

Tasmanian Planning Scheme

Industrial Zones – Fact Sheet

Purpose

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

What is a zone?



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

What do the industrial zones do?

Industrial zones identify land that is most suitable for the location of manufacturing, processing, repairing and storage and distribution businesses. They are distinct from other business zones for commercial and retail operations, and for rural enterprises. There are also fact sheets for these zones.

There are two zones for industrial use in the Tasmanian Planning Scheme.

Table 1: Purposes of industrial zones

Zone	Main purpose	Examples
Light Industry 	For businesses that make or repair goods, process materials or store and distribute goods, e.g. carpentry and joinery, commercial bakery, self-storage units.	Derwent Park, Mornington, Connector Park in Launceston, Camdale in Burnie, and Spreyton and Quoiba near Devonport
General Industry 	As above but where there may be more substantial impacts on neighbours, e.g. metal fabrication and processing, saw milling.	Industrial areas at Bell Bay, Nyrstar Hobart Smelter, Cadbury factory, Brighton Transport Hub, Port Latta, the Launceston Airport TRANSlink precinct, Birralee Road industrial area at Westbury and the main industrial areas in Burnie

The types of uses that occur in both industrial zones are similar. Heavier industries and those most likely to cause impacts are more likely to occur in the General Industrial Zone. In addition to these zones, there are two other zones that are widely considered to be industrial in nature. These are for port facilities (the Port and Marine Zone) and for infrastructure utilities (the Utilities Zone.). Please refer to our fact sheet on infrastructure zones for further information. The Commercial Zone can also have some lower impact industrial uses, like service industries (for example, motor repairs and panel beating) and storage facilities (for example, self-storage and warehousing).

Some of the state's major industrial areas are in the north. They take advantage of the proximity to Melbourne through the ports established at Devonport (originally in the nineteenth century), and then later at Burnie and Bell Bay. In the southern part of the state, most industrial activity is centred around Hobart and surrounding areas or specific industries. Most larger towns include industrial areas where the zones are applied.

Industrially zoned land is not extensive in land area compared to other zones, for example, rural zoned land, and they are often located near major transport hubs. The exception to this is land zoned for infrastructure utilities, which often takes a linear form to accommodate lines and pipes in networks.

The supply of industrial land is regularly assessed due to its importance in providing employment and services for the community. This usually takes place during regional planning reviews, when a holistic view of needs can be gained.

Where do the industrial zones apply?

These zones occur in all planning schemes across Tasmania.

Can anything else happen in industrial zones?

No new residential development is permitted in the industrial zones, and the use standards require that all businesses take measures to lower their impact on neighbouring residential areas.

There is a variety of discretionary uses allowed in the industrial zones, including those that support or complement industrial activity. For example, cafes and corner stores providing lunches for workers, some sports facilities like gyms and other indoor facilities, and some bulky-good retailing like hardware stores, timber yards and landscape suppliers. Similarly, in the Port and Marine Zone, cafes are allowed, along with sales and services for boat sales and marine repair, such as chandleries, and aquatic sports facilities. These uses all support the primary use of the zone.

The Utilities Zone has the fewest number of additional uses.

Other issues

Some industries that locate in industrial areas are polluting in nature. Emissions from industry in the nineteenth century helped to create zoning, as a way of limiting exposure.

In addition to the requirements of the *Land Use and Planning Act*, many industries must also comply with the *Environmental Management and Pollution Control Act 1994*. This is administered by the Environmental Protection Authority (EPA Tasmania). Their website provides information on the assessment processes that apply to certain activities (Level 2 activities): [Assessment Process | EPA Tasmania](#). EPA Tasmania is also the independent regulator of many industrial activities across Tasmania: [Regulation | EPA Tasmania](#).

Do I need a planning permit?

The use tables of your local government's planning scheme will say which uses are permitted and which are discretionary. All permitted and discretionary uses require a planning application.

What can I build?

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

For more information

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

If you want information about environmental impact assessment processes contact the EPA.

If you want general information about industrial zones and their application, you can read Sections 18 and 19 of the Tasmanian Planning Scheme at www.planningtasmania.tas.gov.au

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Date: February 2024