1312 887">Investigation area</td> <td data-bbox="1317 842 2089 887">Area with no investigation undertaken</td> </tr> </tbody> </table> | Hazard area | Thresholds | Low hazard band | Recession to 2100 (incorporating the State sea level rise allowance) | Medium hazard band | Recession to 2050 (incorporating the State sea level rise allowance) | High hazard band | Vulnerable to two back to back 1% AEP erosion events now. | Investigation area | Area with no investigation undertaken |
| Hazard area | Thresholds | | | | | | | | | | | |
| Low hazard band | Recession to 2100 (incorporating the State sea level rise allowance) | | | | | | | | | | | |
| Medium hazard band | Recession to 2050 (incorporating the State sea level rise allowance) | | | | | | | | | | | |
| High hazard band | Vulnerable to two back to back 1% AEP erosion events now. | | | | | | | | | | | |
| Investigation area | Area with no investigation undertaken | | | | | | | | | | | |
| <p>C11.0</p> <p>Coastal Inundation Hazard Code</p> <p>Coastal inundation investigation area</p>  <p>Red 255, Green 255, Blue 204</p> | <p>The purpose of the Coastal Inundation Hazard Code is:</p> <p>C11.1.1 To ensure that use or development subject to risk from coastal inundation is appropriately located and managed so that:</p> <p>(a) people, property and infrastructure are not exposed to an unacceptable level of risk;</p> <p>(b) future costs associated with options for adaptation,</p> | <p>Overview</p> <p>The Coastal Inundation Hazard Code is applied by reference to the coastal inundation hazard area overlay, which includes land within the three coastal inundation hazard bands (low, medium or high) or within a coastal inundation investigation area.</p> <p>The Department of Premier and Cabinet (DPAC), Office of Security and Emergency Management prepared the coastal inundation hazard area overlay as part of the Mitigating Natural Hazards through Land Use Planning Project, which includes the three coastal inundation hazard bands and the coastal inundation investigation area. This overlay is available as a layer on the LIST and is titled 'Coastal Inundation Hazard Bands 20161201'.</p> | | | | | | | | | | |



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| <p>Low coastal inundation hazard band</p>  <p>Red 65, Green 182, Blue 196</p> <p>Medium coastal inundation hazard band</p>  <p>Red 44, Green 127, Blue 184</p> <p>High coastal inundation hazard band</p>  <p>Red 37, Green 52, Blue 148</p> | <p>protection, retreat or abandonment of property and infrastructure are minimised;</p> <p>(c) it does not increase the risk from coastal inundation to other land or public infrastructure; and</p> <p>(d) works to protect land from coastal inundation are undertaken in a way that provides appropriate protection without increasing risks to other land.</p> <p>C11.1.2 To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.</p> | <p>A coastal inundation investigation area is an area shown on the overlay map as within the coastal inundation investigation area. These areas correspond with land that is within the coastal zone and below the 10m contour where no LiDAR data is available to be able to accurately determine the hazard band. A site survey is required to determine the elevation of the land in order to determine the applicable hazard band. The LPSs must include the AHD levels for the relevant hazard bands, including the ‘defined flood level’, for the relevant localities in that municipal area. The defined flood level is only applicable to the consideration of building approvals.</p> <p><i>Guidelines for applying the Coastal Inundation Hazard Area overlay</i></p> <p>CIHC 1 The coastal inundation hazard area overlay must include the three coastal inundation hazard bands and the coastal inundation investigation area as depicted in the ‘Coastal Inundation Hazard Area Bands 20161201’ layer published on the LIST, unless modified:</p> <p>(a) to reflect the coastal inundation hazard bands or coastal inundation investigation area as depicted in an equivalent overlay contained in the interim planning scheme for that municipal area, if consistent with the thresholds specified in Table CIHC 1 below; or</p> <p>(b) in accordance with a report prepared by a suitably qualified person which justifies a change to these areas to meet the thresholds specified in Table CIHC 1 below.</p> <p>CIHC 2 The LPSs must include the AHD levels for the coastal inundation hazard bands and the defined flood level for the relevant localities as a list for the Coastal Inundation Hazard Code in accordance with the AHD levels published on the DPAC website (http://www.dpac.tas.gov.au/divisions/osem/coastal_hazards_in_tasmania), unless modified:</p> <p>(a) to reflect the AHD levels for a coastal inundation investigation area as included in an equivalent code in the interim planning scheme for that municipal area if consistent with the thresholds specified in Table CIHC 1 below; or</p> |

| Code | Code Purpose | Code Application Guidelines | | | | | | | | | | |
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| | | <p>(b) in accordance with a report prepared by a suitably qualified person which justifies a change to these areas to meet the thresholds specified in Table CIHC 1 below.</p> <p>Table CIHC 1: Coastal inundation hazard area overlay thresholds</p> <table border="1" data-bbox="1016 411 2018 869"> <thead> <tr> <th data-bbox="1016 411 1312 464">Hazard area</th> <th data-bbox="1317 411 2018 464">Thresholds</th> </tr> </thead> <tbody> <tr> <td data-bbox="1016 467 1312 560">Low hazard band</td> <td data-bbox="1317 467 2018 560">1% in 2100 rounded up to the nearest 0.1m plus 0.3m in free board</td> </tr> <tr> <td data-bbox="1016 563 1312 655">Medium hazard band</td> <td data-bbox="1317 563 2018 655">1 % in 2050 rounded up to the nearest 0.1m plus 0.3m in free board</td> </tr> <tr> <td data-bbox="1016 659 1312 751">High hazard band</td> <td data-bbox="1317 659 2018 751">Mean high tide plus sea level rise in 2050, rounded up to the nearest 0.1m</td> </tr> <tr> <td data-bbox="1016 754 1312 869">Investigation area</td> <td data-bbox="1317 754 2018 869">The area less than 1km from the mean high-water mark and below the 10m contour in which no detailed investigation has been undertaken.</td> </tr> </tbody> </table> | Hazard area | Thresholds | Low hazard band | 1% in 2100 rounded up to the nearest 0.1m plus 0.3m in free board | Medium hazard band | 1 % in 2050 rounded up to the nearest 0.1m plus 0.3m in free board | High hazard band | Mean high tide plus sea level rise in 2050, rounded up to the nearest 0.1m | Investigation area | The area less than 1km from the mean high-water mark and below the 10m contour in which no detailed investigation has been undertaken. |
| Hazard area | Thresholds | | | | | | | | | | | |
| Low hazard band | 1% in 2100 rounded up to the nearest 0.1m plus 0.3m in free board | | | | | | | | | | | |
| Medium hazard band | 1 % in 2050 rounded up to the nearest 0.1m plus 0.3m in free board | | | | | | | | | | | |
| High hazard band | Mean high tide plus sea level rise in 2050, rounded up to the nearest 0.1m | | | | | | | | | | | |
| Investigation area | The area less than 1km from the mean high-water mark and below the 10m contour in which no detailed investigation has been undertaken. | | | | | | | | | | | |
| <p>C12.0 Flood-Prone Hazard Areas Code Flood-prone areas</p>  <p>Red 103, Green 169, Blue 207</p> | <p>The purpose of the Flood-Prone Hazard Areas Code is:</p> <p>C12.1.1 To ensure that use or development subject to risk from flood is appropriately located and managed, so that:</p> <ul style="list-style-type: none"> (a) people, property and infrastructure are not exposed to an unacceptable level of risk; (b) future costs associated with options for adaptation, protection, retreat or | <p>Overview</p> <p>The Flood-Prone Hazard Areas Code is applied by reference to a flood-prone hazard area overlay. There is currently no statewide mapping of land potentially susceptible to flooding risks to guide the application of the overlay.</p> <p>Guidelines for applying the Flood-Prone Hazard Area overlay</p> <p>FPHAZ 1 The flood-prone hazard area overlay should be applied to areas known to be prone to flooding, particularly areas known to be within the 1 per cent annual exceedance probability (AEP) level.</p> | | | | | | | | | | |

| Code | Code Purpose | Code Application Guidelines |
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| | <p>abandonment of property and infrastructure are minimised; and</p> <p>(c) it does not increase the risk from flood to other land or public infrastructure.</p> <p>C12.1.2 To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.</p> | <p>FPHAZ 2 In determining the extent of the flood-prone hazard area overlay, planning authorities may utilise their own data, including any equivalent overlay contained in an interim planning scheme or section 29 planning scheme for that municipal area, or data from other sources.</p> |
| <p>C13.0 Bushfire-Prone Areas Code Bushfire-prone areas</p>  <p>Red 239, Green 138, Blue 98</p> | <p>The purpose of the Bushfire-Prone Areas Code is:</p> <p>C13.1.1 To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.</p> | <p>Overview</p> <p>The Bushfire-Prone Areas Code is applied by reference to a bushfire-prone area overlay, or, in the absence of an overlay, to land within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.</p> <p>Guidelines for applying the Bushfire-Prone Area Overlay</p> <p>BPAC 1 The bushfire-prone area overlay should be applied in accordance with any overlay map approved by the Tasmania Fire Service for the relevant municipal area. Any modification to an overlay map approved by the Tasmania Fire Service should be made in consultation with the Tasmania Fire Service.</p> |
| <p>C14.0 Potentially Contaminated Land Code Potentially</p> | <p>The purpose of the Potentially Contaminated Land Code is:</p> <p>C14.1.1 To ensure that use or development of potentially contaminated land</p> | <p>Overview</p> <p>The Potentially Contaminated Land Code provides identification of potentially contaminated land via a potentially contaminated land overlay.</p> |

| Code | Code Purpose | Code Application Guidelines |
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| <p>contaminated land</p>  <p>Red 117, Green 112, Blue 179</p> | <p>does not adversely impact on human health or the environment.</p> | <p><i>Guidelines for applying the Potentially Contaminated Land overlay</i></p> <p>PCLC 1 The potentially contaminated land overlay: may be applied to delineate land that has been potentially contaminated by a potentially contaminating activity. The overlay may be based on:</p> <ul style="list-style-type: none"> (a) field verification, analysis or mapping undertaken by, or on behalf of, the planning authority or the Environment Protection Authority; or (b) any other relevant information or mapping held by the planning authority or Environment Protection Authority. |
| <p>C15.0</p> <p>Landslip Hazard Code</p> <p>Low landslip hazard band</p>  <p>Red 255, Green 255, Blue 212</p> <p>Medium landslip hazard band</p>  <p>Red 254, Green 217,</p> | <p>The purpose of the Landslip Hazard Code is:</p> <p>C15.1.1 To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.</p> | <p><i>Overview</i></p> <p>The Landslip Hazard Code is applied by reference to the landslip hazard area overlay, which includes land within the four landslip hazard bands (low, medium, medium-active or high).</p> <p>The Department of Premier and Cabinet (DPAC), Office of Security and Emergency Management prepared the landslip hazard area overlay as part of the Mitigating Natural Hazards through Land Use Planning Project, which includes the four landslip hazard bands. This overlay is available as a layer on the LIST and is titled ‘Landslide Planning Map – Hazard Bands 20131022’.</p> <p><i>Guidelines for applying the Landslip Hazard Area overlay</i></p> <p>LHC 1 The landslip hazard area overlay must include the four landslip hazard bands as depicted in the ‘Landslide Planning Map – Hazard Bands 20131022’ layer published on the LIST, unless modified:</p> <ul style="list-style-type: none"> (a) to reflect the landslip hazard bands as depicted in an equivalent overlay contained in the interim planning scheme for that municipal area, if consistent with the thresholds specified in Table LHC 1 below; or |

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| <p>Blue 142</p> <p>Medium-active landslip hazard band</p>  <p>Red 254, Green 153, Blue 41</p> <p>High landslip hazard band</p>  <p>Red 204, Green 76, Blue 2</p> | | <p>(b) in accordance with a report prepared by a suitably qualified person which justifies a change to these areas to meet the thresholds specified in Table LHC 1 below.</p> <p>Table LHC 1: Landslip hazard area overlay thresholds</p> <table border="1" data-bbox="1016 411 2018 911"> <thead> <tr> <th data-bbox="1016 411 1312 464">Hazard area</th> <th data-bbox="1317 411 2018 464">Thresholds</th> </tr> </thead> <tbody> <tr> <td data-bbox="1016 467 1312 596">Low hazard band</td> <td data-bbox="1317 467 2018 596">This area has no known landslides; however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT).</td> </tr> <tr> <td data-bbox="1016 600 1312 729">Medium hazard band</td> <td data-bbox="1317 600 2018 729">The area has known landslide features, or is within a landslide susceptibility zone, or has legislated controls to limit disturbance of adjacent unstable areas.</td> </tr> <tr> <td data-bbox="1016 732 1312 820">Medium-active hazard band</td> <td data-bbox="1317 732 2018 820">The land is on an active landslip.</td> </tr> <tr> <td data-bbox="1016 823 1312 911">High hazard band</td> <td data-bbox="1317 823 2018 911">The component is within a declared “Landslip A” under the <i>Mineral Resources Development Act 2001</i>.</td> </tr> </tbody> </table> | Hazard area | Thresholds | Low hazard band | This area has no known landslides; however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT). | Medium hazard band | The area has known landslide features, or is within a landslide susceptibility zone, or has legislated controls to limit disturbance of adjacent unstable areas. | Medium-active hazard band | The land is on an active landslip. | High hazard band | The component is within a declared “Landslip A” under the <i>Mineral Resources Development Act 2001</i> . |
| Hazard area | Thresholds | | | | | | | | | | | |
| Low hazard band | This area has no known landslides; however it has been identified as being susceptible to landslide by Mineral Resources Tasmania (MRT). | | | | | | | | | | | |
| Medium hazard band | The area has known landslide features, or is within a landslide susceptibility zone, or has legislated controls to limit disturbance of adjacent unstable areas. | | | | | | | | | | | |
| Medium-active hazard band | The land is on an active landslip. | | | | | | | | | | | |
| High hazard band | The component is within a declared “Landslip A” under the <i>Mineral Resources Development Act 2001</i> . | | | | | | | | | | | |

| Code | Code Purpose | Code Application Guidelines |
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| <p>C16.0 Safeguarding of Airports Code</p> <p>Airport noise exposure area</p>  <p>Red 217, Green 95, Blue 2</p> <p>Airport obstacle limitation area (m above existing ground level)</p>  <p>Red 117, Green 112, Blue 179</p> | <p>The purpose of the Safeguarding of Airports Code is:</p> <p>C16.1.1 To safeguard the operation of airports from incompatible use or development.</p> <p>C16.1.2 To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.</p> | <p>Overview</p> <p>The Safeguarding of Airports Code is applied by reference to two overlays:</p> <ul style="list-style-type: none"> • the airport noise exposure area overlay; and • the airport obstacle limitation area overlay. <p>Guidelines for applying the Safeguarding of Airports Code overlays</p> <p><i>Airport Noise Exposure Area overlay</i></p> <p>SAC 1 The airport noise exposure area overlay should be based on the relevant airport noise contours contained in the airport master plan or those otherwise adopted by the relevant airport owner or operator for the relevant airport in accordance with any accepted guidelines.</p> <p>SAC 2 The airport noise exposure area overlay should at least include the land within the 20 Australian Noise Exposure Forecast (ANEF) contour and all land within higher ANEF contours.</p> <p><i>Note:</i> Australian Standard AS 2021-2015 Acoustics – Aircraft noise intrusion – Building siting and construction <i>suggests areas outside the 20 ANEF are acceptable for all sensitive uses.</i></p> <p>SAC 3 The airport noise exposure area overlay may also take account of the N contours contained in the airport master plan or those otherwise adopted for the relevant airport.</p> <p><i>Note:</i> <i>N contours measure the number of aircraft noise events per day exceeding 60, 65 or 70 decibels. The National Airports Safeguarding Framework - Guideline A: Measures for Managing Impacts of Aircraft Noise identifies the following areas as potentially having impacts on residents around airports:</i></p> |

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| | | <ul style="list-style-type: none"> • 20 or more daily events greater than 70 dB(A); • 50 or more daily events of greater than 65 dB(A); • 100 events or more daily events of greater than 60 dB(A); or • 6 or more events of greater than 60 dB(A) between the hours of 11pm and 6 am. <p><i>Airport Obstacle Limitation Area overlay</i></p> <p>SAC 4 The airport obstacle limitation area overlay should be based on the Obstacle Limitation Surfaces (OLS) and Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS) contained in the airport master plan or those otherwise adopted by the relevant airport owner or operator for the relevant airport in accordance with any accepted guidelines.</p> <p>SAC 5 The airport obstacle limitation area overlay must identify the specified height limit on the land within the overlay by reference to AHD. The specific height limit should be identified as the lower of the OLS or the PANS-OPS for the applicable airport if the two surfaces overlap. The overlay may address any anomalies in the OLS or PANS-OPS height limitations provided they are endorsed by the relevant airport operator.</p> |