

Tasmanian Planning Scheme – Landscape Conservation Zone

Purpose

This information sheet is issued by the Department of Premier and Cabinet's State Planning Office to provide information for the broader community on the Landscape Conservation Zone (LCZ) in the state-wide Tasmanian Planning Scheme which comprises the State Planning Provisions (SPPs) and the Local Provisions Schedules (LPS).

What is the purpose of Landscape Conservation Zone (LCZ)?

The main purpose of the zone is for the protection, conservation and management of landscape values, such as large areas of bushland, or areas of important scenic value which have been identified for protection or conservation.

The [Land Use Planning and Approvals Act 1993](#) (the LUPA Act) sets the framework for the Tasmanian Planning Scheme. The LUPA Act allows planning schemes to regulate land use and development, including the protection and conservation of land. Schedule 1 of the LUPA Act sets out the objectives that planning must achieve including sustainable development and natural resource management.

The LCZ provides for the protection and conservation of landscapes. The LCZ replaced the Environmental Living Zone found in interim planning schemes. It is based on similar zones found in planning schemes that existed prior to the interim planning schemes.

How does the Landscape Conservation Zone differ to the Environmental Living Zone?

The LCZ is not a like-for-like replacement for the Environmental Living Zone. The two zones differ in their main purpose.

The LCZ's main purpose is for the protection of landscape values, with a range of allowable uses and developments in support of the zone purpose. This includes:

- a single house on a lot,
- alterations and extensions to existing houses,
- short-stay accommodation (or visitor accommodation),
- tourist operations, small-scale food service (cafes/restaurants), and,
- shops.

The Environmental Living Zone was first introduced in interim planning schemes. Its primary purpose was for rural living development in areas characterised by native vegetation cover and other landscape values.

Many of the planning requirements for development (development standards) in the Environmental Living Zone are comparable to those in the Landscape Conservation Zone. Both control the extent, design, and location of development to minimise impacts on landscape values.

The restrictions in the development standards in the Environmental Living Zone of many interim planning schemes meant that most new developments (including houses) were assessed under the Discretionary pathway, even when the use was listed as Permitted in the Use Table.

The Environmental Living Zone was replaced in the Tasmanian Planning Scheme to avoid creating an additional form of Rural Living Zone. The Environmental Living Zone also set up a conflict in its purpose, particularly when requiring vegetation management to reduce bushfire hazard.

Land within an Environmental Living Zone in an interim planning scheme will be transferred to either the Rural Living Zone or the Landscape Conservation Zone. This will initially be determined by the local council in accordance with:

- the [Guideline No. 1 – Local Provisions Schedule \(LPS\); zone and code application](#), issued by the Tasmanian Planning Commission, and
- the strategic intent for the land and approved by the Tasmanian Planning Commission.

The application of zones often reflects unique characteristics of the land within each municipality. For this reason, zonings are unlikely to be comparable between councils. However the application of zones is generally guided by Commission's *Guideline No. 1 – Local Provisions Schedule (LPS); zone and code application*. The Commission is also responsible for assessing each council's application of a zone.

What use and development is allowable in the Landscape Conservation Zone?

Allowable uses listed in the LCZ Use Table are listed in the table below.

Assessment pathway	Allowable use
Exempt (examples provided)	Beekeeping
	Home-based childcare
	Home occupation
	Visitor accommodation within a person's main place of residence

Assessment pathway	Allowable use
	Certain buildings like unroofed decks, garden structures (e.g. pergolas) and outbuildings (e.g. sheds)
	Landscaping and vegetation management in private gardens, and vegetation removal for safety reasons and in accordance with approved bushfire management
No permit required	Natural and cultural values
	Passive recreation
Permitted	Home based business
	Single dwelling located within a building area on a sealed plan ¹
	Utilities (depending on scale)
	Sheds on vacant sites subject to clause 7.12 in the SPPs
Discretionary	Single dwelling, outside a building area on a sealed plan
	Visitor accommodation
	Tourist operation
	Domestic animal breeding, boarding or training
	Emergency services
	Utilities (depending on scale)
	Food services (e.g., cafes and restaurants)
	General retail and hire (if associated with a tourist operation)
	Community meeting and entertainment (e.g., church, art and craft centre or public hall)
	Resource development (not for intensive animal husbandry or plantation forestry)
	Sports and recreation

¹ Sealed plan is defined in the *Local Government (Building and Miscellaneous Provisions) Act 1993*. It is an area on an approved subdivision plan and identified as suitable for development other than the balance area on the plan.

How does the Landscape Conservation Zone differ to the other zones applied in rural areas of Tasmania?

There are a range of zones that may be applied to rural areas in Tasmania under the Tasmanian Planning Scheme. These include the:

- Rural Living Zone;
- Rural Zone;
- Agriculture Zone; and
- Environmental Management Zone.

These zones applied to rural areas all differ in their purpose to cover a variety of desired outcomes, including for rural residential purposes, agriculture and other rural based activities, and landscape protection and conservation purposes. The following provides a summary of the differences with the LCZ.

LCZ vs Rural Living Zone

The fundamental difference of the two zones is informed by the zone purpose. The priority of Rural Living Zone is for very low-density residential use within a rural setting, whilst the LCZ priority is for protection, conservation and management of landscape values while allowing for other compatible uses, such as residential use.

The Rural Living Zone may contain areas of natural or landscape values subject to the Natural Assets Code or Scenic Protection Code in the Tasmanian Planning Scheme. However, the main purpose of the Rural Living Zone is to provide for rural residential use and development.

More details can be found [here](#).

LCZ vs Rural Zone

The Rural Zone is applied to the rural land with limited or no potential, for agriculture, and which has not been identified for the protection of specific values, such as landscape conservation or environmental management.

The Rural Zone provides for a broader range of use or development requiring a rural location, including those which are not allowable in the Landscape Conservation Zone, such as extractive industry, custodial facility, and certain manufacturing and processing, storage, bulky goods sales, service industry, transport depot and distribution uses.

More details can be found [here](#).

LCZ vs Agricultural Zone

The Agriculture Zone aims to broadly capture and protect Tasmania's agricultural land, or Tasmania's 'agricultural estate'. In broad terms the 'agricultural estate' refers to land currently supporting existing agriculture or with the potential to support agriculture, considering the significance of agriculture to the state and the fact that highly productive soils are considered a non-renewable asset.

The primary purpose of the Agricultural Zone is to protect agricultural land and to provide for agricultural use and other uses supporting or value adding to the agricultural use, such as Food

Services (cafés or restaurants), or General Retail and Hire associated with agricultural produce on the land via Permitted pathway.

Like the LCZ, the Agricultural Zone provides residential use via the Permitted pathway for home-based business in an existing dwelling or, alteration /extensions to an existing dwelling, and Discretionary pathways for a single dwelling if required for an agricultural use.

More details can be found [here](#).

Landscape Conservation Zone vs Environmental Management Zone

The Environmental Management Zone provides for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value. The zone mostly applies to public land, but it may be applied to private land containing significant values identified for protection or conservation and where the intention is to limit use and development.

The Environmental Management Zone is applied to:

- land reserved under the *Nature Conservation Act 2002*;
- within the Tasmanian Wilderness World Heritage Area;
- riparian, littoral or coastal reserves and Ramsar sites;
- other public land intended for conservation;
- coastal areas below high water mark, which generally comprises Crown land; and
- private land where use and development are to be limited due to its values.

Permitted uses are primarily limited to those that have been granted authority by the relevant public land manager (e.g., Director-General for Crown Land or the managing authority responsible for National Parks and other State-reserved land). All other uses are generally Discretionary with additional requirements for determining the suitability of the use in accordance with the zone purpose. This aligns with the general intent of the zone being for public land and the roles that other State-based authorities have in granting approvals.

Most uses within this zone are Discretionary, must be consistent with the values of the land and satisfy a list of performance criteria in clause 23.3 of the SPPs.

How do codes work with zones under the Tasmanian Planning Scheme?

Under the Tasmanian Planning Scheme, the zones provide the primary controls for use or development of land, and each zone has a defined purpose. For example, the LCZ provisions set requirements for use and development to minimise adverse impact on the landscape values.

Codes provide additional control for areas of land. The codes may apply to issues which occur in several zones. For example, the Parking and Sustainable Transport Code applies to all zones for most development and uses. This ensures that appropriate parking facilities and safe pedestrian access are provided.

There can be multiple codes applicable for a zone. The two codes most likely to apply to the LCZ are the Natural Assets Code and the Scenic Landscape Code. The Natural Assets Code (clause C7.0 in the SPPs) may apply if the land is also within a waterway and coastal protection area, a future coastal refugia area or a priority vegetation area. The Scenic Landscape Code (Clause C8.0 in the SPPs) may apply if the land is within a scenic protection area or a scenic road corridor.

Where can I get more information?

Enquiries about the application of the LCZ to your land can be directed to the relevant local council.

Any enquiries on the purpose of the Landscape Conservation Zone can be directed to the:

State Planning Office
Department of Premier and Cabinet
GPO Box 123
HOBART TAS 7001
Telephone: 1300 703 977
Email: stateplanning@dpac.tas.gov.au

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