

A Guide to the State Planning Provisions



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1. Purpose

The purpose of this document is to provide a general guide to the State Planning Provisions (SPPs) and how they operate as part of the Tasmanian Planning Scheme. The document provides an indication of the strategic intent associated with each of the zones and codes.

The guide has been prepared to provide a general explanation of the planning system and to assist with understanding the SPPs for the purposes of the SPPs review commencing in 2022.

It is intended that this document be read in conjunction with the SPPs and the Tasmanian Planning Commission's [Section 8A Guideline No.1 – Local Provisions Schedule \(LPS\): zone and code application](#).

2. Glossary

The following acronyms and abbreviations are used in this report.

AEP	–	annual exceedance probability
ANEF	–	Australian Noise Exposure Forecast
DPAC	–	Department of Premier and Cabinet
LPS	–	Local Provisions Schedule
LUPA Act	–	<i>Land Use Planning and Approvals Act 1993</i>
NEPM	–	National Environment Protection Measure
PAL Policy	–	<i>State Policy on the Protection of Agricultural Land 2009</i>
PANS-OPS	–	Procedures for Air Navigation Services – Aircraft Operations
PPZ	–	Particular Purpose Zone
OLS	–	Obstacle Limitation Surfaces
SAP	–	Specific Area Plan
SPPs	–	State Planning Provisions
SSQ	–	Site-Specific Qualification
THR	–	Tasmanian Heritage Register
TPC	–	Tasmanian Planning Commission
TPS	–	Tasmanian Planning Scheme

3. Introduction

The *Land Use Planning and Approvals Act 1993* (the LUPA Act) provides the legal framework for the preparation, review and amendment of the Tasmanian Planning Scheme, the single statewide planning scheme.



The Tasmanian Planning Scheme (TPS) comprises two parts; the State Planning Provisions (SPPs) and the Local Provisions Schedules (LPSs).

The SPPs are the statewide set of planning rules (or provisions) in the TPS.

- The SPPs include the:
 - purpose and objectives of the Tasmanian Planning Scheme;
 - administrative requirements and processes including, exemptions from the planning scheme and general provisions that apply to all use and development irrespective of the applicable zone;
 - zones with standard use and development provisions; and
 - codes with standard provisions.

The LPSs spatially apply the SPPs in each municipal area through zone and overlay maps and code lists. The LPSs also contain local area objectives and any planning rules for unique places specific to the municipal area. These unique areas can be in the form of particular purpose zones, specific area plans and site-specific qualifications.

4. State Planning Provisions

The following section provides an overview and explanation of the State Planning Provisions (SPPs), which comprise the following sections of the Tasmania Planning Scheme (TPS):

- Foreword;
- Administration;
- General Provisions;
- Zones;
- Codes; and
- Template for the Local Provisions Schedules (LPS).

This section of the document is set out to replicate the structure and clause numbers of the SPP component of the TPS.

Foreword

The foreword introduces the TPS and its relationship to the LUPA Act.

The Foreword is not clause numbered, because along with the footnotes and list of amendments to the TPS, it does not form part of the statutory document. The purpose of these features is to aid the use of the TPS.



Identification and Purpose this Planning Scheme

1.0 Identification of this Planning Scheme

Outlines the components that identify the planning scheme as follows:

1.1 Planning Scheme Title

Names the planning scheme as the Tasmania Planning Scheme (TPS).

1.2 Composition of this Planning Scheme

This clause explains the components comprising the SPPs as described above, those comprising the LPSs, and those components that are not legally part of the planning scheme.

2.0 Planning Scheme Purpose

Provides for the purpose of the planning scheme.

2.1 Purpose

This clause explains that through providing for regulation of use, development and protection of land, the planning scheme seeks to further the objectives of the Resource Management and Planning System and provide for consistency with the State Policies.

Administration

This clause provides information necessary to the operation of the planning scheme, such as definitions used in the planning scheme, exemptions, and how use and development must be assessed against the planning scheme provisions.

3.0 Interpretation

3.1 Planning Terms and Definitions

This section provides a list of planning terms and definitions which are used within the TPS. It includes Table 3.1 Planning Terms and Definitions, which defines terms used in the TPS.

General terms used in the TPS are either defined in the LUPA Act, or in Table 3.1 of the SPPs. Additional terms are defined in the codes of the SPPs if only relevant to that code. Similarly, additional terms may be defined in a PPZ or SAP in an LPS where relevant.

If the LUPA Act or TPS does not define a term, the common meaning in the Macquarie Dictionary is applicable.

The Use Classes that describe how use and development is classified in the TPS are separately listed in Table 6.2.



4.0 Exemptions

An application for a permit is not required under the TPS for use or development identified as exempt under Tables 4.1 to 4.6 of the SPPs.

The categories of exemptions include:

- Table 4.1 Exempt uses,
- Table 4.2 Exempt infrastructure use or development,
- Table 4.3 Exempt building and works,
- Table 4.4 Vegetation exemptions,
- Table 4.5 Renewable energy exemptions, and
- Table 4.6 Miscellaneous exemptions.

These tables identify the specific use and development in each of these categories that do not require a permit under the TPS.

There are additional exemptions found within most Codes. However, these only exempt a specified use or development from that Code.

All exemptions are combined in a single table with qualifications clearly identified for each use or development.

5.0 Planning Scheme Operation

Clause 5 of the TPS sets out how it operates and how use and development should be assessed under it.

5.1 General Provisions

Clause 5.1 explains that the provisions in clause 7.0 General Provisions apply to certain types of use or development which are not specific to any zone, code or SAP. If there is an inconsistency between a general provision and the provision in a zone, code or SAP, the general provision prevails.

The operation of general provisions is outlined under clause 7 below.

5.2 Operation of Zones

Each planning area is divided into zones. Zones, and the use and development standards they contain, are the primary control for the use and development.

Zoning maps are contained in the LPSs and provide the spatial application for the zones standards that apply to use and development on land in each municipal area.

Each local planning authority is responsible for preparing the zoning maps relevant to their planning area.



5.3 Operation of Specific Area Plans

Clause 5.3 explains that SAPs can substitute, modify, or operate in addition to, a Use Table or use or development standard in a zone or code. SAPs are applied by an overlay map in the LPS.

SAPs can provide for additional or different requirements for use and development for a specific area.

One example is the Museum of Old and New Art (MONA) site at Berriedale, which under the Glenorchy LPS is Zoned Major Tourism and Environmental Management, with the MONA Specific Area Plan (MONA SAP) also applied to the land. The site accommodates a unique range of uses that managed through the MONA SAP including a vineyard, accommodation, the MONA museum, ferry terminal and ancillary restaurants and retail.

SAPs are not able to override the administrative provisions outlined in clauses 3.0 to 6.0 of the SPPs.

SAPs and the associated overlay map are contained in the LPS section of the TPS.

5.4 Operation of Site-specific Qualifications

Clause 5.4 explains that an SSQ can substitute, modify or operate in addition to a Use Table, or use or development standard in a Zone or Code for a particular site.

An SSQ might allow for a specific business to operate out of a home in the General Residential Zone or for a specific General Retail and Hire business on a property in the Rural Zone as permitted uses. Similarly, an SSQ might provide specific subdivision or other development standards on a site that might not otherwise be allowed under the relevant zones or codes.

SSQs are not able to override the administrative provisions outlined in clauses 3.0 to 6.0.

SSQs are listed under the LPS section of the TPS.

5.5 Operation of Codes

Each code in the SPPs identifies areas or planning values or issues that are not constrained by the boundaries of properties or zones.

For example they may address areas of land at risk to natural hazards such as coastal inundation or landslide. These features can be mapped through an overlay with specific standards provided within the relevant SPP code to manage use and development within the overlay area to mitigate risks to people or property, or to avoid further exacerbating the specific risk. Similarly, the Priority Vegetation overlay maps areas with significant vegetation, with the Natural Assets Code providing use and development standards that seek to protect natural values within the overlay areas.



Some codes do not require a mapped overlay, such as the Parking and Sustainable Transport Code, which prescribes the car and bicycle parking requirements for any particular use .

The codes form part of the SPPs, however, their spatial application is through the LPS.

The codes may be represented and applied as overlays maps or in the form of lists found within the LPS.

Where there is a conflict between a provision in a code and a provision in a zone, the code provision prevails.

5.6 Compliance with Applicable Standards

A 'standard' is the term used to refer to the planning rules under the TPS. A standard contains the planning rules for a particular planning issue. The standards relate to either use or development. A standard consists of an 'objective' that can either be satisfied through an 'Acceptable Solution' or 'Performance Criteria'.

Clause 5.6 explains that, under the TPS, a proposed use or development must comply with the standards of the relevant zone, and the standards of any codes, SAPs or SSQs where applicable.

A proposed use or development will be subject to assessment against the standards of any zone (including a PPZ), code, SAP applying to the site where the use of development is proposed.

A proposal will also be subject to assessment against the General Provisions that may be applicable.

The clause explains that use or development will be consistent with the standards if it complies with any Acceptable Solution (Permitted) or where it doesn't, it satisfies the Performance Criteria (Discretionary). The objectives of a standard may be considered when determining whether Performance Criteria are satisfied.

6.0 Assessment of an Application for Use or Development

The clauses under clause 6.0 describe how the TPS should be used to assess an application for use or development.

6.1 Application requirements

An application must be made under the TPS for any use or development for which a permit is required.

The information which must be provided when making an application for a permit is set out in two sections:



- Clause 6.1.2 of the TPS contains the mandatory information required to be provided with an application for it to be considered a valid application.
- Clause 6.1.3 of the TPS lists information or plans which might be required to be submitted during the assessment of the application. This list is not exhaustive but contains specific examples of the type of additional information that may be required as additional information under section 54 of the LUPA Act.

6.2 Categorising Use or Development

Clause 6.2 sets out how each proposed use and development is categorised for the purpose of assessing it against the standards of the TPS.

Table 6.2 provided under clause 6.2 then sets out each of the Use Classes. The Use Classes comprise a group of similar activities (for example café, restaurant and take away food premises are all included in the Food Services Use Class). Many of the standards in the TPS will refer to Use Classes, rather than listing individual uses.

A use or development must be categorised into the Use Class that it best fits. If more than one use is proposed, each use must be individually categorised into a Use Class. However, a use that is directly associated with, and a subservient part of, another use on the same site, must be categorised into the same Use Class.

Some developments are not required to be categorised into a Use Class. This includes development for subdivision, signs, land filling, retaining walls and coastal protection works. This is due to difficulties to assigning a specific use to these types of development in all circumstances.

6.3 Qualification of Use

The Use Tables in the zones (including a PPZ) and SAPs describe the status of the various Use Classes. This can either be No Permit Required, Permitted, Discretionary, or Prohibited.

A Use Class may be qualified in the Use Table. A qualification provides for conditions or limitations for the Use Class in the relevant zone or SAP.

Any qualifications which apply to a Use Class are set out in the right-hand column of the Use Table for each zone or SAP.

6.4 Requirement for a Permit

This clause outlines that, unless a proposed use or development is categorised as exempt or No Permit Required under the TPS, then a permit must be obtained prior to the proposed use commencing or development being carried out.

A change from one use to another in the same Use Class requires a permit unless the TPS specifies otherwise.



6.5 Exempt Use or Development

Clause 6.5 states that exempt use or development (as identified under clause 4.0 of the SPPs) does not require a permit.

6.6 No Permit Required

Clause 6.6 explains that use or development identified as No Permit Required does not require a permit if all the relevant Acceptable Solutions are met for the applicable standards and assessment against the Performance Criteria is not required.

6.7 Permitted Use or Development

Clause 6.7 explains how a use or development is given status of Permitted under the TPS. A use or development that is Permitted must be approved by the planning authority.

For a use or development to be Permitted:

- the use must be designated as Permitted in the applicable Use Table;
- the use or development must meet the applicable standards and not rely on any Performance Criteria to comply with each applicable standard; and
- the use or development must not be Discretionary or Prohibited through any other provision of the TPS, such as a general provision in clause 7.0 of the SPPs or an SSQ in an LPS.

Development that is not required to be categorised under one of the defined Use Classes can only be considered as a Permitted development if:

- there are standards in the TPS which are applicable to the development;
- it complies with the applicable standards without relying on a Performance Criteria to comply with each applicable standard; and
- the development is not Discretionary or Prohibited through any other provision of the TPS.

If there are no standards in the TPS that are applicable to the development that is not required to be categorised into a Use Class, it must be considered as a Discretionary development and assessed in accordance with the General Provision at clause 7.10.

6.8 Discretionary Use or Development

Clause 6.8 explains how a use or development is given status of Discretionary under the TPS.

In considering Discretionary use or development a planning authority can refuse to grant a permit, or grant a permit with or without conditions. Use or



development that is Discretionary is also publicly advertised with written submissions (or representations) received from the general public.

A use or development is Discretionary if:

- the use is designated as Discretionary in the applicable Use Table;
- the use or development relies upon a Performance Criterion to comply with each applicable standard; or
- it is Discretionary under any other provision of the TPS.

6.9 Prohibited Use or Development

Clause 6.9 explains how a use or development is given status of Prohibited under the TPS. A planning authority cannot grant a permit for a use or development if it is Prohibited.

A use or development is Prohibited if:

- the use is designated a Prohibited within the applicable Use Table;
- the use or development does not comply with an Acceptable Solution for an applicable standard and there is no corresponding Performance Criterion, or the proposed use or development cannot meet the corresponding performance criterion; or
- it is Prohibited under any other provision of the TPS.

6.10 Determining Applications

This clause sets out all the matters that a planning authority must take into consideration when determining an application for a permit.

Where the application for permit involves a Discretionary use, the planning authority must consider the additional matters outlined in clause 6.10.2.

6.11 Conditions and Restrictions on a Permit

Sections 51(3A) and (4) of the LUPA Act outlines the scope of conditions and restrictions that may be imposed on a permit. Permit conditions for a Permitted use or development are limited to matters specified in the TPS. Broader conditions may be imposed on permits for Discretionary use or development.

Clause 6.11 of the TPS sets out some of the matters which may be included as conditions or restrictions in a permit for use or development. This includes matters relating to construction or traffic management, and issues relating to erosion, and stormwater volume and quality controls.



General Provisions

7.0 General Provisions

The general provisions provide rules that apply to matters generally in Tasmania which are often not linked to a specific zone or code.

The SPPs general provisions address 12 separate matters:

- Changes to an existing non-conforming use – enables limited changes to existing uses that are Prohibited under the TPS;
- Development for existing Discretionary uses – provides a Permitted status for minor developments;
- Adjustments of lot boundaries – provides a Permitted status for minor changes to lot boundaries;
- Changes of use to a heritage listed place – enables a change to an otherwise Prohibited use if it would facilitate the restoration or conservation of the heritage place;
- Changes of use – enables a change of use (without a permit) to another use in the same Use Class if the requirements and impacts are generally the same;
- Access and provision of infrastructure over land in another zone – enables the consideration of vehicular access and other infrastructure that is necessary to pass through land in a different zone to use or development that it serves;
- Buildings projecting onto land in a different zone – enables the consideration of shop awnings and the like that may project over land in another zone;
- Port and shipping in proclaimed wharf areas – aligns the TPS with the requirements in section 11(7) of the LUPA Act;
- Demolition – general requirements for the demolition;
- Development not required to be categorised into a Use Class – provides general requirements for development not required to be categorised into a Use Class under clause 6.2.6 of the SPPs;
- Use or development seaward of the municipal area – enables the consideration of use or development in accordance with section 7 of the LUPA Act; and
- Sheds on Vacant Sites – enables the consideration of domestic sheds on vacant lots in certain zones.



Zones

All land in the TPS area must be zoned. Land is zoned through the application of zoning maps which form part of each LPS. The standards provided in the zones form part of the SPPs.

Each of the zones commonly follows the structure below:

Zone Purpose:

- Outlines the strategic purpose of the zone and may be considered in determining Discretionary applications for use and development.

Use Table:

- Categorises each Use Class, with or without qualifications, as either No Permit Required, Permitted, Discretionary or Prohibited consistent with the purpose of the zone.

Use Standards:

- Apply standards (with objectives, Acceptable Solutions and Performance Criteria) that relate only to the operation of the use.
- Use standards are often used to control the impacts an activity might have on surrounding land, such as operating hours or noise levels.

Development Standards:

- Apply standards (with objectives, Acceptable Solutions and Performance Criteria) that relate only to development, such as building height or location of development on a site.
- In some zones the development standards will also provide for matters such as vegetation removal, design features, or the location of services.

Development Standards for Subdivision:

- Apply standards (with Objectives, Acceptable Solutions and Performance Criteria) that relate to the subdivision of land, such as lot size and requirements for services and infrastructure.
- All subdivision is generally Discretionary due to the need to address the relevant requirements under the Local Government (Building and Miscellaneous Provisions) Act 1993.
- Minor boundary adjustments are Permitted under the General Provisions of the SPPs (Clause 7.3).

The SPPs contain the 23 generic zones. LPSs may also include particular purpose zones (PPZs) for unique circumstances.



The following sections provide a general guide to the 23 zones in the SPPs. The zones are grouped as follows for the purposes of this document:

Zone Group	Zones
Residential Zones	8.0 General Residential Zone 9.0 Inner Residential Zone 10.0 Low Density Residential Zone 11.0 Rural Living Zone
Business, Commercial and Mixed Use Zones	12.0 Village Zone 13.0 Urban Mixed Use Zone 14.0 Local Business Zone 15.0 General Business Zone 16.0 Central Business Zone 17.0 Commercial Zone
Industrial Zone	18.0 Light Industrial Zone 19.0 General Industrial Zone
Rural and Agriculture Zones	20.0 Rural Zone 21.0 Agriculture Zone
Landscape Conservation and Environmental Management Zones	22.0 Landscape Conservation Zone 23.0 Environmental Management Zone
Major Tourism Zone	24.0 Major Tourism Zone
Utilities, and Port and Marine Zones	25.0 Port and Marine Zone 26.0 Utilities Zone
Community Zones	27.0 Community Purpose Zone 28.0 Recreation Zone 29.0 Open Space Zone
Future Urban Zone	30.0 Future Urban Zone

Residential Zones

Residential zones are intended to provide for residential use and development. The types of residential uses that can establish under each of the zones will



depend on the particular purpose of that residential zone and the density and other activity it provides for. The Use Tables and standards under each residential zone reflect different expectations in the form of use and development and the type of residential amenity.

Together, the zones provide a consistent graduation from suburban and higher density urban style living through to lower density and rural residential style living.

The varying density of residential use and development throughout the residential zones is controlled through dwelling density requirements for multiple dwellings and subdivision standards provided under each zone. Other development standards, including building height, setback and site coverage respond to the density and amenity outcomes intended for the zone.

Each of the residential zones also allow for a limited range of non-residential uses that support the local community without causing an unreasonable loss of residential amenity to the surrounding area. Each of the zones provides for Visitor Accommodation uses that are compatible with the surrounding residential character.

An overview of the key features and purpose of each of the residential zones is outlined as follows. The order and clause numbering corresponds to that in the TPS.

8.0 General Residential Zone

The General Residential Zone is the main Zone used for residential areas in Tasmania. The purpose of the General Residential Zone is to provide for a range of dwelling types, such as single dwellings and multiple dwellings along with other types of residential uses such as boarding houses, respite centres, retirement villages and residential care facilities.

The General Residential Zone also requires any non-residential use to demonstrate that it will service the local community.

The General Residential Zone provides for the main suburban residential areas. Land within the Zone must be serviced or be capable of being serviced with full infrastructure requirements, including water, stormwater and sewage.

The General Residential Zone can be applied to greenfield land, as well as to land providing urban infill opportunities. Application of the Zone is to be avoided where constraints such as natural hazards would preclude the purpose of the Zone being achieved.

9.0 Inner Residential Zone

The Inner Residential Zone also provides for a range of residential use and dwelling types but accommodates higher density use and development.



Land in the Inner Residential Zone is often characterised by a higher prevalence of non-residential uses. Whilst the impacts of non-residential use are controlled in the Zone, the use standards allow for marginally higher impacts than those in the General Residential Zone.

The Inner Residential Zone should be applied to land that makes efficient use of public transport corridors and activity centres with a range of services and facilities.

Application of the Zone is to be avoided where constraints such as natural hazards would preclude higher residential densities being achieved.

10.0 Low Density Residential Zone

The Low Density Residential Zone allows for residential development at lower densities than those desired under the General Residential Zone.

The Zone enables residential use and development to occur in locations where the land is constrained through a lack of servicing and infrastructure or due to environmental considerations, such as natural hazards.

11.0 Rural Living Zone

The Rural Living Zone is intended to provide for the residential use in a rural setting.

The Zone provides for a more diverse range of non-residential use by incorporating some agricultural and activities for consideration as Discretionary uses in response to the rural nature the location.

The Rural Living Zone is applied to areas where services and infrastructure is limited; or where natural or landscape values are identified for protection.

The Zone is largely applied to land where there is an existing pattern of rural living. The Rural Living Zone has also used for land zoned Environmental Living under the former interim planning schemes.

The subdivision standards provide for minimum lot sizes as follows:

- Rural Living Zone A – 1ha;
- Rural Living Zone B – 2ha;
- Rural Living Zone C – 5ha; and
- Rural Living Zone D – 10ha.

The density applied through these standards, again should reflect the existing or desired pattern of settlement.

Business, Commercial and Mixed Use Zones

This group of zones comprise the Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone and the Commercial Zone.



The Business, Commercial and Mixed Use Zones are intended to reflect Tasmania's activity centre hierarchy provided for in the each of the regional land use strategies. The activity centre hierarchy comprises centres accommodating a range of activity, including business, retail, entertainment, social and community infrastructure and the like, depending on their size and role. The activity centre hierarchy encompasses all centres from Hobart and Launceston through to major suburban, regional and specialist centres to local and neighbourhood centres.

An overview of the key features and purpose of each of these Zones is outlined as follows. The order and clause numbering corresponds to that in the TPS.

12.0 Village Zone

The Village Zone provides for small rural centres with an unstructured mix of residential, community services and commercial activities. The Zone's Use Table provides for a variety of Permitted uses reflective of this intent.

The Zone provides for single dwellings as No Permit Required and provides for the protection of residential amenity from non-residential uses.

The Village Zone is generally applied to the entirety of a small settlement of part of a rural settlement to reflect a genuine mix of uses.

13.0 Urban Mixed Use Zone

The Urban Mixed Use Zone provides for mix of uses where no particular use predominates, but with more of a business or commercial focus than the Village Zone.

Unlike the Village Zone, the Urban Mixed Use Zone does not allow for Residential use No Permit Required, but rather allows it as Permitted where it occurs above ground level or to the rear of premises. This is to ensure an active street level (such as through shop frontages and pedestrian activity) is retained throughout the Zone.

The purpose of the Zone provides specifically for ensuring the introduction of new uses does not undermine the activity centre hierarchy.

14.0 Local Business Zone, 15.0 General Business Zone and 16.0 Central Business Zone

The three business zones are very similar in their purpose but are applied to activity centres at different levels within the hierarchy.

The purpose of the Local Business Zone is to provide for local retail and other services to meet the needs at the neighbourhood level. The Local Business Zone represents the lowest order business zone in the activity centre hierarchy.

The General Business Zone represents the middle order of the business zones, providing for the main suburban and rural town centres.



The Central Business Zone is applied to the capital city centre, large regional centres and some of the higher order suburban centres.

The purpose in each of the Zones is to encourage business, retail, administrative, professional, community and entertainment functions consistent with the centre's role in the activity centre hierarchy.

The Zones all encourage active street frontages and pedestrian activity. They allow for Residential or Visitor Accommodation uses where they encourage the viability of the Zone.

17.0 Commercial Zone

The Commercial Zone provides for retailing, service industries and warehousing that requires and large floor area needs. Examples of these uses include Bulky Goods Sales and Equipment and Machinery Hire and Sales. The uses provided for under the Zone usually require high levels of vehicle access and customer car parking.

The Zone is often applied to specialist centres, such as the Devonport Homemaker Centre and Cambridge Park, that provide for large format retailing.

Industrial Zones

The industrial zones within the TPS comprise the Light Industrial Zone and the General Industrial Zone.

There is a consistent graduation between the two Zones representing a hierarchy of Industrial Zones in the TPS based upon the level of land use impact.

18.0 Light Industrial Zone

The Light Industrial Zone aims to primarily provide for service-based industries which cater for the local and regional needs. Examples of such uses include manufacturing, processing, repair, storage and distribution of goods and materials.

The impact of uses within the Zone are expected to be capable of being managed to the extent that they do not cause an unreasonable loss of amenity to other uses.

19.0 General Industrial Zone

The General Industrial Zone provides for the higher impact industries and large-scale industrial operations such as Resource Processing, Manufacturing and Processing, Service Industries and Transport and Distribution uses.

It is anticipated that the uses within the Zone are likely to generate impacts on other uses. Therefore, the Zone provides land that allows for higher impacting uses to operate without encroachment from incompatible uses that would give rise to land use conflict.



For this reason, General Industrial Zoned land should not be located directly adjacent to residential zones. In some instances these zones will co-exist, where buffering features are provided in between the two zones, or to reflect existing land use patterns.

Rural and Agriculture Zones

The Rural and Agriculture Zones have quite different purposes.

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, taking into account the significance of the land for agriculture at a local, regional and State level.

The Rural Zone is aimed at the remaining rural land (or non-urban 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 application of the Agriculture Zone, and to an extent the Rural Zone, has been guided by the [Agricultural Land Mapping Project](#).

20.0 Rural Zone

The Rural Zone provides for a range of use and development. It allows for uses that require a rural location due to the nature of their operation. While some agricultural use may occur in the Rural Zone it would be at a lesser intensity than those activities within the Agriculture Zone. Often located in proximity to the Agriculture Zone, the Rural Zone provides for uses, such as Storage, and Manufacturing and Processing, that complement agricultural uses.

The provisions of the Rural Zone acknowledge that the land may be able to support some agriculture, but the land is of lower significance as compared to the Agriculture Zone.

The Rural Zone also provides for the protection of agricultural land and agricultural uses in accordance with the PAL Policy by ensuring that Discretionary uses, including Residential use, minimise the conversion of agricultural land and are compatible with agricultural use.

While the Rural Zone provides for a range of other Permitted uses that may require a rural location for operational purposes, it still provides for agricultural uses as No Permit Required through the Use Table.

Discretionary uses in the Rural Zone must demonstrate they are appropriate for a rural location and must not confine or restrain existing use on adjoining properties.

The Rural Zone provides a Permitted minimum lot size of 40ha for subdivision and, like the Agriculture Zone, provides a Permitted pathway for subdivision



associated with public use, Utilities, irrigation infrastructure and the consolidation of existing lots.

The 40ha minimum lot size in the Rural Zone reflects a common minimum lot size for rural zones that has appeared in planning schemes in Tasmania for many years. It aims to provide reasonable opportunities for subdivision without creating additional opportunities for rural living development.

The Performance Criteria provides the opportunities for the subdivision lots less than 40ha, but only for:

- a use, other Residential use or Visitor Accommodation, that requires a rural location for operational reasons and minimises the conversion of agricultural land; or
- the excision of a dwelling or Visitor Accommodation if necessary for the operation of a agricultural use.

21.0 Agriculture Zone

The Agriculture Zone provisions provide a clear pathway for all agricultural uses. Agricultural uses are largely No Permit Required.

Some limitations are imposed on plantation forestry and agricultural uses that do not utilise the soil as a growth medium, if on prime agricultural land. These requirements aim to address Principles 2 and 10 of the *State Policy on the Protection of Agricultural Land 2009* (PAL Policy) for the protection of prime agricultural land. However, agricultural uses that do not use the soil as a growth medium maintain a No Permit Required status if they are conducted in manner that does not preclude the soil from being used in the future.

The Agriculture Zone applies controls on non-agricultural use as required by the PAL Policy to protect agricultural land from unnecessary conversion to non-agricultural uses. Non-agricultural uses, other than residential use, must be required to locate on the site for operational or security reasons or to minimise impacts on other uses. This includes uses that:

- require access to specific naturally occurring resources in the Zone;
- require access to infrastructure only located in that area;
- require access to a particular product or material related to an agricultural use;
- service or provide support to an agricultural use;
- provide for the diversification or value adding to an agricultural use; or
- provide essential emergency services or utility infrastructure.

Residential use must be either required as part of an agriculture use or located on land not capable of supporting agricultural use and must not confine or restrain any adjoining agricultural use.



There are also specific requirements for non-agricultural uses on prime agricultural land in accordance with the requirements of the PAL Policy.

No minimum lot size is specified for the Agriculture Zone. This recognises that the amount of land required is dependent on the agricultural use and the circumstance under which it operates.

All subdivision, beyond minor subdivision for public use, utilities or irrigation infrastructure, or the consolidation of lots, must be considered through the Performance Criteria as a Discretionary development. This provides for an appropriate assessment of the subdivision having regard to the impact this may have the agricultural productivity of the land and the capacity of the new lots for agricultural use. The Agriculture Zone provides for subdivision where it can be demonstrated as necessary for the operation of an agricultural use if for the:

- creation of additional lots for agricultural use;
- reorganisation of lot boundaries without creating any additional lots; and
- the excision of an existing use or development, such as a dwelling.

Landscape Conservation and Environmental Management Zones

The Landscape Conservation and Environmental Management Zones are applied to land where natural or landscape values require protection and conservation. These zones, along with codes such as the Natural Assets Code control use and development on this land in order to preserve these values.

22.0 Landscape Conservation Zone

The Landscape Conservation Zone applies 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.

The development standards in the Zone aim to minimise impacts on natural and scenic values.

Subdivision is limited in the Zone with an absolute minimum lot size of 20ha allowable under the Performance Criteria.

23.0 Environmental Management Zone

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

The Zone is applied to land reserved under the Nature Conservation Act 2002 or within the Tasmanian Wilderness World Heritage Area; riparian, littoral or



coastal reserves and Ramsar sites; other public land intended for conservation; or any private land where use and development is to be limited due to its values.

The Zone is also used in coastal areas below high water mark, which generally comprises Crown land.

Major Tourism Zone

24.0 Major Tourism Zone

The Major Tourism Zone is intended to integrate a range of use and development to provide for large scale tourist facilities. An example of the range of uses includes Visitor Accommodation, Hotel Industry, Tourist Operation and Sports and Recreation.

Other complementary uses, such as Business and Professional Services and General Retail and Hire may also be approved within the Zone as Discretionary uses where they do not undermine the activity centre hierarchy.

Utilities, and Port and Marine Zones

25.0 Port and Marine Zone

The Port and Marine Zone provides for the major port and marine activities that are related to shipping and other associated uses such as transport facilities and supply and storage.

The Zone is used for proclaimed wharf areas and other major port facilities. It is generally not used for smaller marine facilities, such as small-scale marinas or jetties.

The Port and Shipping Use Class is identified as No Permit Required under the Use Table, which is reflective of section 11(7) of the LUPA Act which specifies that a planning scheme cannot prohibit or require a Discretionary permit for such uses within a proclaimed wharf area. Similarly, a General Provision is provided under clause 7.8 also reflecting this requirement.

The Zone allows for other use and development where it is considered to be supportive of port and marine activities.

26.0 The Utilities Zone

The Utilities Zone is intended to apply to land used for major utilities and to protect those utilities from use and development that may impact on their operations.

The Utilities Zone is applied to land that accommodates infrastructure such as major roads, rail corridors, airports, energy production facilities, and sewage treatment plants or for land identified for these purposes.

The Utilities Zone is applied to higher order roads under the Tasmanian State Road Hierarchy, and not to suburban or many rural roads.



Community Zones

The Community Zones provide for community facilities and social infrastructure and are commonly applied to public land and facilities in public ownership.

27.0 Community Purpose Zone

The Community Purpose Zone provides for land accommodating key community facilities and services, including health, educational, government, cultural facilities. The Zone provides for uses that range in scale from a small community hall to a hospital.

Community type residential uses are also allowed for in the Zone through the provision facilities such as respite centres, assisted housing and retirement villages as Permitted uses.

28.0 Recreation Zone

The Recreation Zone may be applied to public or private land and provides for formal recreation facilities. These can include sporting grounds such as an athletic centre, or hockey centre through to enclosed facilities such as a gymnasium or public swimming pools.

In addition, provision is made within this Zone for Major Sporting Facilities acknowledging the impact these facilities can have on surrounding areas.

29.0 Open Space Zone

This Open Space Zone is used to recognise informal and semi-formal open space areas around the State. These areas are informal parks, open areas with minimal facilities, foreshore areas or public parks.

The Open Space Zone is almost exclusively applied to land in public ownership and used for passive recreation, however, may be applied to private land that has been strategically identified for open space purposes.

Future Urban Zone

30.0 Future Urban Zone

The Future Urban Zone is applied to land that has been identified for future urban use and development.

The Zone is usually applied to land that has been identified under the relevant regional strategy for future urban development, but requires more detailed planning, such as structure planning, to ensure development is coordinated with infrastructure expansion.



Codes

The codes provide standards for issues or values that are not confined spatially by property or zone boundaries. The operation of codes within the TPS are outlined in clause 5.5 of the SPPs.

A code may alter or limit the operation of a use or development within a zone. For example, a code may prescribe the location of residential development on a lot subject to a residential zone in order to avoid a natural hazard.

The Codes are not intended to change the purpose of the zones. Rather, the codes and zones should result in a suite of standards that work together to provide sound planning outcomes.

Most codes are structured as follows:

Code Purpose:

- Outlines the strategic purpose of the code and may be considered in determining Discretionary applications for use.

Application of the Code

- Specifies when use or development is required to be assessed under the code, for instance, if it is mapped by an overlay, identified in a code list, or identified as being subject to a particular circumstance under this section of a code.

Definition of Terms

- Provides definitions for terms used only within the code and may outline specific requirements of the code, such as the content of a hazard management report.

Use Standards:

- Apply standards (with objectives, Acceptable Solutions and Performance Criteria) that relate only to the operation of the use and are often used to limit the impacts on particular uses from hazards or uses that generate off site impacts.

Development Standards:

- Provide for standards (with objectives, Acceptable Solutions and Performance Criteria) that manage development, including buildings and works, in the context of the purpose of the code.

Development Standards for Subdivision:



- Provide standards (with objectives, Acceptable Solutions and Performance Criteria) that relate to the subdivision of land and how it impacts the purpose of the particular code.

The following sections provide a general guide to the 16 codes in the SPPs.

C1.0 Signs Code

The Signs Code provides for advertising and the display of information on signs with requirements to protect pedestrian and vehicle safety and ensuring they do not adversely impact visual amenity.

Signs Code is structured differently from other codes in the SPPs, in that 38 different sign types are defined and illustrated, the suitability of each sign type in every zone is pre-assessed with clear requirements for each sign type, for example acceptable size and position.

Exemptions for signs are provided for under the Signs Code, through clause 4 of the SPPs.

The Signs Code also includes requirements for signs on local heritage places and precincts listed under the Local Historic Heritage Code.

C2.0 Parking and Sustainable Transport Code

The Parking and Sustainable Transport Code provides the requirements for car parking, access and commercial vehicle facilities for all uses. The Code also seeks to encourage sustainable forms of transport, and therefore also prescribes requirements for bicycle parking and facilities for each use as well as pedestrian access and safety throughout parking areas.

The use standards in the Code outline the number of parking spaces (car, bicycle and motorcycle) and loading bays that must be provided for each use by reference to the Tables at the end of the Code.

The development standards in the Code provide for the physical and spatial requirements, such as the location of bicycle parking, or the design and layout of parking areas.

The Code also recognises that in some instances, such as in central business areas, an intensity of development is required which would be compromised if car parking was provided on every site. Limiting car parking in the main activity centres also encourages the use of public transport and other more sustainable forms for transport. Accordingly, the use standards allow for variation to the number of on-site car parking requirements in these areas through council adopted parking plans, and parking precinct plans, which are provided for under clause C2.7 of the Code. Restrictions apply to the driveways in designated pedestrian priority streets to protect pedestrian and traffic safety and amenity.

Parking precinct plans and pedestrian priority streets are identified by overlays in the relevant LPS.



C3.0 Road and Railway Assets Code

The Road and Railway Assets Code seeks to:

- protect the function of roads based on a strategic road hierarchy;
- incorporate best practice engineering standards and traffic impact assessments into the decision-making process; and
- protect existing and future road and rail corridors from incompatible use and development and to ensure long term corridor viability.

The Code provides three overlays which are applied through the LPSs:

- Road or railway attenuation area;
- Future major road; and
- Future major railway.

The Code applies to proposals for use and development that will increase traffic generation, require a new vehicle crossing, junction or level crossing, or involve development for sensitive use within a road or rail attenuation area.

The Use Standards address changes in traffic generation impacting the road or rail networks and require traffic impact assessments to be prepared where the Acceptable Solution standards cannot be met.

The Development Standards control development of sensitive uses within a road or railway attenuation area or in proximity to future major roads and future major railways, and subdivision for sensitive use within the road or railway attenuation area.

C4.0 Electricity Transmission Infrastructure Protection Code

The Electricity Transmission Infrastructure Protection Code seeks to protect major electricity transmission infrastructure assets, future assets and corridors, as well as ensuring use and development near this infrastructure does not adversely affect its safe and reliable operation.

The Code provides for four overlay maps that have application consistent with TasNetwork's assets maps:

- electricity transmission corridor (including the inner protection area);
- substation facility;
- substation facility buffer area; and
- communications station buffer area.

The overlays are applied through the LPSs to the transmission corridors (including inner protection areas) and substations and communications stations, as well as identified buffer areas around them.



The Use Standards seek to minimise land use conflict arising from sensitive use being impacted by the substations. The standards also protect the corridors and facilities from identified non-sensitive use that may impede the operation of the infrastructure through the generation of dust and other particles if it is located in proximity to corridors or substations.

The development standards seek to control the location and height of buildings and works to avoid interference with the operation of the corridors, substations and communications facilities. Separate standards apply to subdivision within the corridors and substation and communications buffer areas to control the location of future development in relation to the transmission corridor's inner protection area and the substations and communications facilities.

C5.0 Telecommunications Code

The Telecommunications Code incorporates the Federal Government policy position governing low-impact facilities through the Commonwealth legislation, the Telecommunications Act 1997 and the Telecommunications (Low-Impact Facilities) Determination 2018.

Many minor telecommunications facilities are regulated by the overriding provisions of the Telecommunications (Low-Impact Facilities) Determination 2018 and are exempt from planning control, provided the facility is not located in an area of environmental significance. Examples of low-impact facilities includes radio or satellite terminal antenna or dishes with restricted dimensions, underground cabling and public pay phones. These are exempt under clause 4.2.6 of the SPPs.

The Code Applies to all other telecommunication facilities, including towers higher impact facilities to minimise their visual impacts on the surrounding area.

C6.0 Local Historic Heritage Code

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. It also regulates development to minimise impact on the values, features and characteristics of significant trees. The Code does not apply to Aboriginal heritage values as these are managed through the Aboriginal Heritage Act 1975.

The Local Historic Heritage Code does not apply to a State heritage listed place entered on the Tasmanian Heritage Register (THR). The State heritage listed places are managed and protected under the Historic Cultural Heritage Act 1995. 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.

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.



The Code utilises code lists as well as mapped overlays to identify places and precincts subject to assessment under the Code. The code lists and overlays are contained in the LPSs. The Code allows for THR places to be listed in the code lists, however the Code's standards do not apply to these listings.

The development standards provide for a range of controls to limit impacts of development on the values and significance of local heritage places, local heritage precincts, local historic landscape precincts, and in places or precincts of archaeological potential. The development standards also limit the impact on significant trees listed in the LPS.

C7.0 Natural Assets Code

The Natural Assets Code aims to minimise impacts on the natural values of inland water bodies (watercourses, wetlands and lakes), coastal areas and identified priority vegetation and threatened fauna species.

The purpose of the Code aligns with the objectives of the LUPA Act in considering the effects on the environment and promoting the sustainable development of natural and physical resources while maintaining ecological processes and genetic diversity. The Code also incorporates principles of the *State Policy on Water Quality Management 1997* and the *State Coastal Policy 1996*.

The Code applies to land within the following overlays in the LPSs:

- waterway and coastal protection area (applying buffers to watercourses, wetlands and lakes and the coast or tidal waters);
- future coastal refugia area; and
- priority vegetation area.

The waterway and coastal protection area overlay applies to land within a specified distance from Class 1 to 4 watercourses, which include Ramsar wetlands. Class 1 watercourses includes lakes and tidal waters (the coast). The distances are based on those in the Forest Practices Code. A guidance map was prepared to assist councils preparing the overlay map for their LPS. More information on the overlay is contained on [LISTmap](#).

The future coastal refugia area overlay relates areas identified for the potential landward retreat of coastal habitats such as saltmarshes and tidal wetlands as a consequence of predicted sea level rise. This aims to protect certain areas for important future saltmarsh and tidal wetland habitats. A guidance map was prepared to assist councils preparing the overlay map for their LPS. The guidance map is based on the Department of Premier and Cabinet (DPAC) sea level rise and 1% AEP storm surge height mapping for 2100. More information on the guidance map is available on [LISTmap](#).

As defined in the Code, priority vegetation comprises an integral part of a threatened native vegetation community under the *Nature Conservation Act 2002*, a threatened flora species, significant habitat for threatened fauna, or identified as native vegetation of local importance. The priority vegetation area overlays in



the LPSs have been prepared using data obtained from the Regional Ecosystem Model of Tasmanian biodiversity developed by Natural Resource Planning Pty Ltd.

Priority vegetation areas are not applied over zones characterised by significant urban development, such as the Inner Residential Zone, Business or Industrial Zones, or in the Agriculture Zone. This acknowledges that a strategic planning decision has been made to encourage development in these locations and avoids conflicts occurring between the purpose of the underlying zone and that of the Code. Clearing of priority vegetation in the Agriculture Zone is managed through the forest practices process under the *Forest Practices Act 1985*.

C8.0 Scenic Protection Code

The purpose of the Scenic Protection Code is to protect State's important scenic landscape values consistent with the objectives of the LUPA Act.

The values are mapped through a scenic protection area overlay or scenic road corridor overlay. The Code applies only to land within the overlay area.

Similar to the Natural Assets Code, the overlays can only be applied to compatible zones, which include non-urban areas, including rural zones, Landscape Conservation and Environmental Management Zones.

The Code does not apply to use, but the development standards of the address the removal of vegetation and the location and appearance of building and works.

C9.0 Attenuation Code

The Attenuation Code limits land use conflict arising between uses that have the potential to cause emissions, including noise, odour, vibration, gasses, dust or waste, with other uses.

The Code seeks to minimise adverse impacts on sensitive uses (e.g. houses), such as residential, that may arise from an emission generating use. Conversely, the Code also seeks to protect uses which have potential to cause emissions from being constrained by encroaching sensitive use.

The Code applies to all uses with potential to cause emissions that are listed in Tables C9.1 and C9.2 of the Code, including uses such as sewage treatment plants, poultry farms or cement works. An attenuation distance is applied to each of these uses, with the area determined by the type and extent of impact potentially associated with the emission generating use.

A mapped overlay may be applied to any of the uses described in Tables C9.1 and 9.2 showing the applicable area of attenuation in place of the generic distances in Tables C9.1 and C9.2.

Under clause C9.2 Application of the Code it is explained that the attenuation distances do not apply to activities in the industrial zones, Port and Marine and



Utilities Zones, reflecting that a higher level of impact is already anticipated in these zones.

The use and subdivision standards of the Code are used to control the location of new uses, in particular the separation between potentially emitting uses and sensitive uses consistent with the purpose of the Code.

Coastal Erosion Hazard Code, Coastal Inundation Hazard Code and Flood-Prone Areas Hazard Code

The Coastal Erosion Hazard Code, the Coastal Inundation Hazard Code and the Flood Prone Areas Code control use and development in areas subject to coastal erosion or inundation hazard across the State. The Codes seek to reduce risks to people and property, ensure use and development does not contribute to further risks and minimise costs associated with any adaption or protection response required in relation to the hazard.

Each of the Codes specifically provide Use Standards for critical, hazardous or vulnerable uses, which are defined under the Code, acknowledging that such uses may have the potential to further exacerbate potential risks or require a more significant level of emergency response.

C10.0 Coastal Erosion Hazard Code and C11.0 Coastal Inundation Hazard Code

The Coastal Erosion Hazard Code and the Coastal Inundation Hazard Code provide separate overlays for high, medium and low risk hazard bands, with a separate overlay provided for the respective coastal erosion and coastal inundation investigation areas. The mapping is based on that prepared by DPAC's Land Use Planning Project.

More information on these codes is contained in the State Planning Office's Coastal Hazards [Fact Sheet](#).

C12.0 Flood-Prone Areas Hazard Code

A single overlay is used for mapping the Flood-Prone Hazard Areas (particularly those known to be within the 1 per cent annual exceedance probability (AEP) level), which is based on any available Council data or former planning scheme maps. The Code may also be applied to land if the council reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.

Similar to the coastal hazard codes, the Flood-Prone Areas Hazard Code requires use and development achieve a tolerable level of risk, be capable of operating without the requirement for further hazard protection measures and avoid contributing to increased future risk.

C13.0 Bushfire-Prone Areas Hazard Code

The Bushfire-Prone Areas Hazard Code seeks to reduce risks to human life and property and minimise costs to the community arising from bushfire hazards.



Bushfire-Prone Areas are mapped in an overlay prepared by the Tasmanian Fire Service.

The SPPs only provide standards for assessment of hazardous or vulnerable uses, which are defined under the Code, and for new subdivisions. Other development is controlled through the [Building Regulations 2016](#) and the [Building Act 2016](#).

Hazardous and vulnerable uses must be able to achieve tolerable risk. The development standards for subdivision ensure adequate hazard management areas, emergency access and water supplies can be provided before future use and development of the land can be considered.

CI4.0 Potentially Contaminated Land Code

The purpose of the Potentially Contaminated Land Code is to limit the impact from contaminated land on human health and the environment.

Under the LUPA Act, SPPs must be prepared in accordance with State Policies.

The [National Environment Protection \(Assessment of Site Contamination\) Measure 1999](#) (the NEPM) sets out a framework for assessment of site contamination and the risk to human and ecological health and the methods for managing contamination.

The NEPM has effect as a State Policy in Tasmania under section 12A of the [State Policies and Projects Act 1993](#).

Contamination can create a risk to human health or the environment depending on the nature of the chemical substances used in an activity, the reactions and by-products from such substances and the extent and concentration of residual chemicals present on the land.

Potentially contaminated land is land that could have been contaminated by an existing or previous use. The activities that may cause a site to become contaminated are defined under the Code in Table CI4.2 and are based on those used by the Environment Protection Authority Tasmania (EPA Tasmania).

The Use Standards and Development Standards for Subdivision provide Acceptable Solutions where the Director of the EPA Tasmania or a person approved by the Director for the purpose of the Code, certifies that a particular use and development can proceed.

The Performance Criteria provide Discretionary consideration of applications not receiving this certification based on site assessments and management plans which are required to be prepared by suitably qualified persons.

Specific requirements apply to use and development on potentially contaminated land at Macquarie Point to align with the [Macquarie Point Development Corporation Act 2012](#).



C15.0 Landslip Hazard Code

The purpose of the Code is to manage risks to development arising from landslip hazard.

The hazard is mapped in an overlay containing high, medium-active, medium and low landslip hazard risk levels. Areas of known landslip hazard may also be subject to assessment through clause C15.2 Application of this Code.

Like the Bushfire Hazard Management Code, the Landslip Hazard Code operates in conjunction with the Building Regulations 2016 and the Building Act 2016. Assessment of certain development under the Building Regulations mean that development in the Low or Medium Landslip Hazard Band which requires a building authorisation is exempt from assessment under the Code.

Use standards control the establishment of critical, vulnerable or hazardous (as defined in the Code) within any of the landslide hazard risk bands, which all need to achieve a tolerable risk level or demonstrate that there is an insufficient increase in risk to warrant any specific measures. The Use Standards also ensure potential risks are not furthered by hazardous uses or that adequate emergency responses can be implemented for vulnerable uses.

The Development Standards including subdivision ensure future development can achieve a tolerable level of risk without contributing further to landslide risks.

C16.0 Safeguarding of Airports Code

The Safeguarding of Airports Code protects airports from encroachment from incompatible uses, provides for safe air navigation, and encourages use compatible with airport noise exposure patterns.

The Code is applied through the airport noise exposure area overlay and the airport obstacle limitation area overlay.

The Code seeks to control sensitive use within the airport noise exposure area and development within an airport obstacle limitation area.

The airport noise exposure area overlay applies to land within the 20 Australian Noise Exposure Forecast (ANEF) contour and all land within higher ANEF contours adopted for the relevant airport. The overlay may also take account of the N contours contained in the airport master plan.

The airport obstacle limitation area is 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.

The airport obstacle limitation area specifies height limits for development by reference to AHD. For Commonwealth-leased airports, such as the Launceston and Hobart airports, any development that extends beyond the defined heights requires approval from the relevant Commonwealth authority.



Local Provisions Schedule Requirements

The structure, format, content requirements for each LPS form part of the SPPs under clause LPI.0 Local Provisions Schedule Requirements. The LPS templates that are required for each municipality are provided under Appendix A of the SPPs. Clause LPI.0 requires LPSs to be prepared to conform to the templates provided under Appendix A.

LPI.0 Local Provisions Schedule Requirements.

Clause LPI.0 contains formatting, structure, drafting, content and application requirements for the following:

- LPI.1 Local Provisions Schedule Structure and Numbering;
- LPI.2 Zone Maps;
- LPI.3 Local Area Objectives;
- LPI.4 Particular Purpose Zones;
- LPI.5 Specific Area Plans;
- LPI.6 Site Specific Qualifications;
- LPI.7 Code Overlay Maps;
- LPI.8 Code Lists in Tables;

The instructions provided under each of the clauses above and in Appendix A determine the information that should be included in an LPS and how it should be displayed to ensure consistency within the TPS across all municipalities.





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