

Tasmanian Planning Scheme

Infrastructure Zones – Fact Sheet

Purpose

This fact sheet gives an overview of the zones in the Tasmanian Planning Scheme for infrastructure uses.

What is a zone?

A zone groups land that has one main use or purpose in common.

What do the infrastructure zones do?

The infrastructure zones provide for our main roads, railways and shipping port facilities, and other major infrastructure sites like water supply reservoirs and treatment facilities, wastewater treatment facilities, and electricity generation facilities and substations. There are two infrastructure zones in the Tasmanian Planning Scheme:

- Utilities Zone
- Port and Marine Zone

The Utilities Zone is coloured bright yellow and the Port and Marine Zone is coloured sky blue.

As with all zones, they are applied to identify the locations of existing and future infrastructure facilities. The Utilities Zone is applied to our main utilities like roads, railways and water, sewerage and electricity sites. It also provides for major recycling and waste management sites, and transport depot and distribution and vehicle parking. The Port and Marine Zone applies to our major shipping ports and marinas.

Where do infrastructure zones apply?

The Utilities Zone applies to all State-owned roads (e.g. major highways) and railways and major local roads, along with significant utility sites like TasWater wastewater treatment plants, water supply reservoirs and treatment facilities, TasNetworks electricity substations, Hydro Tasmania electricity generation sites, and some waste disposal sites (e.g. Copping landfill site) and waste transfer stations.

The Port and Marine Zone applies to Tasmania's main freight ports like those operated by TasPorts at Bell Bay, Burnie and Devonport, major wharves (e.g. Selfs Point, Beauty Point, Stanley, Strahan and Lady Barron) as well as to marinas (e.g. Margate and Prince of Wales Bay).

Yacht clubs are considered to be recreational facilities and are not within the Port and Marine Zone. Some other port facilities are located in industrial zones (e.g. Port Latta).

Can anything else happen in the infrastructure zones?

Because of the specific purpose of the infrastructure zones, there are fewer compatible uses than in other zones.

Utilities often require a buffer zone to afford protection to other uses. For example, most wastewater treatment plants have a buffer to protect surrounding landowners from smell. There are some discretionary uses listed for the Utilities Zone, including emergency services, storage, and sport and recreation and tourist operations like those associated with some Hydro Tasmania lakes.

In the Port and Marine Zone there is a wider range of permitted and discretionary uses. Most of the permitted uses, like business and professional uses, are qualified. They must relate to a marine purpose. For example, a marine surveyor, a ships chandler or a sailing school would be a permitted use, but not a land surveyor, a homewares store or a dance school.

Discretionary uses in the Port and Marine Zone include food services, storage, tourist operation, visitor accommodation and vehicle parking. Qualified uses include resource processing, storage, and sport and recreation.

Do I need a planning permit?

If your proposed development falls into the permitted or discretionary category of the use tables in either zone, you will need to apply for a planning permit.

Proclaimed wharf areas have special allowances under Section 11 of the *Land Use Planning and Approvals Act 1993*. These are wharf areas that have been proclaimed under former legislation. A permit is not required for port and shipping uses and developments in proclaimed wharf areas as specified in Clause 7.8 of the Tasmanian Planning Scheme. Proclaimed wharf areas are located at Bell Bay, Burnie, Devonport, Grassy (King Island), Hobart Port, Inspection Head (Beauty Point) and Lady Barron (Flinders Island).

What can I build?

The development standards in each zone have requirements on matters such as building height and setbacks. Development must meet either the acceptable solutions or the performance criteria listed in the zone development standards.

For more information

If you are looking for specifics about infrastructure zoned land in your area, contact your local council.

If you want general information about the infrastructure zones and their application, you can read Sections 25 and 26 of the Tasmanian Planning Scheme.

If you have general questions about the zones, contact:

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