

Tasmanian Planning Scheme

Environmental Zones – Fact Sheet

Purpose

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

What is a zone?

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

What do the environmental zones do?

There are two main zones that primarily consider environmental issues and protect environmental values. These are the:

- Environmental Management Zone (EMZ)
- Landscape Conservation Zone (LCZ)

However, it is well understood that environmental issues and values are present across many of the zones in the Tasmanian Planning Scheme.

The purpose of the EMZ is ‘the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.’ The LCZ complements this because its purpose is ‘the protection, conservation and management of landscape values’.

While the protection of environmental and landscape values is the main purpose of both zones, they also allow for a range of compatible use and development.

Where do the environmental zones apply?

The EMZ is generally applied to public lands. For example, all of Tasmania’s 19 national parks carry this zoning. More specifically, the EMZ 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 and
- coastal areas below high-water mark

which generally comprises Crown land.

The EMZ may also be applied to private land where use and development should be limited because of its values. The EMZ is also applied to some land that is significantly impacted by natural hazards such as landslides.

The LCZ is generally applied to private land where the main purpose of the zone is the protection of landscape values, like large areas of bushland or areas of important scenic value. Some land previously zoned Environmental Living under interim planning schemes has been included in the LCZ. The LCZ is based on similar zones from planning schemes that existed prior to the interim planning schemes.

Can anything else happen in the environmental zones?

Both zones allow passive recreation and the management of natural and cultural values as uses that support the protection of environmental values.

There are a range of other uses compatible with both zones.

The most common query about these zones is whether people can build a house in these areas. The LCZ permits a single house within an approved building area/envelope on a sealed plan, or a home-based business in an existing residence. A house that is not within a designated building area may be approved if impacts on the landscape values are minimised. This would be a Discretionary application.

Housing in the EMZ is generally limited to the accommodation of essential reserve management staff, not for general residential use.

Given the major role of nature-based tourism in Tasmania, both zones include a variety of tourism-based uses and visitor accommodation uses. More uses are allowable in the EMZ, but only if authorised by the managing authority for reserved or other Crown land. There is a separate by approval for this. The LCZ permits a small range of Discretionary uses that normally occur in rural areas. This includes lower impact agricultural uses (Resource Development Use Class) and uses that contribute to community development, such as public halls or churches, small scale cafés and the like.

Do I need a planning permit?

It is highly likely that you will need a planning permit for use or development in these zones. Both zones control the extent, design, and location of development to minimise impacts on environmental values.

Because the EMZ is largely applied to reserved or Crown land many of the requirements rely on permission being granted under separate management systems. The [Reserve Activity Assessment](#) (RAA) will assess and approve matters on Crown land, specifically considering the environmental impacts of a proposal. This is done by the Department of Natural Resources and Environment. The EMZ permits proposals authorised under the RAA process and avoids duplicating this assessment process.

Detailed [management plans](#) guide the management of many of Tasmania's reserves. Schedule One of the *National Parks and Reserves Management Act 2002* gives a list of different reserve types and the goals for their management. [Tasmania's reserve listing is available on the Parks and Wildlife Service website.](#)

What can I build?

The use and development standards for both zones set out requirements for height, size, colour, setbacks and visual impact.

For more information

If you need more information about a specific lot and what you can build, contact your local council.

If you need more information about a specific reserve or the RAA process, contact the Department of Natural Resources and Environment.

If you have general questions about the environmental zones, contact the State Planning Office.

The State Planning Office

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