

Comparison of selected zones

The information below relates to Planning Permit requirements only. It does not affect separate requirements under the Building Act 2016.

	Environmental Living Zone (ELZ)	Landscape Conservation Zone (LCZ)	Rural Living Zone (RLZ)	Kingborough Bushland and Coastal Living Zone
	Not available in the Tasmanian Planning Scheme			(Particular Purpose Zone)
Zone Purpose	Provides for residential and other uses and development in areas that have natural and landscape values.	Focuses on landscape protection and allows other compatible uses (including residential uses).	Supports rural-residential use, but it provides more scope for other land uses. The purpose includes the retention of natural and landscape values; however, there are no controls in the zone code.	Provides for residential use and development in a manner that balances residential amenity with natural and landscape values in a bushland and coastal setting. Also provides non-residential use or development that is compatible with the residential amenity, natural and landscape values in a bushland or coastal setting.
No Permit Required Uses (The No Permit status can only be maintained if all applicable 'Acceptable Solutions' are met in relevant zones and codes).	Natural and cultural values management, passive recreation, minor utilities (underground), home-based childcare.	Natural and cultural values management, passive recreation.	Natural and cultural values management, passive recreation, single dwelling, grazing, minor utilities.	Natural and cultural values management, passive recreation and single dwelling (only if in a building area on a sealed plan otherwise permitted).
Permitted Uses (The Permitted status can only be maintained if all applicable 'Acceptable Solutions' are met in relevant zones and codes).	Single dwelling, home-based business, visitor accommodation.	Single dwelling (only if within building area on a sealed plan otherwise discretionary), home-based business, minor utilities.	Home-based business, visitor accommodation.	Single dwelling, home-based business, minor utilities and visitor accommodation.
Discretionary Uses (It means that a Planning permit application is required. If it fails to meet the status of No Permit or Permitted).	Churches, craft centres, public halls, fire station, café/restaurant (limited to listed properties), crop production on cleared land, tourist operations (limited to listed properties), other	Community Meeting and Entertainment if for a place of worship, art and craft centre or public hall, Domestic Animal Breeding, Boarding or Training, Emergency services, Food services	Business and Professional Services if for a veterinary, Community Meeting and Entertainment if for a place of worship, art and craft centre of public hall, Domestic Animal Breeding, Boarding or Training, Education and	Place of worship, arts and craft centre, public hall, domestic animal breeding, boarding or training if on predominantly cleared land, emergency services, food services (<200m ²), general retail and hire if associated

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	utilities (not listed as NPR).	(limited to 200sqm), General Retail and Hire if for a Tourism Operation, Residential if for a single dwelling, Resource Development if not for intensive animal husbandry or plantation forestry, Sports and recreation if for an outdoor recreation facility, Tourist Operation, Utilities, Visitor Accommodation	Occasional Care if for a childcare centre, primary school or existing respite centre, Emergency services, Food services (limited to 200sqm), General Retail and Hire for primary produce sales, sales related to Resource Development or a local shop, Manufacturing and Processing if for alteration or extension to existing Manufacturing and Processing plants, Resource Development if not for intensive animal husbandry or plantation forestry or not listed as NPR, Resource Processing if not for an abattoir, animal sales yard or sawmilling, Sports and recreation if for an outdoor facility, Utilities if not listed NPR, Vehicle Fuel Sales and Service.	with an existing use, agriculture use, crop production or grazing on predominantly cleared land, resource processing if not for an abattoir, animal sales yard, fish processing or sawmilling, tourist operation associated with an existing use and utilities (not listed no permit required).
Visitor Accommodation Controls	Must be in existing building, max 160m ² . Discretionary considerations are available under the performance criteria and are primarily focused on residential amenity.	Must be in an existing building, max 300m ² . Discretionary considerations are available under the performance criteria and are primarily focused on the protection of landscape values.	Must be in an existing building, max 200m ² . Discretionary considerations are available under the performance criteria and are primarily focused on the protection of residential amenity.	Must be in an existing building, max 200m ² . Discretionary considerations are available under the performance criteria and focused on compatibility with the residential amenity, natural and landscape values in a bushland or coastal setting.
Natural and Landscape Values when considering new uses	Not stated in a specific discretionary clause, but all use and development must generally respond to natural or landscape values as per the zone purpose and design provisions.	Discretionary uses must be compatible with landscape values, considering the nature, scale and extent of the use, and measures to minimise or mitigate impacts.	Discretionary use must not cause an unreasonable loss of amenity to adjacent sensitive uses, but landscape impact is not a required consideration.	Discretionary use must be compatible with the residential amenity, natural and landscape values in a bushland or coastal setting.
Minimum Lot Size	There are no minimum lot size requirements, but density controls apply – 1 lot per 10ha and 1 per 20ha on Bruny Island.	Minimum lot size requirement of 50ha with the possibility of creating smaller lots but not less than 20ha.	Minimum lot size requirement depends on the zone subcategory: Area A = 1ha, Area B = 2ha, Area C = 5ha, and	Minimum lot size requirement of 10ha or 1 lot per 10ha under the discretionary provisions.

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			Area D = 10ha.	
Building Height (AS)	Max 7.5m with the potential to go to 8.5m under the performance criteria.	Max 6m with the potential to go higher under the performance criteria (no limitation stipulated).	Max 8.5m with the potential to go higher under the performance criteria (no limitation stipulated).	Max 7.5 with the potential to go higher under the performance criteria (no limitation stipulated).
Front Setback (AS)	30m	10m	20m	20m
Side/Rear Setback (AS)	30m	20m	10m	20m
Sensitive Use Buffer to Rural/Agriculture Zones	No specific distance provided.	200m	200m	No specific setback. Requires site-based considerations.
Design & Visual Impact Controls	No development on skylines/ridgelines unless unavoidable. Colour reflectance ≤40%. Buildings must be <300m².	No development <10m below ridgeline. Colour reflectance ≤40%. Site coverage ≤400m².	Site coverage ≤400m².	No development <10m below ridgeline. Colour reflectance ≤40%. Site coverage ≤400m².
Outbuilding Limits	Max 80m², height 6.5m, subservient to dwelling.	Assessed under site coverage and visual impact provisions.	No specific outbuilding standard; assessed under general setback and site coverage.	Assessed under site coverage and visual impact provisions.
Access & Roads	Min 40m frontage (no internal lots). New roads discouraged.	Min 40m frontage or 3.6m legal access.	Min 40m frontage or 3.6m legal access.	Min 40m frontage or 3.6m legal access.
Wastewater & Stormwater	Onsite systems required.	Onsite systems required.	Onsite systems required depending on location and zone subcategory.	Onsite systems required.
Subdivision – Services	No requirement for reticulated water.	No water service required; access and fire safety considered.	Water service required if available within 30m (RLZ A/B); otherwise, onsite provision.	No water service required; access and fire safety considered.
Environmental Controls	Focus on minimising native vegetation removal and siting within building envelopes.	Controls to minimise native vegetation removal and siting to avoid landscape impact.	No detailed requirements.	Encourages development within a building area on a sealed plan or to avoid impact on natural and landscape values.