

Southern Tasmania

Regional Land Use Strategy

2026



SOUTHERN
TASMANIA
REGIONAL LAND
USE STRATEGY



Tasmanian
Government

Version Control

Version No.	Effective Date	Amendment No.	Description
1	11/09/2026	0	Declaration of the Southern Tasmania Regional Land Use Strategy 2026.

Acknowledgement of Country

We are honoured to acknowledge the Traditional Owners and caretakers of Lutruwita/Tasmania and the enduring relationship between Country and the Tasmanian Aboriginal people that breathes through the landscapes, waterways, seas, and skies.

We acknowledge and pay our deepest respect to Tasmanian Aboriginal Elders past and present, Community members and their families.

The strength of Elders has sustained Tasmanian Aboriginal families through knowledge sharing, stories, and cultural practices over many generations; just as the strength of the string woven from the grasses of the country, the connection cannot and will not be broken.

We recognise that Tasmanian Aboriginal people are the knowledge holders of Lutruwita/Tasmania and acknowledge the work we must do to understand and respect their lived experience when on Country.

We commit to our role as learners and understand that trust is earned through actions, not just words.

Tasmanian Aboriginal people history

Pre-invasion Nations



Tasmanian Aboriginal people lived within a complex social system that allowed them to thrive for over two thousand generations. Living within nine nations across Lutruwita/Tasmania, comprising clans and family groups, Aboriginal people were the custodians and law keepers of their respective Country.

They respected cultural protocols and ceremonies and negotiated with each other for cultural items and resources. A critical element of the all-life reciprocal ecosystem in Lutruwita, Aboriginal people lived in partnership with all living things, including the land, waters, seas and skies.

Just over 11,000 years ago, sea levels rose, covering the land bridge to mainland Australia and isolating Tasmanian Aboriginal people. A deep and prosperous relationship between people and Country developed, unique to the landscapes and climate of Lutruwita.

Tasmanian Aboriginal people connected with other nations as they travelled across their Country to care for and manage its resources. These gatherings started with ceremonies to remind each other of their cultural responsibilities, which are governed by the needs of Country and its seasons. Country informed its people when the appropriate times were to hunt and harvest food and when to heal through cultural fire.

This governance system continues today, although with the added challenges arising from increasing development and modernisation, impacts of climate change, and the pollution and waste generated by humans today.

Aboriginal rangers have demonstrated the value of cultural caring for Country practices by successfully restoring returned lands such as Preminghana and Truwana. Healing Country takes time; years of watching, learning, and culturally appropriate management are the right ingredients for rehabilitation.

Tasmanian Aboriginal people today

The survivors of the invasion of Lutruwita/Tasmania were the people of the Northeast Nation. They were removed from their Country and dispossessed of their rights and status as law keepers and were forbidden to practice culture or speak in language.

Today's Tasmanian Aboriginal people carry the responsibility for all lands, waters, seas and skies of Lutruwita. This responsibility is carried with deep respect for Ancestors.

The depth of cultural knowledge and the ongoing connection to Country have strengthened Tasmanian Aboriginal people to reclaim identity, culture and language, and aspire to have significant landscapes returned and be involved in the decisions that impact all of Country.

Protecting and preserving Aboriginal heritage is crucial for Tasmanian Aboriginal people and their ongoing connection to ancestral knowledge. Sacred living sites reveal the stories and practices of pre-invasion, allowing younger generations to connect with their culture. These areas offer insights into the physical, spiritual, and cultural lives of Ancestors.

Minister's Declaration

I, Kerry John Vincent, Minister for Housing and Planning, declare this regional land use strategy in accordance with section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act) and, having received advice from the Tasmanian Planning Commission, I am satisfied that it meets the requirements set out in section 5A(3A) of the Act.



The Honourable Kerry John Vincent MLC

Minister for Housing and Planning

11 September 2026

*This regional land use strategy came into operation on 11 September 2026, as notified in the Gazette.

Minister's Foreword

Southern Tasmania is a region defined by its remarkable natural landscapes, rich cultural heritage and strong, connected communities. Our mountains, waterways, coastlines, and rural environments shape not only the character of our towns and cities, but also the way we live, work, and move throughout the region. Protecting those values while planning for sustainable and orderly growth remains one of our most important responsibilities.

The region is changing. Our population continues to grow and evolve, bringing new expectations for housing, services, and community infrastructure. As household sizes shift and our population ages, we recognise the need for more diverse housing, services, infrastructure and community services. Our planning framework must respond with clarity, foresight, and flexibility.

At the same time, our infrastructure networks are under increasing pressure. Transport routes, public transport, utilities, community facilities, and essential services must keep pace with growth across both established suburbs and emerging areas. The Southern Tasmania Regional Land Use Strategy (STRLUS) provides a clear framework to guide investment and support the timely, efficient, and sustainable delivery of infrastructure.

Climate change is also reshaping the way we plan. Increasing bushfire risk, coastal hazards, extreme weather events and changing environmental conditions demand a coordinated and resilient approach. The STRLUS places climate readiness at its core, ensuring our settlements, infrastructure and natural systems are prepared for the challenges ahead.

The STRLUS reflects a commitment to partnership. It has been shaped through collaboration between the Tasmanian Government and the councils within the region, industry, and the people of Southern Tasmania. This partnership will continue as the Tasmanian Government works with councils, agencies, and stakeholders to coordinate and deliver the outcomes expressed in the STRLUS.

The STRLUS must also be a living document, ready not only to manage change, but to embrace it, recognising that sustainable growth requires balancing competing interests. A nimble strategy gives us the confidence to adapt with purpose, respond to shifting populations and new infrastructure demands, and seize opportunities boldly while staying true to our long-term vision. Grounded in strong evidence, regular review and genuine collaboration, the STRLUS can ensure Southern Tasmania can continue to grow in ways that honour the places and people we value.

Southern Tasmania is unique, diverse, and full of opportunity. The STRLUS is our shared roadmap for a future which protects what we treasure, responds to the challenges ahead and strengthens the communities we are proud to be part of. I am pleased to share this vision for the future and look forward to what we can achieve together.



Hon. Kerry Vincent MLC
Minister for Housing and Planning

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1. Introduction

1.1. Purpose of the regional land use strategies

Regional land use strategies (RLUSs) are an important part of the Tasmanian planning system. The RLUSs set strategic land use and planning directions over the short, medium and longer-term (up to 25 years) and the direction for how land use change, growth and development in Tasmania's regions will be managed. RLUSs are critical in achieving a regional vision by influencing and guiding matters such as:

- providing for the sustainable growth of our cities, towns, and villages so that we can enjoy a good quality of life
- protecting our natural environment so that we, and future generations, can continue to benefit from it
- planning for increased environmental hazard events and natural disasters arising from climate change, so our communities are more resilient to those events
- fostering sustainable economic development that allows our communities to prosper
- delivering the physical infrastructure and services we need cost-effectively and efficiently so our built environments remain healthy and liveable
- protecting our heritage so we can better appreciate the lessons of the past and create a stronger identity for our future
- empowering our communities so that they can develop sustainably in line with their goals and needs.

1.2. Southern Tasmania

The Southern Tasmania region (the region) is defined by the boundaries of the 12 council areas (Figure 1 and Figure 2).

The councils that make up the region are Brighton, Central Highlands, Clarence, Derwent Valley, Glamorgan Spring-Bay, Glenorchy, Hobart, Huon Valley, Kingborough, Sorell, Southern Midlands and Tasman. The region covers 23,377 square kilometres, more than a third of the area of Tasmania. Southern Tasmania is a 'regional area' for the purposes of the *Land Use Planning and Approvals Act 1993* (the Act).

1.3. Southern Tasmania Regional Land Use Strategy

The Southern Tasmania Regional Land Use Strategy (STRLUS) is one of three RLUSs in Tasmania and was first declared in 2011. This version of the STRLUS was prepared during 2023-2026 and replaces the STRLUS 2011. It was prepared through a collaborative process led by the Southern Tasmanian Councils Authority with the 12 councils of the Southern Tasmania region and the Tasmanian Government.

The STRLUS allows for land use issues that cross multiple local government areas to be addressed in a coordinated way. The STRLUS sets out a vision, statements of intent and outcomes for land use in the region over the next 25 years. It includes regional strategies that apply the Tasmanian Planning Policies (TPPs) and aim to achieve the vision, statements of intent and outcomes. The implementation plan outlines the actions that need to be taken to achieve the regional strategies over the next 10 years. Implementation of the STRLUS is a collective responsibility for the Tasmanian Government, councils, and infrastructure and service providers.

Figure 1 The Southern Tasmania region



Figure 2 The Southern Tasmania region (inset map)



1.4. Relationship to the Tasmanian planning system

The Tasmanian planning system is a framework for managing land use and development decisions ranging from individual development proposals through to broader strategic directions for the long-term use and development of land. The planning system enables both growth and change, as well as protection of the things that make Tasmania special, its liveable communities, unique natural environments and diverse economic opportunities. Through policies, strategies, and regulation, the planning system includes roles for all tiers of government, regulatory bodies and the community.

The Act sets the framework for the planning system. It forms part of the Resource Management and Planning System (RMPS) (Figure 3), which comprises key legislation, policy, and regulations to manage the sustainable use of natural and physical resources and land across Tasmania. All decision makers in the Act are required to further the RMPS objectives when making their decisions. The State Policies and TPPs are instruments that provide statewide direction on specific resource management and planning matters. While the State Policies have broader application than just the planning system, they have a key role in informing the subordinate planning instruments.

The TPPs are the highest level of comprehensive land use planning policy. They inform the content and scope of the RLUSs and the Tasmanian Planning Scheme (TPS), providing direction on:

- growth management
- environmental values
- environmental hazards
- sustainable economic growth
- physical infrastructure
- cultural heritage
- planning processes.

The RLUSs play a critical role in giving effect to the TPPs as relevant to regional planning matters, such as:

- where growth for houses, business, or industry should be directed
- areas of natural value or agricultural land that need to be protected
- planning for environmental hazards and impacts of climate change.

The TPS is a regulatory tool. It contains planning controls that regulate how land may be used and developed in each council area.

1.4.1. Statutory application of RLUSs

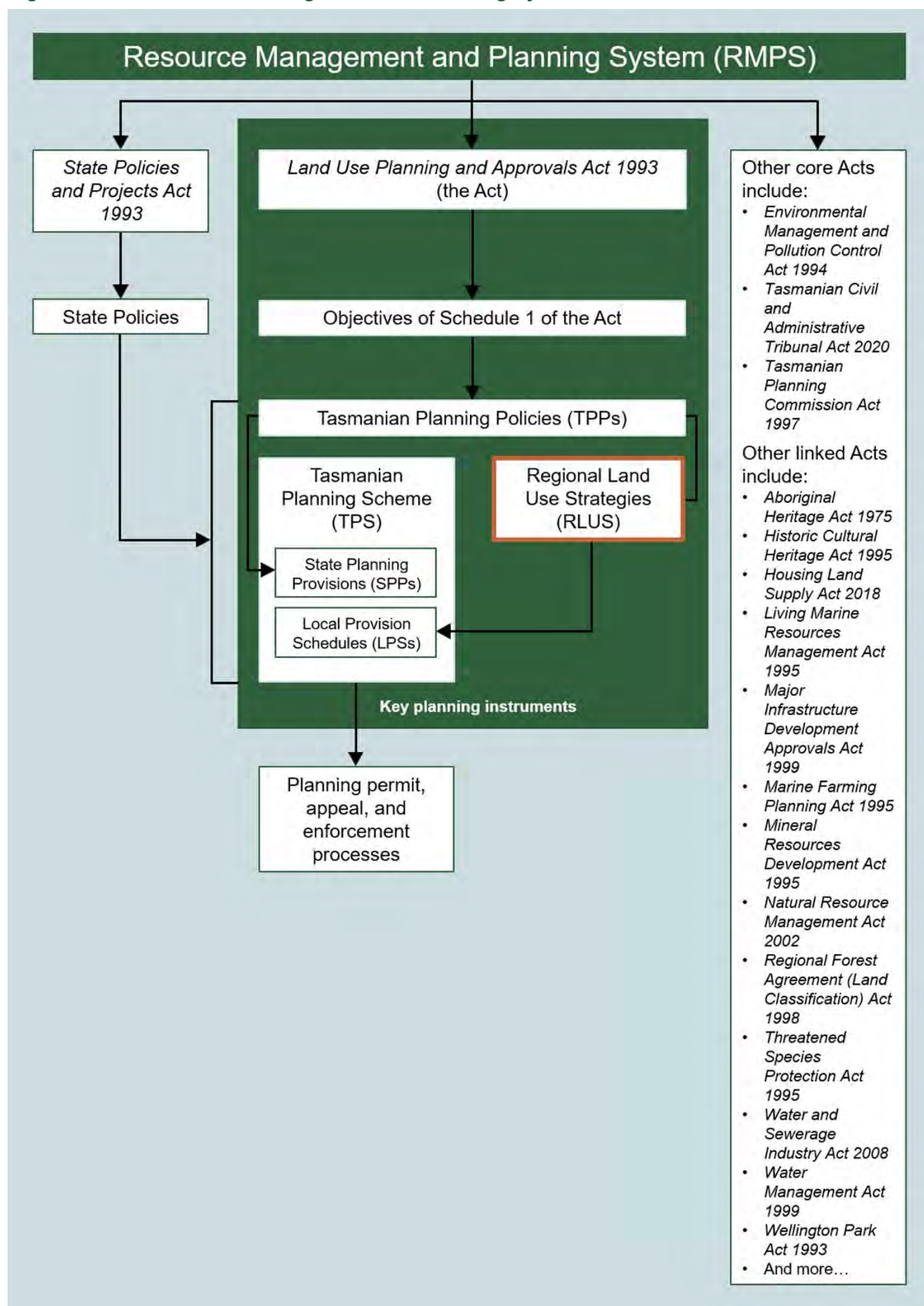
The Act requires that the Minister for Planning must declare RLUSs and sets out how they need to be prepared and amended. The Minister is required to consult with the Tasmanian Planning Commission, planning authorities and relevant State agencies and authorities before declaring or amending a RLUS.

RLUSs are planning instruments declared by the Minister under section 5A(3) of the Act. They apply the TPPs as relevant to strategic planning within their respective region and may identify local land use planning matters that require regional consideration and response where they further the objectives in Schedule 1 of the Act and are consistent with the State Policies and the TPPs.

RLUSs are primarily implemented through Local Provisions Schedules (LPSs) in the TSP. The Act defines LPSs and LPS amendments as 'relevant planning instruments'. Section 34 of the Act sets out the LPS criteria that 'relevant planning instruments'¹ must meet. Of relevance to RLUSs, section 34(2)(e) requires that a planning instrument is 'as far as practicable' consistent with the relevant RLUS. Section 34(2) also requires that a planning instrument is consistent with the TPPs and State Policies and furthers the objectives of Schedule 1 of the Act.

¹ Relevant planning instrument means a draft LPS, an LPS, a draft amendment of an LPS and an amendment of an LPS: *Land Use Planning and Approvals Act 1993* ss 34(1).

Figure 3 The Resource Management and Planning System



1.5. Operation of the STRLUS

1.5.1. Structure of the STRLUS

The STRLUS is divided into four main sections.

Section 1 Introduction provides:

- a description of the Tasmanian planning system and the role of the RLUSs
- background relevant to the preparation of the STRLUS
- an overview of Tasmania's and Southern Tasmania's population as relevant to the STRLUS.

Section 2 Vision – outlines the vision for Southern Tasmania that is to be achieved through the regional strategies, statements of intent and their associated outcomes. The vision section has been informed by the region shapers identified during the early consultation of the STRLUS preparation.²

Section 3 Regional strategies – the regional strategies outline the matters that planning should address for the STRLUS vision, statements of intent and outcomes to be achieved. The overview within each section provides context to the regional strategies outlined.

The section is organised for consistency with the TPP themes. Each regional strategy theme outlines the overarching statement of intent. When implemented, the regional strategies should deliver the outcomes associated with each statement of intent and therefore the STRLUS vision. The statements of intent and the outcomes to be achieved, which underpin the regional strategies in the proceeding chapters is provided in [Table 1](#).

The regional strategies that are relevant to a particular matter should be considered and applied in the context of the relevant statement of intent and outcomes. Notwithstanding, the regional strategies should be read in full across each of the themes in [Section 3](#) and considered and applied as relevant to a particular planning matter. It is not intended that greater weight be given to consideration of one regional strategy over another. Where there is a conflict between regional strategies in relation to a matter, regard must be had to the STRLUS outcomes, statements of intent and the vision, as well as the objectives of Schedule 1 of the Act, the State Policies and the TPPs to assist with the resolution of the conflict.

The STRLUS and its regional strategies should also be considered and applied in conjunction with the TPPs, having regard to the general application of the TPPs.

Section 4 Implementation provides an overview of:

- roles and responsibilities – a description of who is involved in implementing the STRLUS
- implementation of the STRLUS through local planning
- matters to have regard to when considering LPS amendments against the STRLUS
- the STRLUS Implementation Plan
- monitoring and review of the STRLUS.

² Southern Tasmania Regional Planning Project, *Southern Tasmania Regional Land Use Strategy State of Play Report* (Report, September 2024).

1.6. STRLUS context

1.6.1. The STRLUS and climate change

The Intergovernmental Panel on Climate Change predicts the following changes for Tasmania:

- significant change in rainfall patterns
- increase in storms, creating coastal erosion
- rise in annual average temperatures
- more hot days and heatwaves
- fewer frosts
- longer fire seasons and more days of high fire danger
- increased ocean acidification and water temperature
- rise in sea levels
- increased windspeed.³

Addressing the impacts of and responding to climate change requires a multi-pronged approach across many sectors including agriculture, forestry, transport, industry, energy and waste. However, land use strategies are a powerful tool in reducing emissions and increasing resilience to climate change. Strategies to reduce greenhouse gas emissions and increase resilience have been integrated throughout the STRLUS and include:

- promoting compact settlements to decrease reliance on private transport, increase active transport opportunities and reduce greenhouse gases
- reducing urban sprawl and greenfield development to protect our environmental values, which can act as carbon sinks and support increased resilience to climate change
- incorporating climate-responsive design such as green infrastructure and water-sensitive urban design into our cities, towns and villages, minimising the impacts of heat
- avoiding urban development on land impacted by natural hazards to reduce risk from climate change impacts such as flooding
- supporting renewable energy in the region to diversify the economy and reduce reliance on fossil fuels
- ensuring new infrastructure is planned to be resilient to extreme weather and projected climate change impacts.

These matters are addressed and given effect under the regional strategies in [Section 3](#).

³ Renewables, Climate and Future Industries Tasmania (ReCFIT), 'What are the projected climate change impacts for Tasmania?' (Web Page)

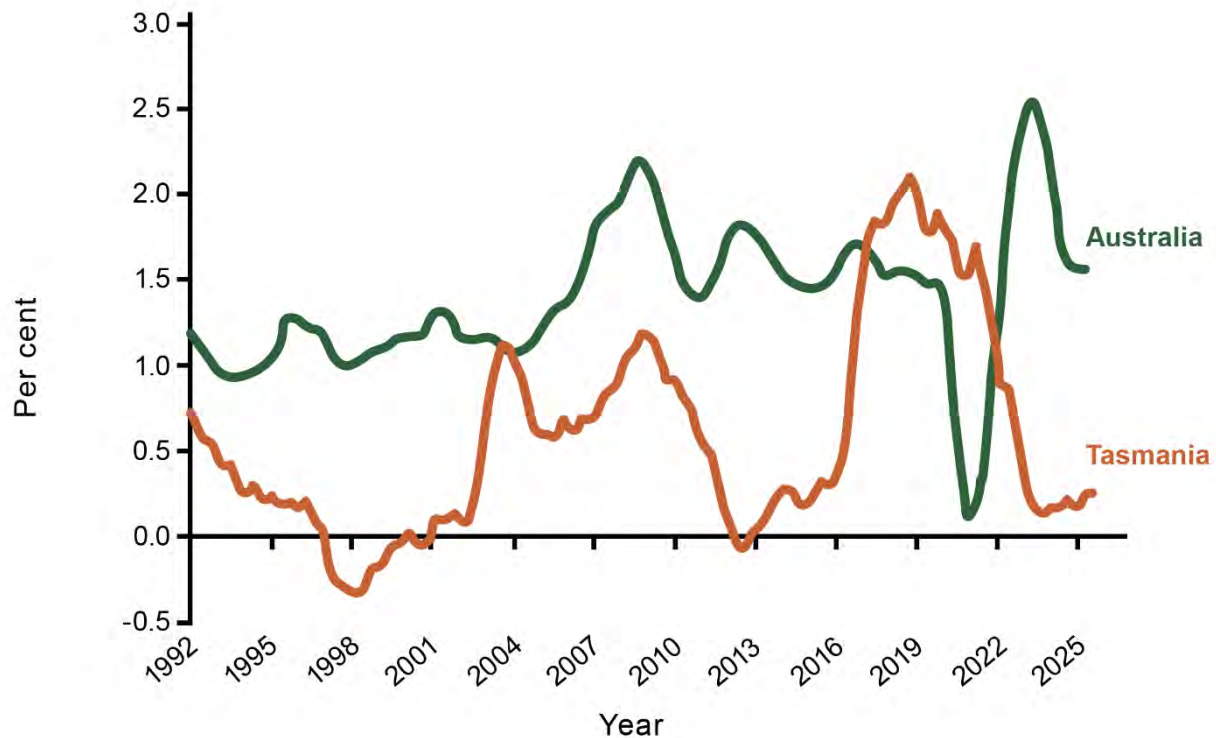
recfit.tas.gov.au/what_is_recfit/climate_change/adapting/projected_impacts#:~:text=Tasmanian%20temperatures%20are%20projected%20to,influence%20of%20the%20Southern%20Ocean>.

1.6.2. Population

Tasmania – a regional state

Over the past 25 years, Tasmania's population has grown from 473,000 in 2001 to 576,000 in 2025, but with wide variation in the rate of change. Growth rates have fluctuated from lows in some years to highs that exceed the national average (Figure 4).

Figure 4 Annual population growth rate in Australia and Tasmania since 1992



Source: Based on Australian Bureau of Statistics, *Australian Demographic Statistics, Jun 2019* (Catalogue No 3101.0, 19 December 2019); Australian Bureau of Statistics, *National, state and territory population, Dec 2025* (Catalogue No 3101.0 DO 001_202512, 18 June 2026).

Much of the change in Tasmania's population growth rate, including periods of low and high growth, have been heavily influenced by inward and outward migration, particularly from and to interstate, of younger working-age adults and families.

These population change trends likely show the migration of people from more regional areas to more urbanised areas, continuing long-term patterns of urbanisation. Tasmania continues to experience a long-term trend of outward migration of younger working-age adults and families. Overall, this results in an older population than in other states, with a current median age of 42.7 and 22.5 per cent of the population aged 65 and over, compared with Australia's median age of 38.4 and 17.5 per cent aged 65 and over.

Southern Tasmania – the primary destination

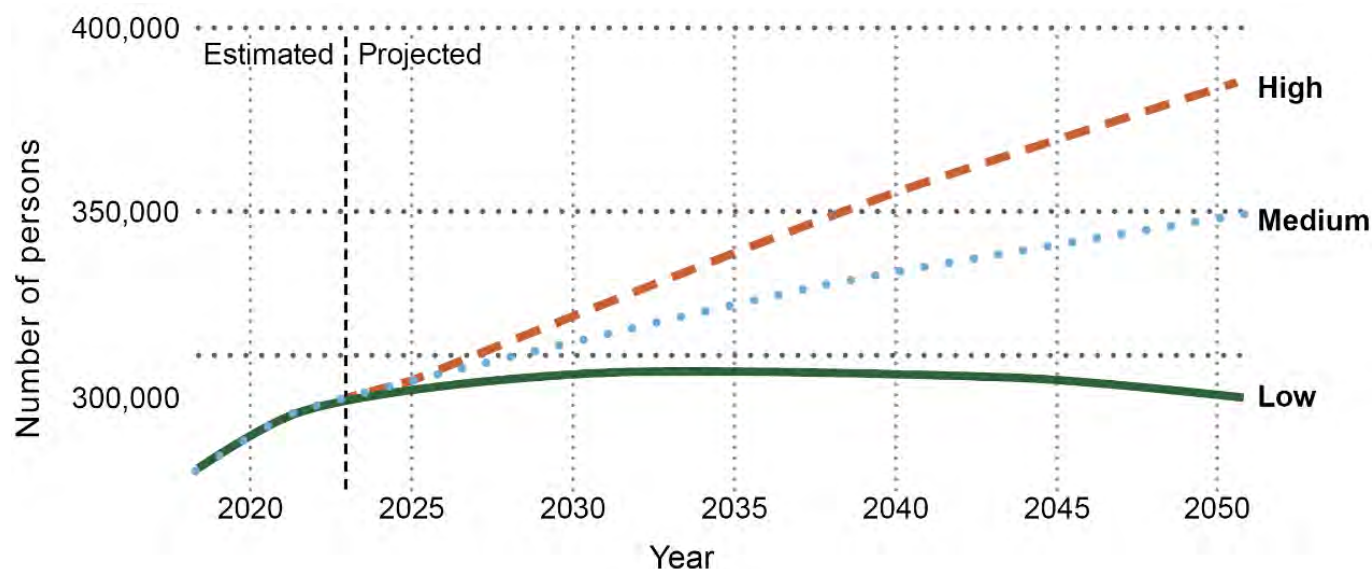
Changes to Southern Tasmania's population are consistent with state trends but leads the remainder of Tasmania in overall population growth. This is due to overseas migration inflows to the region as well, and its larger urban areas maintaining positive growth rates. These trends show that Southern Tasmania, particularly metropolitan Hobart and its surrounds, is the primary destination for inward intrastate, interstate and overseas migration, and the place people tend to migrate to first, prior to moving to other parts of the state.

Our population future – Tasmania and the southern region

Looking into the future, our projections and demographic modelling tell the story of a growing and ageing Southern Tasmania.

Southern Tasmania is expected to continue to grow for the next 25 years from around 300,000 people today to close to 350,000 by 2050 (Figure 5). However, growth is not anticipated to be consistent across the region's municipalities, with some areas likely to experience low to no growth, and others anticipated to experience medium to high growth.

Figure 5 Southern Tasmania's total population by projection and year



Source: Based on Department of Treasury and Finance, *TasPOPP 2024: Tasmanian and Local Government Area Population Projections – 2023 to 2053* (Final Report, May 2024).

National and international trends indicate that Tasmania's population will continue to age. Tasmania's median age is likely to reach 48, with the proportion of people aged 65 and over increasing to 29 per cent, by 2050.

Growth in Southern Tasmania is anticipated to be accompanied by a 50 per cent increase in people aged 65 and over from around 63,000, or 20 per cent of the population, in 2025 to around 92,000, or 26 per cent, by 2050.

As populations age and move into the later stages of the demographic transition, lower fertility rates lead to deaths exceeding birth rates. For Southern Tasmania, the medium series projections anticipate this transition occurring around 2038, after which continued population growth will be entirely dependent on migration.

Anticipating a higher proportion of residents who are generally older, means land use planning needs to prepare to meet their future needs, including the right types of housing, and health and aged care services in the right locations, supported by high-quality transport systems.

Planning should also seek outcomes that promote Southern Tasmania as an attractive place to live to increase inflows of younger working-aged adults to support our older population, and our future workforce and economic needs.

2. The vision and outcomes for Southern Tasmania

The vision for the next 25 years for land use, growth and change in Southern Tasmania is:

Land use growth and change across Southern Tasmania will be grounded in respect for our cultural heritage and history with a deep connection to Country. The region is committed to sustainably preserving its unique natural environment and ensuring communities are resilient to natural hazards and climate change.

Inclusive, equitable and diverse communities will thrive, supported by robust social services and infrastructure. Efficient transport networks connect key employment and economic hubs to facilitate the movement of people and goods.

A strong economy leverages the competitive advantages of the region and provides stable and diverse employment opportunities. The region's reputation nationally and internationally as a unique destination for visitors, and a producer of local goods, services and experiences is underpinned by its natural environment and respect for culture and community. Cultural respect, environmental stewardship, community resilience, inclusivity, support, connectivity and economic vitality come together to create a sustainable and prosperous future.

The vision is represented in [Figure 6](#) and [Figure 7](#).

Figure 6 Vision - Southern Tasmania to 2050

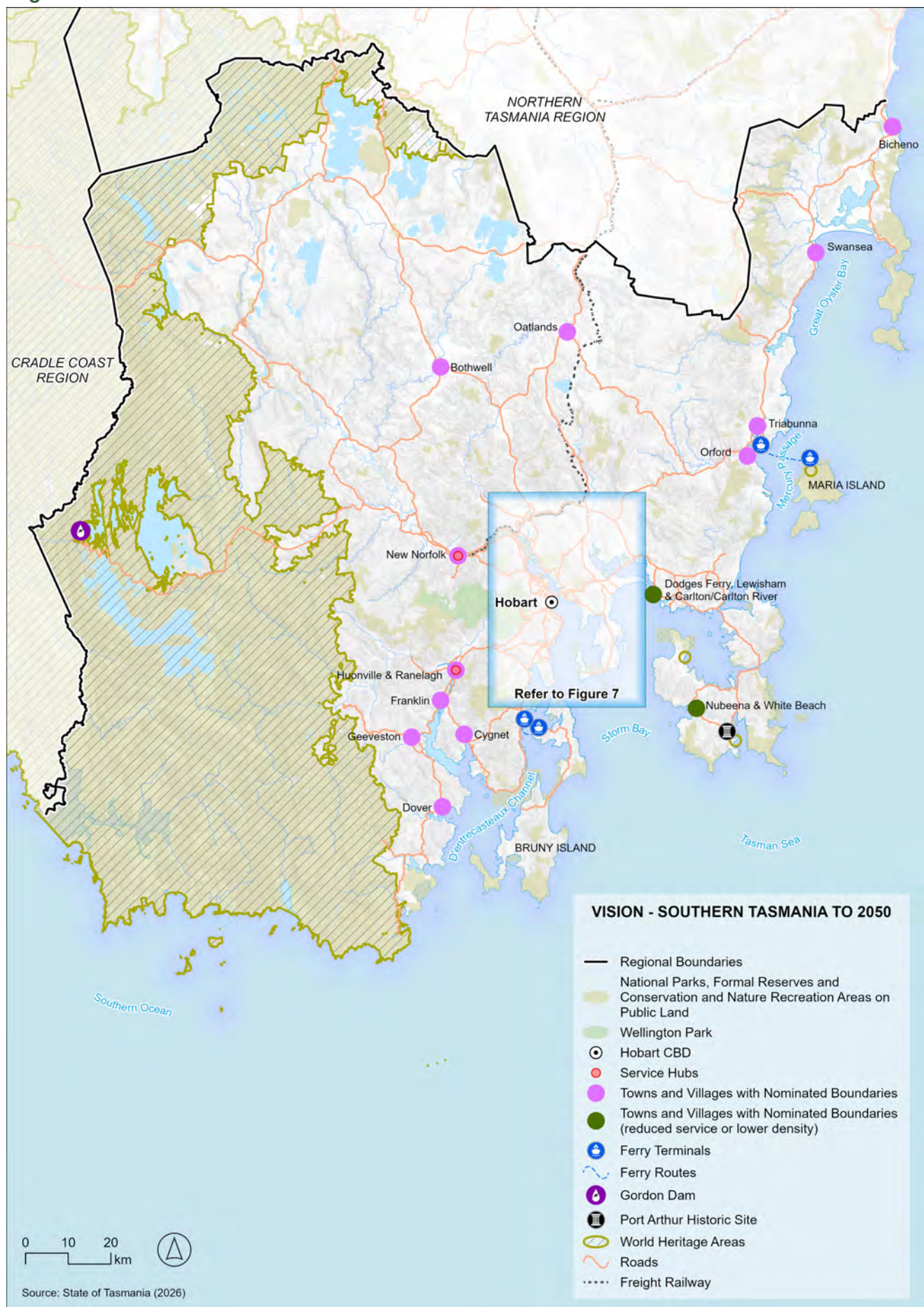


Figure 7 Vision - Metropolitan Hobart to 2050

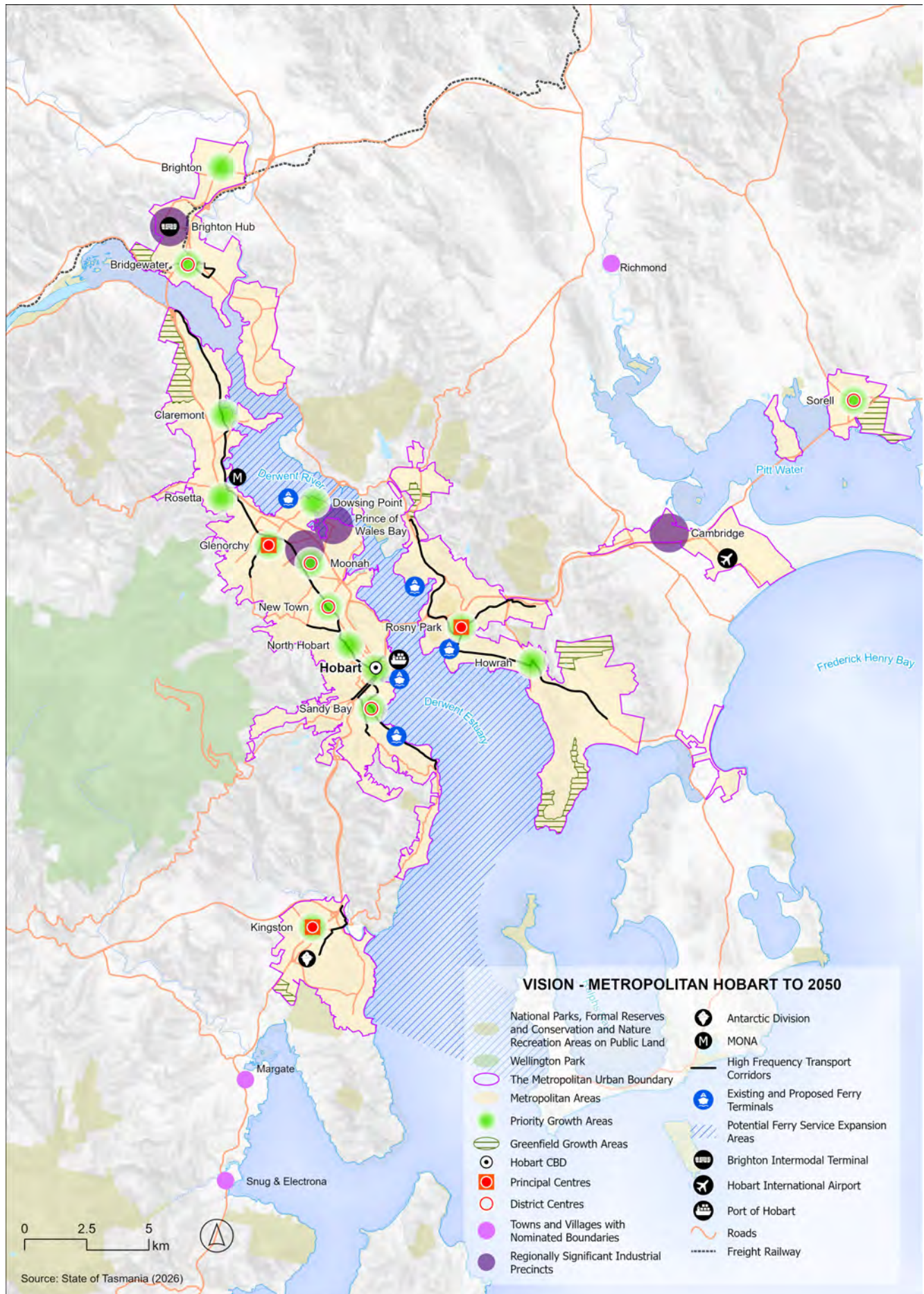


Table 1 **Statements of intent and outcomes**

	Statement of intent	Outcomes
	1. Growth management Cities, towns and villages grow sustainably and efficiently. Our communities are supported as they grow and change, and are diverse, connected and productive.	1.1. Housing is accessible, affordable and suitable for diverse and changing needs. 1.2. There is capacity for housing in the region to meet demand. 1.3. Housing is suitable, affordable and well located for key workers particularly in health care, education and emergency services, or for demand generated by other industries or sectors. 1.4. New housing is located to prioritise access to employment and services and to take advantage of active transport, open space and public transport networks. 1.5. Land use planning incorporates measures to promote community health and wellbeing. 1.6. Planning for new or expanded social infrastructure and services is aligned with where population growth is strategically planned across the region and considers the costs of and ability to deliver infrastructure and services that residents need. 1.7. Social services and infrastructure meet the changing needs of the community and their different age profiles in different parts of the region.
	2. Environmental values Land use and economic activity respect and respond sustainably to the region's unique natural environment and protects biodiversity, waterways, geodiversity, scenic character and coastal areas.	2.1 Growth and diversification of the region's economy, including creating more jobs and innovative industries, is supported by and respects the long-term health of the natural environment while building on the opportunities it creates for the region. 2.2 Patterns of land use change respond to climate change impacts on the environment and provide for sustainable outcomes that reduce the impacts of land use. 2.3 Development is well located and responsive to topography, natural systems and hazards. 2.4 Housing provision for a growing and changing population is balanced against the need to maintain the landscape and natural assets of the region.

	Statement of intent	Outcomes
	3. Environmental hazards The community is protected from and resilient to potential environmental hazards and changes to natural systems resulting from climate change and human activity.	3.1. Planning responds to and mitigates risks from environmental hazards and climate change when considering locations for growth and land use change. 3.2. Planning recognises the impacts of environmental hazards on infrastructure, access to services and facilities, and the movement of goods and people around the region.
	4. Sustainable economic growth Planning facilitates investment and supports a diverse, sustainable, and resilient economy underpinned by the region's unique environment, qualified and skilled workforces, infrastructure capacity, and accessible employment and economic precincts.	4.1. Hobart's role as Tasmania's capital city, largest and most diverse economic and employment hub is reinforced. 4.2. Growth and diversification of the region's economy uses natural assets sustainably. 4.3. The region's economy capitalises on education, training, research, innovation and collaboration in fields that are unique to the region and its particular strengths. 4.4. Centres, towns and villages across the region provide equitable and viable access to employment, shopping, entertainment, and social services. 4.5. New ways of production and combinations of activities that add value are embraced. 4.6. The region embraces digital technologies to support innovation and connectedness.
	5. Physical infrastructure Southern Tasmania invests in and prioritises infrastructure in its existing settlements, while new infrastructure is delivered in logical and sequential ways, supporting the equitable sharing of costs to provide for communities to prosper economically and socially.	5.1. Compact urban form, encouraging infill and densification, provides for efficient use of all infrastructure and services to improve social, environmental and economic outcomes. 5.2. Transport networks are integrated with where people live and work, and with the services and facilities that support their daily lives. 5.3. Activity is prioritised in growth areas and to improve access to activity centres, employment hubs and other modes of transport. 5.4. Freight movement networks provide access to key industry sites, industrial areas, ports and distribution hubs.

Statement of intent	Outcomes
 6. Cultural heritage Cultural heritage underpins the character of Southern Tasmania and connections between its people and the natural environment, particularly for Aboriginal people. Recognising, protecting, celebrating and sharing natural and built cultural heritage values is central to maintaining the region's environment, for thriving communities and the regional economy.	6.1. Planning respects the significance of cultural landscape values to the identity and character of Southern Tasmania, their influence on growth and economic activity, and their value to Southern Tasmania's people. 6.2. Pre- and post-colonisation history and cultural values of both Aboriginal and non-Aboriginal people are acknowledged.

3. Regional strategies

3.1. Growth management

Cities, towns and villages grow sustainably and efficiently. Our communities are supported as they grow and change, and are diverse, connected and productive.

3.1.1. Overview

Southern Tasmania is home to diverse communities. They operate through a system of regional and sub-regional networks from the capital city of Hobart to metropolitan Hobart's suburban centres, and from larger rural service hubs to small rural and coastal villages and hamlets. Supporting this network and the sustainability and viability of cities, towns and villages is critical to the prosperity and vibrancy of Southern Tasmania.

A critical element in planning for growth in Southern Tasmania is acknowledging that:

- although population growth is not consistent across all municipalities, the region's growth rate can quickly change from very low to higher than the national rate, meaning land supply needs to adapt quickly
- Southern Tasmania is the primary destination for people moving into or within Tasmania, and can grow even when other regions experience decline
- while the region is expected to grow, it will also age, placing demand on services and housing types that meet the needs of an older population
- if current birth rates trends continue, the region will be dependent on inward migration to meet workforce demands, meaning it will need to maintain or increase its attractiveness, relative to other states.

Population growth and the viability and diversification of Southern Tasmania's economy are interrelated but also highly variable, with periods of higher population growth linked to strong economic performance. The economic drivers that influence growth, however, are changing as some industries that support settlements decline while others grow. These changes impact our settlements, including tourism towns and villages, for instance, where up to 50 per cent of housing can be used as visitor accommodation.⁴ This places pressure on local housing markets, however, the contribution visitor accommodation makes to the tourist economy also needs to be acknowledged.

Southern Tasmania has typically seen an extended pattern of low-density residential development. This increases our exposure to natural hazards, places significant pressure on our natural environment and natural resources and increases the cost of delivering physical infrastructure and services including education, health and aged care.

Most houses across the region are single dwellings, and most new homes built between 2012 and 2023 were single dwellings built in new subdivisions on the fringes of metropolitan Hobart. This pattern of growth is expensive in terms of infrastructure and service provision and limits options for those wanting to choose smaller housing options. Southern Tasmania's changing population will have implications for housing requirements throughout the region, particularly reducing household sizes which are partly caused by the population ageing.

⁴ REMPLAN, *Southern Regional Tasmania Residential Demand and Supply Study* (Final Report, 20 February 2024).

Metropolitan Hobart has a strong influence on the region, and as urban areas expand, more people commute from surrounding towns to the Hobart central business district (CBD) and other employment hubs, and to access health care, education and entertainment. However, the inner urban precincts around the Hobart CBD and high frequency public transport corridors (HFPTCs) provide opportunities for infill, densification and renewal where services and employment can be more easily accessed.

Dispersed settlement patterns mean people must travel further to access employment, education, social services and conveniences. Combined with a growing population, this is causing cumulative metropolitan pressures, particularly on transport systems, and generating congestion on metropolitan Hobart's key access roads. It is less cost-effective and often impracticable to extend or improve public transport services to urban fringes or more remote locations, leading to more car use, poor access to public transport, and less active transport use. Transport costs and travel times are likely to be higher for households or individuals living on the fringe, and these costs can disproportionately affect those already experiencing social or economic disadvantage, or cost of living pressures. Certain land use patterns, however, can be used to encourage growth that is more sustainable, efficient and affordable. Prioritising housing in existing urban areas with established infrastructure and services and utilising existing capacities provides more cost-effective infrastructure provision and can manage growth more efficiently, compared to the expansion of physical and social infrastructure and services.

Like many areas in Australia, the affordability of housing in Southern Tasmania has become a significant challenge over recent years for communities, governments and housing providers, with costs to rent and purchase homes increasing substantially. These market conditions have impacted the supply of affordable homes for rent and purchase, increased homelessness and placed pressure on social housing and crisis accommodation.⁵

Pressures on housing affordability are likely to continue but can be addressed, in part, by maintaining land for new homes, prioritising diversity in housing types and sizes (Figure 8), and incorporating opportunities for social and affordable housing in local planning. Using existing capacity and cost-effective provision of social, as well as physical, infrastructure will also assist in addressing demand and reduce costs for households in accessing education, social services, employment and other opportunities.

Figure 8 Housing types in the region



Source: Based on Southern Tasmania Regional Planning Project, *Southern Tasmania Regional Land Use Strategy: State of Play Report* (Report, September 2024) 62.

⁵ Tasmanian Government, *Tasmanian Housing Strategy 2023-2043: Delivering more homes for a growing Tasmania and ending homelessness* (2023) 28-29.

Improved integration of land use planning with infrastructure planning and delivery will provide a more efficient supply of serviced, development-ready land that can respond more effectively to housing demand (Figure 9) and assist in addressing supply and affordability issues. The regional strategies for growth management are, therefore, closely linked with those for physical infrastructure and sustainable economic growth.

More compact and diverse land use within the metropolitan urban boundary, towns and villages will support decisions to invest in transport infrastructure, social infrastructure and service improvements. Equally, the cost and feasibility of development is influenced by balancing outward expansion of urban areas, towns and villages with infill and urban consolidation. While geographic scales and the quantum of growth are different between metropolitan Hobart and the towns and villages in other parts of the region, the economic, social and environmental benefits of consolidating growth relative to low-density outward expansion are common.

Metropolitan Hobart will continue to evolve, creating a bustling urban heart that benefits the whole region and strengthens its profile as Tasmania’s capital city. Growth within the metropolitan urban boundary will occur through well-designed density, with more diverse and consolidated housing in and around major centres, employment areas and HFPTCs. Towns and villages outside the metropolitan urban boundary will continue to contribute to what is uniquely Southern Tasmania, providing lifestyle options and critical services to residents and workers in rural and coastal areas, and underpinning the region’s tourism industry.

Figure 9 Housing forecasts for Southern Tasmania



Source: Based on Southern Tasmania Regional Planning Project, *Southern Tasmania Regional Land Use Strategy: State of Play Report* (Report, September 2024) 55.

Activity centres

Activity centres within metropolitan Hobart and across the region's towns and villages provide a focus for retail, commercial uses and offices, community and civic services, entertainment, or specialist goods and services. Activity centres across the region are diverse in their relative size and function and range in scale from the Hobart CBD and its capital city functions to the main streets of the region's rural towns and villages.

Economic activity benefits from co-locating with other complementary uses. Clustering commercial offices, research and education, retail and entertainment, and cultural facilities activates those centres and attracts people and investment into them. The co-location of complementary uses in activity centres provides people with a range of experiences and improves the viability of centres.

Together, the STRLUS growth management and activity centres regional strategies support consolidation of population around activity centres and HFPTCs to support the economic performance of those centres as well as the viability of the public transport infrastructure required to service activity centres and the broader community.

The way activity centres are categorised relates to activity centre size, diversity, role and function, as well as the geographic extent and size of their population catchment. Relationships to surrounding land uses and constraints to growth related to transport and infrastructure availability and capacity are also considered. Some activity centres within the metropolitan urban boundary also perform roles and functions related to surrounding rural and coastal areas.

Key components of the strategy for settlements and growth

The STRLUS identifies land within the Cities of Hobart, Clarence and Glenorchy and the municipalities of Sorell, Brighton and Kingborough as metropolitan Hobart and establishes a metropolitan urban boundary (Figure 10).

It also identifies the hamlets, villages and towns in the region and the roles and functions that those settlements serve (Table 3).

Activity centres are integral to role and function and the growth of metropolitan Hobart and the region's towns and villages.

Importantly, the growth strategy outlines growth management targets and limits and matters that should be considered in relation to the expansion of settlements.

The regional growth management strategies include mechanisms to facilitate more compact urban form, better use of infrastructure and access to employment, services, convenience needs, entertainment and recreation. They should be read in conjunction with those for activity centres (Section 3.1.2.3) to understand how the role and function of activity centres form an important consideration of how and where the region grows.

Establishing boundaries for metropolitan Hobart and for regionally significant towns across the region, limits outward growth beyond existing towns and villages, protecting the natural environment and agricultural land, and the need to extend infrastructure and services.

Not all towns and villages have a mapped boundary, and in these locations, the boundary is represented by the existing urban zoning. Growth in those towns and villages may still occur over the lifetime of the STRLUS and should be contained within the existing urban zoned land.

Some towns may be mapped with a reduced service or lower density township boundary. These boundaries generally apply to settlements with reduced levels of servicing, un-serviced settlements, or those subject to other constraints that restrict urban densities and other service or other land use efficiencies from being achieved.

Where significant areas of growth associated with towns and villages are proposed, they should be supported and coordinated by structure plans that set the framework for growth. Structure plans should be prepared in line with the TPPs strategies for structure plans and the STRLUS considerations for structure plans, outlined in [Appendix 1](#). They should also address matters as relevant to the particular growth area, the town, village or activity centre role, and the land use change proposed.

The following towns have a nominated growth boundary ([Figure 12](#) and [Appendix 3](#)):

- Bicheno
- Bothwell
- Cygnet
- Dodges Ferry, Lewisham & Carlton/Carlton River
- Dover
- Franklin
- Geeveston
- Huonville & Ranelagh
- Margate
- New Norfolk
- Nubeena & White Beach
- Oatlands
- Orford
- Richmond
- Snug & Electrona
- Swansea
- Triabunna.

Town and village roles and functions

[Table 3](#) summarises the roles and functions of the towns and villages across Southern Tasmania. The roles and functions are categorised as:

- satellite
- tourist destination
- transforming.

The roles and functions for towns and villages have included consideration of the following:

- The classification of each town and village:
 - o has considered a range of functions that each place either currently serves or are planned to serve over the next 25 years
 - o relates to those places that are outside the metropolitan urban boundary.
- Many of the towns and villages across the region serve multiple roles reflecting the complexity of interrelationships between places in the region.
- While some elements of role and function relate to the size of the town or village, others are not directly related to size. The activity centre classification ([Table 4](#)) associated with the town or village will be relevant to its role and function.

Activity centre hierarchy

The region's activity centres are classified in a hierarchy that ranges from the Hobart CBD to local centres. The hierarchy of the activity centres is:

- Hobart CBD
- principal centre
- district centre
- service hub
- neighbourhood centre
- rural centre
- local centre
- specialist centre (the position of specialist centres within the activity centre hierarchy may vary depending on the nature of the specific centre).

Refer to [Table 4](#) for the allocation of activity centres to the categories within the activity centre hierarchy.

3.1.1.1. Growth management targets

A range of growth management targets are provided to assist in directing growth in line with the regional strategies, but also to achieve the desired liveability and sustainability outcomes.

Specific requirements around urban consolidation and housing typology are often beyond the capacity of the planning system to deliver, with other factors, such as development sector preferences, housing market conditions, land economics and broader economic conditions influencing outcomes on the ground.

Planning undertaken by local government, however, can enable the necessary land use change to occur. Structure plans and LPS amendments should demonstrate how appropriate planning controls will provide adequate opportunities for targets to be met, other than where practical constraints preclude them being achieved. The demonstration of some targets, such as dwelling infill or densification targets around existing activity centres, are best addressed through structure plans or local planning undertaken by local governments that addresses broader or settlement-wide issues can demonstrate how targets are incorporated beyond discrete growth areas.

While growth management targets are generally aspirational, for the settlement strategy to be effective, the target indicated as mandatory must be adhered to unless on-site constraints demonstrate a requirement for variation.

Growth Management targets (metropolitan Hobart)

The growth management targets have three elements, as described in [Table 2](#).

The map outlining the metropolitan urban boundary is in [Figure 10](#).

Table 2 Growth management targets

Metropolitan urban boundary targets		
A minimum of 50% of new dwellings in the metropolitan urban boundary are apartments, town houses, terraces or other multiple dwelling typologies.		
The local government areas of Hobart, Glenorchy, Clarence and Kingborough are to provide a minimum of 70% of dwellings through consolidation and infill development within the metropolitan urban boundary and a maximum of 30% of dwellings in greenfield growth areas.		
The local government areas of Brighton and Sorell are to provide a minimum of 50% of dwellings through consolidation and infill development within the metropolitan urban boundary, and a maximum of 50% of dwellings in greenfield growth areas.		
Liveability, accessibility and social infrastructure targets		
In priority growth areas, residential development is reasonably accessible to public open space areas capable of providing for active recreation purposes.		
In greenfield growth areas, adequate provision of public open space is provided within 400 metres of all land zoned for residential purposes.		
Enable increased density and housing diversity within 200 metres of schools, shopping strips, and public open space in all areas (except priority growth areas).		
Active transport is prioritised within 400 metres of district centres and service hubs and 800 metres of principal centres.		
Consolidation and mixed uses are provided around existing and planned ferry stops along the Derwent Estuary.		
Consolidation areas and density targets	Approximate distance from ⁶	Net dwelling density
Priority growth areas:		
Hobart CBD	~ 800+ metres	50+ dwellings/ha
Principal centres	~ 800+ metres	40+ dwellings/ha
District centres /	~ 400+ metres	25+ dwellings/ha
High frequency public transport corridors	~ 400 metres	35+ dwellings/ha
(Figure 21)	~ 800 metres	25+ dwellings/ha
Service hubs	~ 400+ metres	25+ dwellings/ha
Neighbourhood / rural centres	~ 200+ metres	25+ dwellings/ha
Greenfield		15+ dwellings/ha*
General Residential Zone		15+ dwellings/ha*

*Mandatory target – must be met unless onsite constraints demonstrate the requirement for variation.

⁶ 'Distance from' taken from the centre of the relevant activity centre business or commercial area.

3.1.2. Regional strategies – Growth management

3.1.2.1. Growth management strategy – metropolitan urban boundary

- (a) Urban growth in metropolitan Hobart is contained within the metropolitan urban boundary (Figure 10 and Appendix 2).
- (b) Urban growth (for example, residential, commercial, industrial and community use and development) within the metropolitan urban boundary is to:
 - i. prioritise the use of existing infrastructure capacity through consolidation, infill and renewal, particularly through growth in priority growth areas;
 - ii. achieve any relevant growth management targets (Table 2) and structure plan requirements (Appendix 1);
 - iii. in greenfield growth areas, priority growth areas or urban renewal projects, include opportunities for affordable and social housing supply based on consultation with relevant State agencies or authorities and social and affordable housing providers;
 - iv. be delivered through the application of appropriate planning controls, that are:
 - a. sequenced consistently with any endorsed Infrastructure and Growth Coordination Plan outlined in the Implementation Plan; and
 - b. integrated with infrastructure and service delivery for greenfield growth areas.
- (c) Additional residential growth (that is, where predominantly residential use and development is proposed on land currently zoned Rural or Future Urban, for other non-urban purposes, or for greenfield growth areas) is to demonstrate:
 - i. the proposed planning controls are the most appropriate to deliver housing diversity in relation to lot sizes, and dwelling types and sizes;
 - ii. convenient access to education, health care and other social infrastructure regularly required by the community;
 - iii. the ability to access public transport networks (for example, the proximity to existing bus routes and park and ride facilities) to support the anticipated population through existing services or the ability to demonstrate demand for a logical extension of existing networks; and
 - iv. opportunities to include measures that encourage more public transport and active transport use.
- (d) Provide for urban consolidation, including higher density residential development, within and around priority growth areas including Hobart CBD (Figure 11), and along HFPTCs (Figure 21), where:
 - i. high levels of amenity, access to infrastructure and services and accessibility through various public and active transport modes is achieved;
 - ii. bulk, scale and form contribute positively to any heritage character and the existing or desired future character of the locality, while appropriate capacity for growth is achieved; and
 - iii. the relevant growth management targets (Table 2) are achieved, unless it can be demonstrated that an alternative density, form or distribution of development will better achieve the relevant statement of intent, outcomes and regional strategies of the STRLUS, having regard to the role and function of the relevant activity centre (Table 4).

3.1.2.2. Growth management in towns and villages

- (a) Residential development to support population growth outside metropolitan Hobart is to be prioritised in towns that have a nominated growth boundary (Figure 12).
- (b) Where no growth boundary is nominated in the STRLUS, growth is to be prioritised on land already zoned for urban purposes.
- (c) Proposals seeking to increase the capacity for residential development are to:
 - i. consider housing demand generated by workforce requirements to support:
 - a. the needs of the local community (for example, hospitality and visitor services, health or aged care, emergency services and education workers); and
 - b. the local economy including those supporting existing, growing or emerging industries;
 - ii. facilitate diverse housing sizes and types in locations that have access to existing social infrastructure including schools, community services and health care, and public transport networks; and
 - iii. include opportunities for affordable and social housing supply based on consultation with relevant State agencies or authorities and social and affordable housing providers;
- (d) Any proposal for growth outside a town or village boundary demonstrates residential growth is prioritised on existing rural residential zoned land where it is adjacent to a town or village boundary and has the capacity to provide for urban zoning.
- (e) Planning for towns and villages is to incorporate relevant growth management targets (Table 2).
- (f) Rezoning for growth is to be consistent with any endorsed Infrastructure and Growth Coordination Plan outlined in the Implementation Plan.

Planning for tourism destination and satellite towns and villages

- (g) For tourist destination towns and villages, proposed growth addresses the needs of permanent residents, temporary residents and accommodation for visitors, primarily within town or village boundaries or within existing residential or village zoned land with regard to:
 - i. projected demand for short stay tourist accommodation and for permanent residents;
 - ii. the need to provide for seasonal workforce requirements; and
 - iii. the capacity of the town or village to accommodate larger tourist accommodation facilities due to local constraints such as servicing and infrastructure.
- (h) For satellite towns and villages with a nominated growth boundary, growth will:
 - i. be prioritised in those that are most accessible to metropolitan Hobart by public transport and have access to existing social infrastructure, including schools, community services and health care; and
 - ii. be appropriate to the availability and capacity of existing and planned infrastructure and services and existing social infrastructure.
- (i) Any proposal for growth outside a satellite town or village boundary is to demonstrate that the extent of growth is minor relative to the existing size and population of the town or village, to avoid distorting growth objectives for metropolitan Hobart.

Planning for reduced service or lower density townships

- (j) In reduced service or lower density townships (Figure 12), local planning will manage growth by:
- defining the spatial extent of the settlement;
 - implementing strategies to improve issues such as amenity, liveability and access arrangements;
 - responding to constraints such as those from services and infrastructure, natural hazards, natural values or Aboriginal cultural heritage; and
 - incorporate the liveability, accessibility and social infrastructure targets (Table 2) where local conditions and constraints allow for them to be practicably achieved.

3.1.2.3. Activity centres

- (a) Plan for economic activity and growth of activity centres based on consolidation of existing centres, how they are categorised in Table 4, and the relevant growth management strategies under Sections 3.1.2.1 and 3.1.2.2 and structure plan requirements (Appendix 1).
- (b) The future roles of activity centres are based on strategic analysis of the relationships between activity centres within the activity centre hierarchy and the capacity to provide activity centres with the necessary services and infrastructure.
- (c) Strengthen Hobart CBD's role as the capital city, main government, administrative and commercial centre for the region and for Tasmania.
- (d) Grow the role of principal centres as key employment hubs and locations for population-serving land uses by maintaining a commercial core that may allow residential or other accommodation related uses without detracting from the centres' primary employment and service functions.
- (e) Planning for district centres and service hubs is to:
- achieve activation through mixed uses including residential development, while maintaining sufficient commercial and retail capacity to meet demand; and
 - support the diversification and growth of the centres to meet the surrounding community's employment, convenience, local service, entertainment and recreation needs and access to public transport or regional bus routes.
- (f) Plan for the continued viability or strengthening of neighbourhood and rural centres by enabling:
- mixed retail, commercial, community and residential developments while preserving primary centre functions;
 - more residential development within walking catchments to the activity centre core; and
 - increased density around activity centres as appropriate to the function, role and character of the activity centre.
- (g) Active transport use is to be:
- increased within activity centres and their surrounding areas based on growth management targets (Table 2); and
 - prioritised on strategic active transport corridors.

(h) Planning for activity centres is to incorporate:

- i. public realm features (for example, landscaping, urban design or street furniture) that provide high amenity and emphasise centres as places for people to congregate; and
 - ii. design responses demonstrating that development contributes positively to existing heritage character and to established or desired future character.
- (i) Car parking requirements within activity centres are to increase the prioritisation of active and public transport while balancing the need to maintain access to retail and services.

3.1.2.4. Liveability in the metropolitan urban boundary, towns and villages

(a) Introduce green infrastructure to enhance urban biodiversity, improve water quality and mitigate urban heat island effects, while balancing the need for bushfire protection, in metropolitan Hobart, towns and villages by:

- i. maintaining, rehabilitating or creating green corridors along transit routes, waterways, active transport routes and pedestrian paths to break up the urban environment;
- ii. protecting, completing or connecting natural habitat through green corridors in cities, towns and villages that integrate with land for biodiversity corridors, nature and conservation outside of urban areas;
- iii. maximising the efficient use of land for green infrastructure, such as green spaces and waterway corridors, by integrating complementary uses;
- iv. increasing tree canopy cover and providing landscaping and planting strategies in the public domain; and
- v. protecting, maintaining and rehabilitating riparian areas and native riparian vegetation.

(b) Structure plans for greenfield growth areas, and where feasible, priority growth areas, town and village growth areas, are to identify opportunities to maintain or rehabilitate watercourses and riparian areas, by:

- i. establishing riparian buffers and rehabilitation strategies to re-create natural habitats, water balance and flow in watercourses and riparian areas; and
- ii. incorporating total water cycle management infrastructure and water-sensitive urban design principles that manage projected water flows that include climate-related storm events.

3.1.2.5. Historic cultural heritage and Aboriginal cultural heritage in growth areas

(a) Where Aboriginal cultural heritage is likely to be impacted by use and development in proposed growth areas, Aboriginal cultural heritage surveys are encouraged to be undertaken prior to rezoning for growth, taking into consideration any advice from the relevant State agency.

(b) Planning for priority growth areas, greenfield growth areas, towns and villages is to identify historic cultural heritage items and include urban design responses that facilitate sensitively designed urban renewal that respects the cultural heritage values of the area.

(c) Historic urban patterns including road networks, landmark buildings, features and other public places, such as parks and gardens, are to be retained and interpreted when planning for urban renewal.

Table 3 Town and village roles and functions

	Category			Role and function		
	Hamlet	Village	Town	Satellite	Tourist destination	Transforming
Adventure Bay		✓			✓	
Alonnah		✓			✓	
Bagdad		✓		✓		
Bicheno			✓		✓	
Bothwell			✓		✓	
Buckland	✓			✓		
Campania		✓		✓		
Carlton/Carlton River*		✓		✓	✓	✓
Clifton		✓		✓		
Colebrook		✓			✓	
Coles Bay		✓			✓	
Collinsvale		✓		✓		
Cremorne		✓		✓		
Cygnets			✓	✓	✓	✓
Dodges Ferry*			✓	✓	✓	✓
Dover			✓		✓	
Dunalley		✓				
Teralina/Eaglehawk Neck	✓				✓	
Electrona*	✓			✓		

	Hamlet	Village	Town	Satellite	Tourist destination	Transforming
Ellendale	✓					
Fern Tree		✓		✓		
Franklin			✓	✓	✓	
Geeveston			✓		✓	
Gretna	✓					
Grove	✓			✓		
Hamilton		✓				
Huonville*				✓		
Kempton		✓		✓	✓	
Kettering		✓		✓	✓	
Lewisham*		✓		✓	✓	✓
Margate			✓	✓		
Maydena	✓				✓	✓
Miena	✓				✓	
Murdunna	✓			✓		
New Norfolk				✓	✓	✓
Nubeena*			✓		✓	✓
Oatlands			✓		✓	
Opossum Bay	✓			✓		
Orford			✓		✓	
Ouse		✓				
Pontville		✓		✓		

	Hamlet	Village	Town	Satellite	Tourist destination	Transforming
Port Arthur		✓			✓	
Port Huon		✓				
Primrose Sands		✓		✓	✓	✓
Ranelagh*		✓		✓	✓	
Richmond			✓	✓	✓	
Seven Mile Beach		✓		✓		
Snug*		✓		✓	✓	
South Arm		✓		✓		
Southport	✓				✓	
Swansea			✓		✓	
Taranna	✓				✓	
Tarraleah	✓					
Triabunna			✓		✓	
Westerway		✓			✓	
White Beach*	✓				✓	
Woodbridge		✓		✓		

*Denotes a hamlet, village or town that effectively functions as a satellite of, or is co-located with, another hamlet, village or town.

Table 4 Activity centre hierarchy and categorisation

In Table 4, the activity centres categorised as Hobart CBD, principal centres, district centres and service hubs are described, while example locations are provided for specialist activity centres and neighbourhood, rural and local activity centres.

Characteristic	Description	Location/ Examples
Hobart CBD	The primary hub for Tasmania, the region and metropolitan Hobart, providing a comprehensive range of services and facilities in terms of business, government administration, leisure, entertainment, tourism facilities and services and public transport. It concentrates a significant proportion of employment opportunities within the region, particularly in the business and professional services, government and administration sectors in the CBD centre. There are a number of precincts that concentrate similar or compatible uses. The CBD provides a high level of public amenity and high-quality urban design. Hobart CBD is identified as a priority growth area (Figure 11).	
Employment	Major location for higher order employment including government administration, business and professional services, health and medical care, tertiary institutions, vocational education and training, retail, hotel industry and food services.	Hobart CBD (Figure 13)
Commercial and retail activity	Highest order business and professional services and retail.	
Community facilities and social infrastructure	Highest order public and private health services, tertiary institutions, vocational education and training, campuses, libraries, museums, cultural facilities, government and non-government social services and justice.	
Residential	High density residential often mixed with business or retail uses. Historic housing forms including terraces and heritage cottages on the fringe of the CBD. Residential consolidation and diversification leverages access to the activity centre, HFPTCs, and active transport infrastructure within consolidation areas (Table 2).	
Entertainment and recreation	Major sports facilities, cinemas, concert halls/theatres, visitor accommodation, major tourist attractions, regional or State-level outdoor recreation and parks (such as, Botanical Gardens, Domain).	
Catchment and access	All of Tasmania, and all the Southern Tasmania region. Major destination for local, intrastate, interstate and international visitors. Primary concentration of public transport connections across metropolitan Hobart and extending across the broader region.	

Characteristic	Description	Location/ Examples
Principal centre	Principal centres offer a broad range of services and facilities including business and government offices, to serve the surrounding sub-region or region with a focus on retail and commercial sectors. Usually a key destination for public transport with an interchange with frequent services linking to other major activity centres and surrounding residential areas, with express services connecting to Hobart CBD. Principal centres are identified as priority growth areas (Figure 11). May service rural communities, where located near the fringe of the metropolitan urban boundary.	
Employment	A range of office and administration employment catering to small to medium enterprises. Major location for employment including government administration, business and professional services, retail and food services.	- o Glenorchy - o Rosny Park - o Kingston (Figure 13)
Commercial and retail activity	Major supermarkets, department stores and a range of speciality shops. Local and larger scale commercial offices and some government services either with regional offices or head offices (where not located in Hobart CBD).	
Community facilities and social infrastructure	Primary location for local government services for the relevant council, secondary location for Tasmanian and Australian Government community infrastructure or services. Supports district facilities (such as Service Tasmania, Centrelink Customer Service Centre, Medicare/Family Assistance Office, State Library branch). Health care facilities and services including integrated medical centres and allied health services. Urban and public open spaces act as the focus for community facilities and events. Principal centres include a range of educational facilities, including schools, vocational education and training and childcare centres.	
Residential	Shop-top or stand-alone residential development within the centre or around the fringes complemented by infill and consolidation of the surrounding residential area to achieve higher densities and more diverse housing. Residential consolidation and diversification leverages access to the activity centre, regional bus routes, HFPTCs, and active transport infrastructure within consolidation areas (Table 2).	
Entertainment and recreation	A variety of dining, entertainment options, including nightlife activities and significant cultural and/or sporting venues for the region.	
Catchment	Catchment of regional significance across at least two local government areas.	

Characteristic	Description	Location/ Examples
District centre	The district centre will primarily offer convenience goods, services, and some community facilities to the surrounding districts. It should be well-connected by high-quality bus services and, if feasible, integrated with other public transport modes, however service levels can be expected to vary particularly for centres located on the fringe. District centres are identified as priority growth areas (Figure 11). May service rural communities where located near the fringe of the metropolitan urban boundary.	
Employment	Serves as an employment hub for the local government area, primarily in retail, supported by a variety of office-based jobs, mainly in professional and personal services.	- o Moonah - o Bridgewater - o Sorell - o North Hobart - o New Town - o Sandy Bay (Figure 13)
Commercial and retail activity	Includes at least one major supermarket, a variety of specialty shops, and secondary retail outlets. It may also feature a small department store. Office spaces are limited to small-scale professional services such as finance, banking, insurance and real estate.	
Community facilities and social infrastructure	Small-scale community facilities such as a community hall and public open space. Health care services, including medical centres and allied health care consulting rooms. Some Tasmanian or Australian Government social services such as Service Tasmania or Centrelink may be available. The activity centre should serve as the hub for services within the local government area if there is no primary or principal centre.	
Residential	Shop-top housing, medium density and more diverse residential development is facilitated within consolidation areas (Table 2).	
Entertainment and recreation	Includes some night-time activities, primarily centred around dining, and may be some venues for cultural activities for the catchment area, such as public art galleries, public halls and theatres.	
Catchment	Supports Hobart CBD and principal centres. Generally, a local-government-area wide catchment, although may attract people from adjacent local government areas.	

Characteristic	Description	Location/ Examples
Service hub	Service hubs are similar to district centres but are located outside of the metropolitan urban boundary and generally service rural areas. They primarily offer convenience goods, services and some community facilities to the surrounding areas. Public transport services that access surrounding areas and higher order activity centres should be available.	
Employment	Serves as an employment hub for the local government area and surrounding rural area, primarily in retail, supported by a variety of office-based jobs, mainly in professional and personal services.	- o Huonville - o New Norfolk (Figure 13)
Commercial and retail activity	Includes at least one major supermarket, a variety of specialty shops, and secondary retail outlets. It may also feature a small discount department store. Office spaces are limited to small-scale professional services such as finance, banking, insurance and real estate.	
Community facilities and social infrastructure	Small-scale community facilities such as a community hall and public open space. Health care services, including medical centres and allied health care consulting rooms. Some Tasmanian or Australian Government social services such as Service Tasmania or Centrelink may be available. The activity centre should serve as the hub for local government services if there is no primary or principal centre.	
Residential	Medium density and diversity in housing types are facilitated within consolidation areas (Table 2).	
Entertainment and recreation	Includes some night-time activities, primarily centred around dining. There may be some venues for cultural activities for the catchment area, such as public art galleries, public halls and theatres.	
Catchment	Supports surrounding rural areas, local government area wide catchment, although may attract people from adjacent local government areas.	

Characteristic	Description	Location/ Examples
Neighbourhood centre	Neighbourhood centres cater to the immediate and surrounding suburb's daily needs and services. Within the metropolitan urban boundary, neighbourhood centres should ideally be situated along a public transport corridor with strong bus connections. They should be easily accessible by cycling or walking to enhance local access. Some neighbourhood centres are identified as priority growth areas (Figure 11).	
Employment	Mix of smaller retail, community, and health services (such as GPs), along with small-scale office-based jobs that serve the local area.	Examples include: - o South Hobart - o Blackmans Bay - o Bellerive - o Brighton - o Lindisfarne - o Howrah - o Glebe Hill - o Claremont.
Commercial and retail activity	Should provide at least one supermarket and a variety of specialty shops. Offers both convenience and variety and may include a small department store.	
Community facilities and social infrastructure	Local community services, including community health facilities, community centre, schools, emergency services and sport facilities/infrastructure.	
Residential	Focus for residential diversification within consolidation areas (Table 2) at a scale and bulk that is appropriate to local character.	
Entertainment and recreation	Some night-time activities primarily focused on dining at a local restaurant or hotel. May include local scale or community based performing arts venues.	
Catchment	Serves a number of suburbs but may attract people from a wider local government area catchment on an occasional basis, particularly with a concentration of restaurants or entertainment venues.	

Rural centre	Rural centres cater to their surrounding rural communities and may often be associated with a tourist destination town or village function. Rural centres may be of a similar scale to neighbourhood centres but will have a reduced public transport service.	
Employment	Mix of smaller retail, community, and health services (such as GPs), along with small-scale office-based jobs that serve the local area.	Examples include: - o Swansea - o Bicheno - o Triabunna - o Cygnet - o Franklin - o Geeveston - o Nubeena - o Margate.
Commercial and retail activity	Should provide at least one supermarket and some specialty shops. Rural centres often feature tourism-related businesses, such as private galleries, and may be characterised by increased seasonal activity.	
Community facilities and social infrastructure	Local community services, including community health facilities, community centre, emergency services and sport facilities/infrastructure.	
Residential	Increased dwelling density and housing diversity within consolidation areas (Table 2) should be encouraged.	
Entertainment and recreation	Some night-time activities primarily focused on dining at a local restaurant or hotel.	
Catchment	Supports the surrounding rural community.	
Local centre	Local centres provide access to some basic goods and services to support the community in its immediate area or a broader rural context. Highly accessible by walking and cycling networks, particularly within the metropolitan urban boundary.	
Commercial and retail activity	Local centres offer at least one grocery/convenience store. They may also contain small specialty shops (such as newsagents, pharmacy, gift store). May include limited food services or business and professional services.	Examples include: - o Campania - o Mt Nelson - o Lauderdale - o South Arm.
Community facilities and social infrastructure	May contain some small-scale community facilities, public open space or recreation facilities.	
Residential	Residential uses are supported.	
Entertainment	May include a local restaurant or bar, residential amenity must be preserved.	
Catchment	Serve the immediate community within a suburb, town or village.	

Specialist centre	Specialist centres provide a focus of specialised activity such as specific retail, tertiary education and research, arts, cultural or sporting facilities and may comprise multipurpose precincts or complexes. They are ideally situated along or adjacent to a public transport corridor and positioned between existing activity hubs. The position of specialist centres within the activity centre hierarchy may vary depending on the nature of the specific centre and its function in the region.	
Employment	Dependent upon specialist role and function.	Examples include: - o Cambridge Park - o Macquarie Point - o Kingston sports precinct - o IMAS/CSIRO marine research precinct.
Commercial and retail activity	Any retail should primarily reflect the specialist purpose of the centre or defined character. Other broader food services (such as take-aways, cafes) should be limited to servicing employment precincts. Office spaces should be concentrated around employment precincts affiliated with the centre's predefined purpose or character.	
Community facilities and social infrastructure	Limited, unless predefined purpose or character details a specific need or supports workers' needs.	
Residential	Limited to specialised accommodation relating to the centre's role and function.	
Entertainment and recreation	None, unless related to the key function of the centre or activities to cater to workers needs.	
Catchment	Regional or local, dependent upon specialisation.	

Figure 10 Metropolitan urban boundary – Regional statutory map

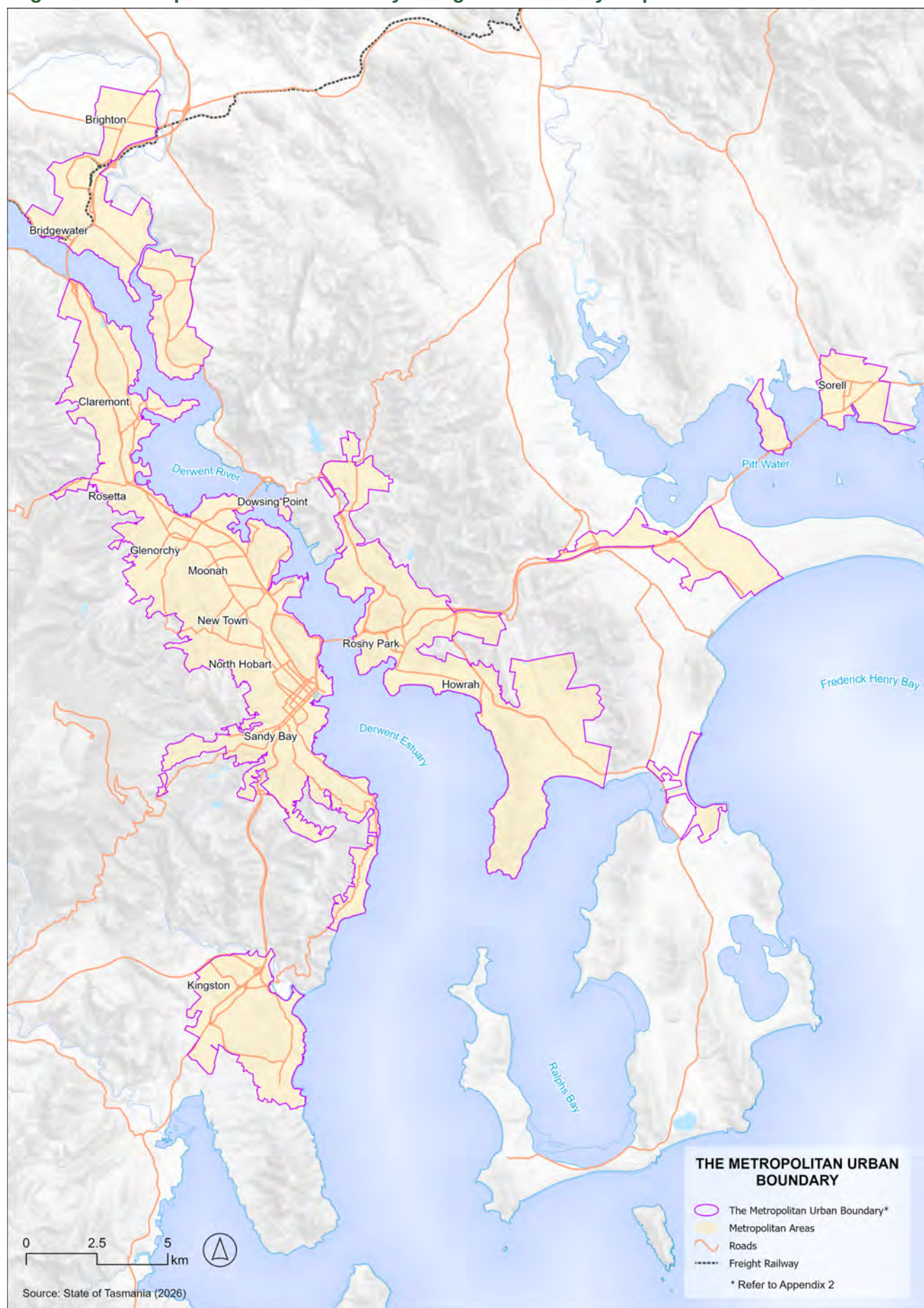


Figure 11 Urban growth in metropolitan Hobart

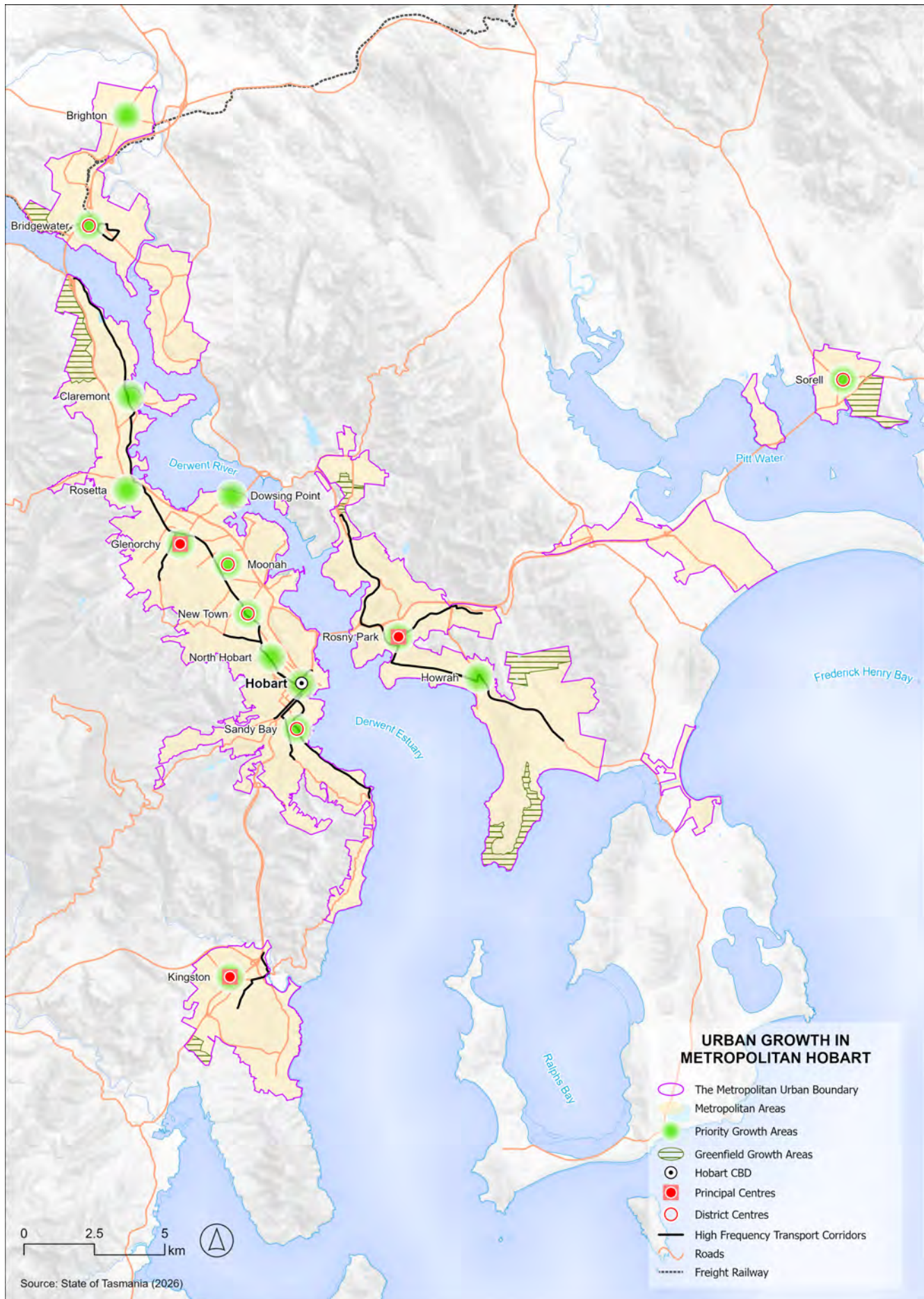


Figure 12 Towns and villages with nominated boundaries – Regional statutory map

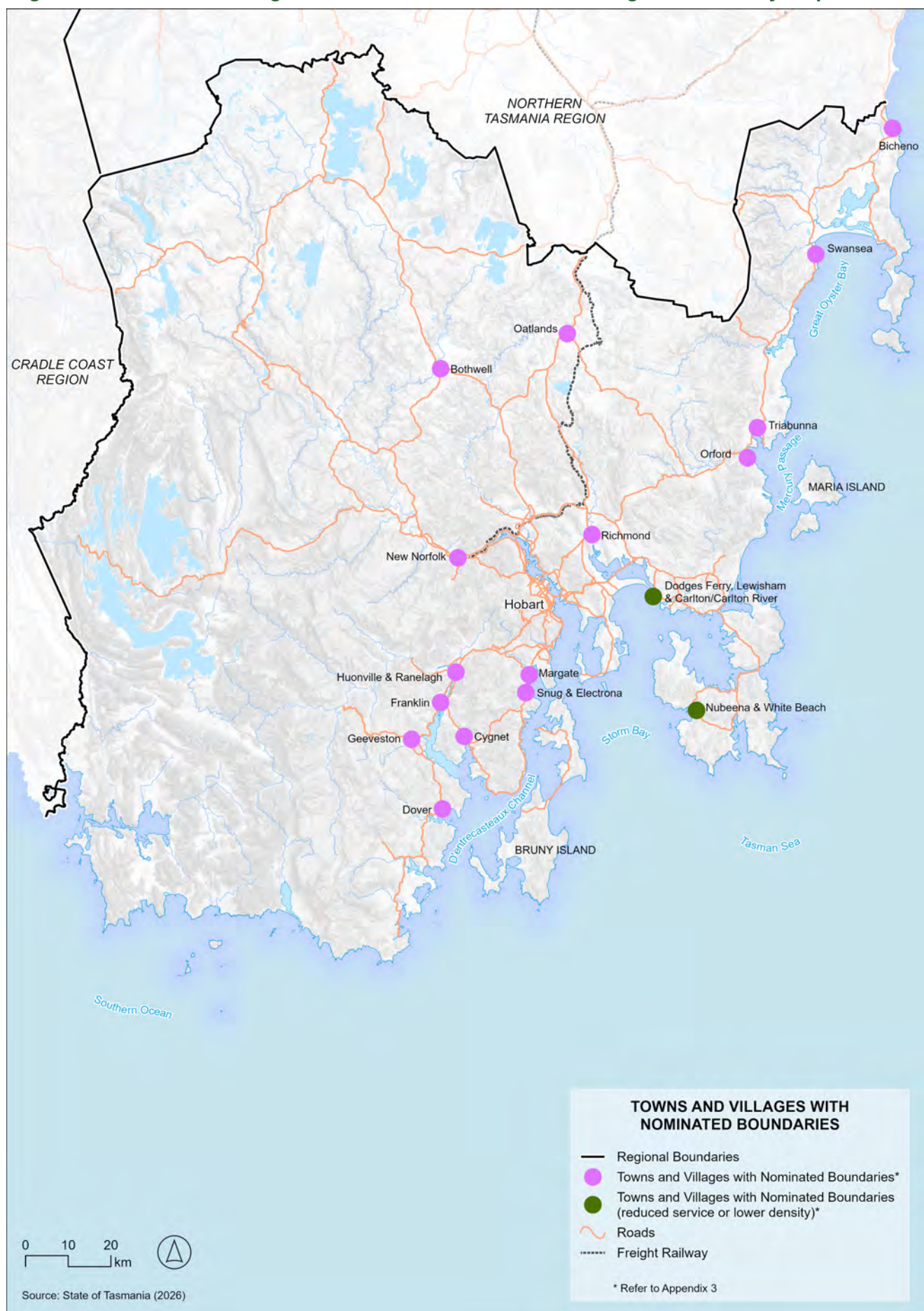
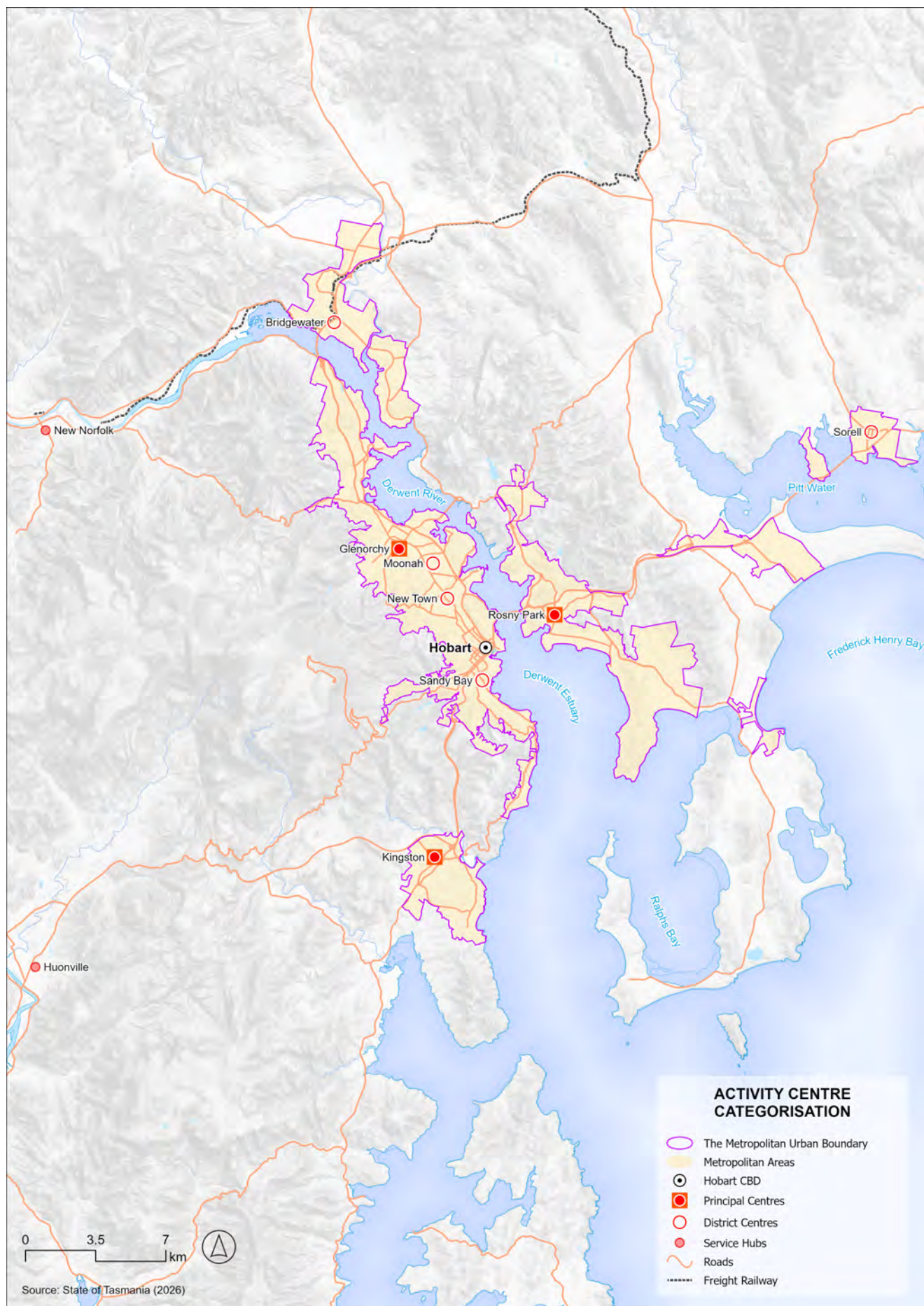


Figure 13 Activity centre categorisation – Regional statutory map



3.2. Environmental values

Land use and economic activity respect and respond sustainably to the region's unique natural environment and protects biodiversity, waterways, geodiversity, scenic character and coastal areas.

3.2.1. Overview

Southern Tasmania's environmental values, including its natural landscapes, rich biodiversity and extensive waterways are central to the region's unique identity and sense of place. A significant portion of the region's native vegetation cover is protected through national parks and reserves. However, outside of these areas, our ecological values have historically been and continue to be impacted by human activity with ecological processes and genetic diversity increasingly under pressure.⁷

The effects of climate change are expected to further compound environmental pressures, whereby the region can expect:

- significant changes in the amount of rainfall, including seasonal variation, the spatial distribution of rain and prolonged periods of wet and dry
- changes in run-off and consequential erosion impacting water quality and flow regimes
- increased frequency and intensity of bushfires
- increased frequency and intensity of extreme weather events
- increased average temperatures and longer periods of days at sustained high temperature
- increased flooding, sea level rise and increased storm surge.

These changes are expected to impact the region's ecosystems, ecological communities and individual species. Ecological values and the challenges to their health and survival are not static, but are subject to ongoing change, meaning our understanding of these values and the pressures impacting them will need to continually evolve.

The STRLUS seeks to identify and support environmental protection measures, including those external to the planning system, to improve the identification, conservation and enhancement of the region's vast environmental values. These include environmental values that have significance at an international, national, state and regional level. Critical to the protection of the region's environmental values, is understanding what those values are, their locations and how different land use and development can impact them.

⁷ Tasmanian Planning Commission, *State of the Environment Report* (Volume 1 Summary Report, 2024) 48.

Where relevant, the STRLUS aligns with NRM South's regional strategy⁸ prepared under the *Natural Resource Management Act 2002*, which forms part of the RMPS. NRM South fosters environmental stewardship by:

- working in partnership, through seeking guidance and sharing decision-making, with Tasmanian Aboriginal people and key Aboriginal organisations to support priorities in the management of Land, Sea and Sky Country⁹
- delivering conservation management actions on the ground
- providing environmental data and information and undertaking evaluation and monitoring.

Biodiversity

Southern Tasmania has diverse habitats created by large variations in altitude, water availability, geology and soil types that reflect an east to west change in climatic and topographic conditions. These habitats support natural values, comprise rich biodiversity, unique ecological communities and expansive landscapes (Figure 14) that are central to shaping the region's distinctive character and identity. The region's biodiversity values are central to Tasmanian Aboriginal people's connection to Country and culture. Those values also contribute more broadly to our sense of place, culture, economy and overall wellbeing.

More than 47 per cent of the Southern Tasmania region (both public and private land) is managed primarily for conservation (Figure 15). Over 1 million ha of land is dedicated to national parks and reserves, such as the UNESCO-heritage listed Tasmanian Wilderness World Heritage Area (TWWHA) in the west of the region. A further 50,000 ha of private land has been protected through the establishment of formal conservation management agreements. Together, these areas contribute to the protection of a significant portion of the region's environmental and landscape values and strengthen its reputation as a place of outstanding natural value.

Outside the region's protected areas, native vegetation, habitats and ecological communities have historically been, and continue to be, impacted by human activity including agriculture, resource industries and urbanisation. Impacts of these activities can fragment ecological connectivity, introduce weeds, pests and pathogens into important ecological environments, disrupt water regimes, and increase fire and pollution events. The interface between human activities and areas of natural values requires improved management to address the decline of environmental assets and provide opportunities to support biodiversity and natural processes in rural and urban areas and improve livability at the local level.

There are many significant native plant and animal species and vegetation communities (Figure 14) listed under the Australian Government *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and the Tasmanian Government *Threatened Species Protection Act 1995* (TSP Act) and *Nature Conservation Act 2002* (NC Act) because they are either threatened, iconic or only found in Tasmania. Of the 150 vegetation communities identified in Tasmania, 138 occur in the Southern Tasmania region.¹⁰ The diverse range of native and endemic species includes plant species that have survived from the last glacial times, and many migratory and resident native animals have a high conservation value because they are either threatened, iconic or only found in Tasmania.

⁸ NRM South, *NRM Strategy 2030: Southern Tasmania*.

⁹ NRM South, *NRM Strategy 2030: Southern Tasmania*, 32.

¹⁰ NRM South, *NRM Strategy 2030: Southern Tasmania*, 94.

The region is also home to three of the 20 Priority Places (Table 5) identified in the Australian Government *Threatened Species Action Plan 2022-2032* (TSAP), which assists in implementing management actions identified under the EPBC Act, and provides for recovery pathways for Australia's threatened wildlife.¹¹ Some priority places cross municipal and regional boundaries and therefore a coordinated planning approach is required to facilitate their recognition, protection and conservation.

Waterways, wetlands and estuaries

Southern Tasmania features 13 major water catchments and three key river and estuarine systems the Derwent, Gordon-Franklin, and Huon Rivers. Catchments on the east coast include the Coal Valley, Swan/Apsley catchments, and Little Swanport sub-catchment. Most rivers in the region originate in the Central Highlands or the southwest wilderness.

Waterways and wetlands are vital to Tasmanian Aboriginal people's connection to Country and culture and the region's social and economic wellbeing. They include 'multiple-use waterways', which are waterways that provide ecological services and natural habitat, while supporting aesthetic, cultural and economic values.

The River Derwent catchment and estuary is a multiple-use waterway and the most significant river in Southern Tasmania, draining much of the Central Highlands before merging with the Derwent Estuary and flowing through metropolitan Hobart (Table 5).

The region hosts four waterways and wetlands protected under the Ramsar Convention on Wetlands 1971 (Ramsar Convention) (Figure 14) as internationally significant ecosystems that are critical in supporting biodiversity and ecological processes across terrestrial, estuarine and marine environments (Table 5).

Geodiversity

Southern Tasmania's geodiversity and geo-heritage is defined by its mountains, caves, rivers, lakes, coastlines and oceans and is shaped by climate and weather patterns. These complex geological features are key components of the region's geo-diverse landscapes and sense of place, providing habitat for our rich biodiversity and places for people to enjoy.

Threats to these geological features and the natural systems and values they support include impacts on water quantity, quality and flow, soil stability and quality, local wind patterns, human activity and land use change. It is important to ensure that geodiversity values are conserved or appropriately managed to avoid impacts to their integrity. Ineffective management can lead to ground subsidence, groundwater contamination and subtle impacts on the region's rich biodiversity, geodiversity, geo-heritage and scenic landscapes.

Landscapes

Southern Tasmania is recognised globally for its healthy, intact and diverse natural landscapes and seascapes that are critical to the region's sense of place. Landscapes modified by human activity also contribute to the region's cultural and productive landscapes.

Tasmanian Aboriginal people have lived in, used and managed the inland and coastal landscapes of Southern Tasmania for over 60,000 years. Over this time, Caring for Country practices have shaped natural and cultural landscapes through their management of plants, animals and water. Knowledge and stories of these landscapes are held by Tasmanian Aboriginal people, and physical evidence of this long-term connection can be found across landscapes in Southern Tasmania.

¹¹ Department of Climate Change, Energy, the Environment and Water, *2022-2032 Threatened Species Action Plan: Towards Zero Extinctions* (2022) 4.

The region's environmental assets and landscape character are extremely important to its economy and culture. The quality of the natural environment underpins the success of some key industries such as agriculture, aquaculture and tourism, which contribute significantly to the region's economy. Nearly half of all tourists cite the natural environment as their primary reason for visiting Tasmania,¹² while produce exporting industries rely on Tasmania's environmental assets and our 'clean green' reputation to add value and market differentiation for their products.

In Southern Tasmania, many of the landscape values that are significant to the region and the state are protected under the reserve estate while local values should be protected by applying zoning and overlays under the TPS. Improved methodologies to identify and protect local landscape values would contribute to the region's overall sense of place.

Coasts

Southern Tasmania's coast is vast and intricate, with 3,263 km of shoreline and numerous offshore islands including Bruny Island and Maria Island. Coastal and marine areas of Southern Tasmania incorporate a wide variety of coastal landforms, ecological systems and offshore island habitats. Vulnerable coastlines contain sensitive natural and cultural values, erodible shores, and important vegetation communities and wildlife habitat, including nationally significant saltmarshes, giant kelp forests and habitat for coastal shorebirds and migratory waders.

The most extensive areas of coastal saltmarsh habitat in the region include Moulting Lagoon and Pitt Water-Orielton Lagoon, while giant kelp forests are found on the east and southeast coasts of the region. Recognition under the Ramsar Convention helps protect these wetland values, while 15 Marine Reserves, extending from Governor Island (east coast) to Port Davey in the southwest help protect marine ecosystems.

Coastal dunes and native vegetation play a critical role in stabilising the coast from erosion. The coastal landforms provide a buffer against coastal hazards such as wind erosion, wave overtopping and tidal inundation. Therefore, maintaining coastal areas in a natural state helps to protect the natural and built environment.

Although large sections of the coastline are protected or difficult to develop, the coastal zone contains the highest concentration of urbanised land in the region and numerous significant Aboriginal cultural heritage sites such as those containing shell middens and those used for cultural practices such as gatherings and marine resource harvesting.

¹² Tasmanian Government and Tourism Industry Council Tasmania, *Tasmania's 2030 Visitor Economy Key Directions Paper* (2024).

3.2.2. Regional strategies – Environmental values

3.2.2.1. Environmental values

- (a) Utilise the most contemporary and best available data and information on environmental values in land use planning decision-making.
- (b) Acknowledge that new environmental values, or threats to environmental values, may continue to emerge by:
 - i. monitoring emerging environmental issues as relevant to land use planning; and
 - ii. developing and applying responses early in land use planning processes.
- (c) Collaborate, as appropriate, with other councils and regions, NRM organisations, State agencies, and other relevant organisations to develop and apply any necessary coordinated land use planning responses required to protect, maintain or enhance environmental values.

3.2.2.2. Biodiversity and geodiversity

- (a) Protect and conserve regionally significant biodiversity values (Table 5) by, where appropriate, applying planning controls to those values.
- (b) Manage the interface between areas of biodiversity value and areas of land use change to:
 - i. reduce impacts from other land uses such as residential, commercial, industrial, resource development, tourism or recreation;
 - ii. reduce the impact of pests, weeds and pathogens, including having regard to the *Biosecurity Act 2019*, and Weeds of National Significance (WoNS);
 - iii. reduce the introduction of new threats and manage or mitigate active biosecurity threats at key entrances and on land adjacent to the TWWHA and national parks and reserves; and
 - iv. encourage compatible use and development in locations that improves outcomes for the region's biodiversity and geodiversity values, including on land where a net positive biodiversity response can be achieved for regionally significant values.

3.2.2.3. Waterways, wetlands and estuaries

- (a) Contribute to the protection and improved quality of regionally significant waterways, wetlands and estuaries (Table 5) by:
 - i. buffering, protecting and minimising impacts on significant riparian areas and remnant vegetation; and
 - ii. mitigating impacts from incompatible use and development by managing the interface between surrounding land uses and regionally significant waterways, wetlands and estuaries.

3.2.2.4. Landscape values

- (a) Protect ecological, cultural, geological and aesthetic landscapes, scenic areas and scenic corridors, including through the application of planning controls:
 - i. that contribute to the region's broader environmental characteristics; and
 - ii. particularly where they are located outside local, State, national and international reserve areas.

- (b) Protect existing identified key skylines and ridgelines around Greater Hobart, through:
 - i. applying appropriate planning controls on land use within the identified landscape value areas; and
 - ii. assessing the impacts of development on views of key skylines and ridgelines from within metropolitan Hobart and other key vantage points.
- (c) Encourage complementary uses, such as passive recreation or tourism, in locations that facilitate appreciation of the region's scenic landscape values without adversely impacting those values from future use and development.

3.2.2.5. Coasts

- (a) Protect, conserve and manage regionally significant coastal values and marine areas (Table 5) by:
 - i. mitigating impacts from incompatible use and development; and
 - ii. avoiding or mitigating impacts arising from shore-based activities and land use change on marine environments (Figure 14) or on the Future Coastal Refugia Area overlay map in the TPS.

3.2.3. Regionally significant environmental values

The environmental values described in Table 5 are identified based on the capacity for regional strategic planning to influence management outcomes in terms of restoration, protection or conservation and due to the significance of the values they support. They align with priorities identified in NRM South's *NRM Strategy 2030: Southern Tasmania*. In addition to the values described in Table 5, Tasmania supports 689 listed threatened plant and animal species. Protection of these species is provided for under the TSP Act and EPBC Act, as well as through the application of appropriate planning controls at the local level. New priorities may emerge in relation to the region's environmental values, including spatial changes, their recognition under Tasmanian or Australian Government legislation, or the emergence of new threats that require land use planning consideration and response. For this reason, the identified values and features outlined in Table 5, should not be considered static or exhaustive.

Table 5 Regionally significant environmental values

Identified value	Values and features ¹³
Biodiversity and geodiversity	
Threatened and important ecological communities or species, including: • alpine sphagnum bogs and associated fens • <i>Eucalyptus brookeriana</i> wet forest and <i>E. ovata</i> forest and woodland • highland and lowland grasslands • subtropical and temperate lowland coastal saltmarsh • riparian and remnant vegetation.	The Southern Tasmania region supports: • 36 threatened Tasmanian vegetation communities listed under the NC Act • seven threatened ecological communities listed under the EPBC Act.
• TWWHA	Recognised under UNESCO World Heritage Convention and supports: • 1,397 recorded plant and animal species • world's largest carbon sink (UNESCO).
• Midlands Biodiversity Hotspot	Identified under TSAP and supports: • 32 threatened species listed under the EPBC Act • threatened vegetation communities listed under the EPBC Act • 180 threatened species listed under the TSP Act • wetlands of regional and national significance.
• Bruny Island • Maria Island	Bruny Island is identified under the TSAP and Maria Island is a national park. The islands support diverse natural habitats, threatened animal and plant species (including insurance populations for the Tasmanian devil) and threatened vegetation communities.

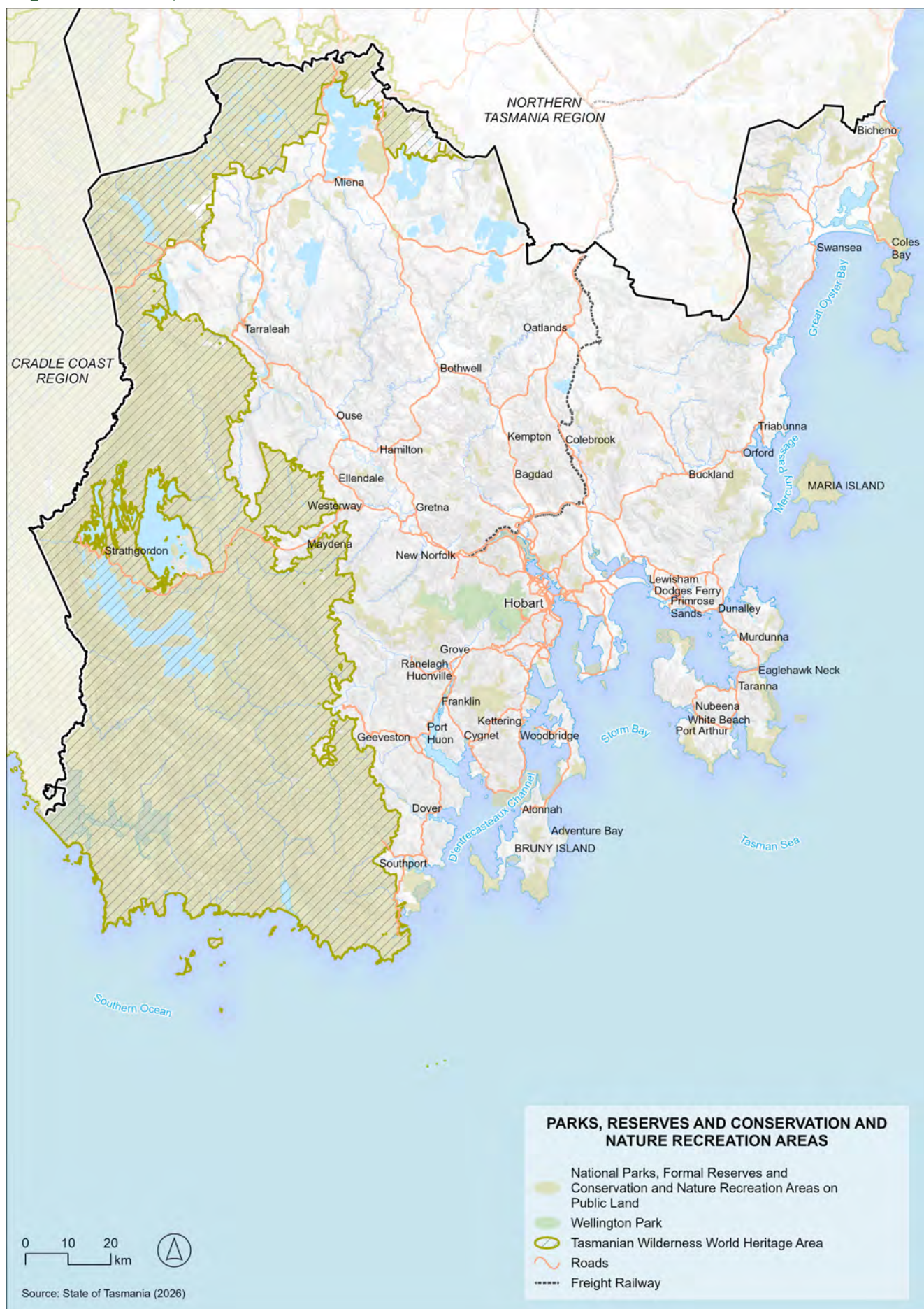
¹³ **Note:** The values or features in Table 5 are represented under the highest level of listing or recognition from international agreement/convention, Australian Government to Tasmanian Government.

Identified value	Values and features ¹³
Waterways, wetlands and estuaries	
• River Derwent catchment and estuary	One of the largest river basins in Tasmania that supports: • drinking water • irrigation • cultural and recreation uses • transport • industry and ports.
Multiple-use waterways: • D'Entrecasteaux Channel • Pipeclay Lagoon • Little Swanport • Huon Estuary • Boomer Bay.	Multiple-use waterways that support: • biodiversity hotspots • important habitat support • aesthetic and cultural value • commercial and recreational activities.
• Moulting Lagoon and Apsley Marshes • Pitt Water and Orielton Lagoon	Recognised under Ramsar Convention and include values such as: • extensive, complex and representative wetland systems • threatened Tasmanian animal and plant species and vegetation communities • resting and breeding ground or drought refuge for migratory birds • recreation, commercial and agricultural uses.
• Interlaken Lakeside Reserve	Recognised under the Ramsar Convention and includes values such as: • significant example of wetland type • rare phytoplankton assemblage • threatened animal and plant species and vegetation communities • recreation and agricultural uses.
Coasts	
Coastal and marine areas: • rocky reefs of the east coast • soft sediment, seagrass habitats and native shellfish reefs of the southeast • vulnerable coastlines, including beach and dune systems • rocky coasts • offshore islands (including Bruny Island and Maria Island).	Giant kelp forests and Bruny Island identified under TSAP. Coastal and marine areas support: • giant kelp marine forests of southeast Australia listed under the EPBC Act • significant Aboriginal cultural heritage • biodiversity hotspots, ecosystem services and habitat • carbon storage • recreational, economic and cultural values • rocky coasts support significant geoconservation features.

Figure 14 Environmental values



Figure 15 Parks, reserves and conservation and nature recreation areas



3.3. Environmental hazards

The community is protected from, and resilient to, potential environmental hazards and changes to natural systems resulting from climate change and human activity.

3.3.1. Overview

Land use planning contributes to managing risks associated with the community's exposure to natural hazards such as bushfire, landslip, flooding, coastal processes, and contaminated air, land, and water. Managing natural hazards also needs to align with other local, state and national hazard management strategies, policies and legislation. Land use planning can help avoid, mitigate or manage risks by locating new development in lower risk locations, separating potentially conflicting land uses, consolidating urbanisation and utilising existing infrastructure to slow the rate of land use change and minimise interfaces with areas of high natural hazards.

Hazard mapping for the region ([Figure 16](#)) identifies existing natural hazards and considers the impacts of these hazards under climate change scenarios. The region's towns and villages are highly interspersed with natural areas, steep topography, and the extensive coastline. This means that many existing communities are currently exposed to a range of natural hazards, and modelling anticipates that predicted climate change will increase the severity and frequency of the impacts of natural hazards on land use.

- The region's comparatively dry climate is predicted to worsen, leading to prolonged and more intense droughts, impacting water security for agriculture, industry, hydropower generation and human consumption.
- Changes in rainfall are likely to result in more frequent and intense rainfall and flood events.
- Increased run-off from changes in rainfall and evapotranspiration is likely to impact agricultural production including the suitability of some crops, soil structure and fertility.
- The region has experienced the most extreme fire conditions in Tasmania and expansion of urban areas, towns and villages increasingly exposes communities to significant bushfire hazards.
- The prevalence of dangerous fire conditions is predicted to increase in the coming decades with increased risk for urban areas, towns, villages and agriculture.
- The region's topography and geology mean that many areas are prone to landslip hazards with more intense rainfall events increasing landslip risk in some locations.
- More severe storm surges and rising sea levels will increase risks from coastal inundation and erosion, impacting vulnerable coastal shorelines and some coastal towns and villages.

The impacts of natural hazards can and do have significant social, economic and environmental costs. Emergency response, recovery, and risk mitigation can be costly for governments. Natural hazards are an important consideration when planning for patterns of growth, and for other land uses that contribute to the region's economy. Because RLUSs take a long-term view of planning for growth and change, considering changes over decades to risk profiles from natural hazards is important to ensure communities and businesses are resilient to a changing climate now and into the future. Strategies to make more efficient use of land for development, protecting areas of natural value and maintaining natural processes and systems, and minimising interfaces and interactions between inappropriate land use and development and natural hazards will contribute to a more resilient region and improved ability to manage and respond to the risks posed by a changing climate.

3.3.2. Regional strategies – Environmental hazards

- (a) Identify environmental hazards (Figure 16) early in the strategic planning process to avoid hazard areas or achieve tolerable levels of hazard risks.
- (b) Utilise the most up-to-date natural hazard data and mapping produced and maintained by the Tasmanian Government to consider hazard risk levels for bushfire, coastal erosion and inundation hazards, landslip and flooding when considering the appropriate location of new growth areas, intensified urban areas, infrastructure and future vulnerable, critical and hazardous use and development.
- (c) Consider the future need for retreat or relocation in response to climate change impacts and natural hazards when planning for growth.
- (d) Consider the damage to infrastructure and services and interruptions to service and transport provision resulting from climate change impacts and natural hazards when planning locations for new infrastructure and services.
- (e) Provide adequate capacity for access and egress routes, including for emergency services, residents, visitors and workers, as appropriate to the land use change and the risk level posed by natural hazards.
- (f) Avoid where possible land subject to acid sulfate soils or dispersive soils when planning for new or intensified urban areas.

Figure 16 Environmental hazards



3.4. Sustainable economic growth

Planning facilitates investment and supports a diverse, sustainable, and resilient economy underpinned by the region's unique environment, qualified and skilled workforces, infrastructure capacity and accessible employment and economic precincts.

3.4.1. Overview

Historically, much of Southern Tasmania's economy has relied on natural resources such as agriculture, forestry and mining. These resources were also the basis of a strong manufacturing sector, including paper products, mineral and timber processing, and food processing from horticulture, agriculture, viticulture, fishing and aquaculture.

The regional economy, however, has changed and diversified and will continue to experience change in response to global, national and societal shifts. While the region's economy is still closely linked to its natural assets, new technologies such as artificial intelligence and electrification, together with demographic shifts and consumer preferences are some of the factors that will influence economic activity, and its associated successes and challenges.

For an island economy with structural disadvantages not felt by other Australian states, a dynamic and diversified regional economy that builds on its competitive advantages is needed to maximise the benefits and minimise impacts of inevitable change.

The health, education, aged care, public administration, professional services and construction sectors are some of the largest employers in Southern Tasmania. Metropolitan Hobart has the greatest concentrations of economic activity in these sectors, reflecting its relatively large population and its role as Tasmania's capital city.

The building and construction sector is the largest output industry in Southern Tasmania. Construction activities across the region include residential, commercial infrastructure, transport, engineering and civil projects. Access to a skilled workforce and secure, affordable and proximate supply of essential construction materials, including sand and aggregate extractive materials are critical to supporting this sector.

Renewable energy supply is a critical input to sustainable economic growth in Southern Tasmania, providing low-cost, reliable power to meet demand, support energy security, and position Tasmania as a competitive low-carbon economy as the state works towards the Tasmanian 200% Renewable Energy Target. Electricity from the Central Highlands supplies Hobart and the surrounding areas, including regionally significant industrial precincts. Protecting electricity infrastructure and networks and strategically planning growth in future renewable transmission will be essential to maintaining the region's competitiveness and meeting Tasmania's electrification needs. Renewable energy development will also contribute to employment growth in the region, particularly during construction phases.

Tourism is an important part of the region's economy and is strongly linked to the unique and diverse natural environment and cultural assets. Hobart International Airport carries Tasmania's highest passenger volumes, and it is anticipated this will increase over time as additional flight destinations are added.

Tourism is also increasingly aligned with the rural economy, with farm gate and other agricultural value-add industries emerging across different areas. The dispersed nature of visitor attractions across the region places pressure on housing supply and affordability, local infrastructure and transport networks.

Other sectors depend on the natural environment to sustain production and their position in the market. Fishing and marine farming depend on the region's waterways, estuaries and oceans as well as land-based facilities for processing and transporting to markets.

The distribution of economic activity within Southern Tasmania has diverse spatial characteristics.

- **Agriculture** (Figure 17) including broad-acre farming and irrigation zones. These areas support a diversity of agricultural production from grazing to crops and horticulture which often come with on-site or cooperative processing facilities to add value to, or to ready, products for market. Such facilities are mainly concentrated in the more fertile river valleys including the Derwent, Huon and Coal River Valleys, and the coastal hinterland.
- **Aquaculture** (Figure 17) is typically concentrated in the more sheltered bays and estuaries along the region's vast coastline and often has associated land-based facilities including freshwater fish farms, hatcheries and processing facilities in or near adjacent towns.
- **Natural resources**, including forestry, mining and quarries, and hydro-electricity generators, are dispersed throughout the region, but often in more elevated or remote locations.
- **Tourism, arts and culture**, which occurs in different forms based on the region's diverse attractions. Key attractions in and around metropolitan Hobart include Kunanyi/Mt Wellington, the historic Hobart waterfront and Salamanca Place, the colonial town of Richmond, and the contemporary Museum of Old and New Art (MONA). Across the region, there are a range of attractions including the UNESCO World Heritage Port Arthur Historic Site, Bruny Island, and the southwest, Lake St Clair, Freycinet and Mt Field National Park. Other regional attractions include rural and coastal villages, scenic drives, dramatic landscapes, coastal vistas and beaches, and vast conservation and wilderness areas. The spread of tourist attractions across the region requires access to support visitation and inputs to local economies.
- **Renewable energy zone (REZ)** (Figure 18), identified by the Australian Energy Market Operator's (AEMO) Integrated System Plan for the Central Highlands and extending into the Northern Tasmania region. The AEMO candidate REZs are highly prospective areas for renewables, with modelling and analysis indicating the Central Highlands REZ as having excellent wind resources, access to existing transmission infrastructure and suitability for co-location with solar and storage, while being close to major load centres at Hobart.
- **Regionally significant industrial precincts (RSIPs)** (Figure 19) are strategically located precincts, accessible by road, rail or ports, that support a concentration of industrial activities, including specialist industries such as export-oriented goods and materials, transport and warehousing. RSIPs comprise clusters of occupied or vacant industrial-zoned land, and generate a significant level of freight activity, with well-developed supply chains. RSIPs are located at Brighton, Glenorchy, Prince of Wales Bay and Cambridge.
- **Industrial land** includes manufacturing, local service industries, freight and logistics facilities including ports, airports and rail/road intermodal terminals. Many factors have influenced the development of industrial areas in the region, including proximity to resources, suppliers, population centres, and transport networks (for example, major highways, rail network, Hobart International Airport and Hobart Port).
- **Construction** is a large employer and is concentrated where growth in housing, commercial or industrial development occurs, or where major infrastructure projects are being delivered. Over the past decade, construction has been a strong sector, driven by relatively high population growth that has generated demand for more housing. Activity has been largely directed towards greenfield growth areas on the fringes of metropolitan Hobart.

Some land uses benefit from co-location, such as activity centres, where a concentrated mix of use can be critical to the viability of commercial activities.

Other land uses, however, require separation to manage impacts on communities or the environment. Heavy industries often require buffers to residential areas to avoid causing health or amenity impacts, although in some locations residential development has grown around industrial areas, bringing residents closer to long-established industrial uses. Buffers to mines and quarries are a consideration in planning for growth to protect the ongoing operation of industries that are critical to the region's economy and supply of materials for construction.

Transport networks are key to growing and sustaining the region's economy, to enable people to access work, education, shops and services, and for the movement of goods produced in or imported to the region. Road transport is the key mode for the movement of people and goods. Rail coverage is limited to freight rail connections from Boyer Mill to the northern ports that access national and international destinations. Continued outward growth of metropolitan Hobart will place pressure on the delivery of infrastructure, and the need to maintain access to dispersed economic nodes requires transport infrastructure to connect the wider region.

Ports provide critical access for productive industries including forestry, mineral processing and fisheries as well as for tourism (cruise ships and tours) and supporting research institutions including the CSIRO Marine Laboratories, Institute for Marine and Antarctic Studies, the Australian Antarctic Division, and Hobart's Antarctic Gateway.

3.4.2. Regional strategies – Sustainable economic growth

3.4.2.1. Agriculture and aquaculture

- (a) Support off-farm workers' accommodation, including for seasonal workers, in locations where they benefit the local agricultural industry while balancing the need to provide workers with access to services and conveniences.
- (b) Value-adding industries, processing, commercial, retail and tourist-related uses associated with primary agricultural production are co-located where those uses contribute to the ongoing sustainability and growth of the region's agricultural economy.
- (c) Support opportunities for downstream processing of agricultural products in appropriate locations where there is available supporting infrastructure and off-site impacts can be minimised or managed.
- (d) Opportunities are provided for facilities to support land-based aquaculture and inland fisheries in proximity to marine farming zones (Figure 17) or in locations where they can best support operations.
- (e) Recognise the industrialised nature of marine farming, the industry's need for shore-based infrastructure and other facilities in Marine Farming Zones (Figure 17) and in locations close to aquaculture operations, while balancing the potential impacts to landscape values.

3.4.2.2. Natural resources

- (a) Consider the impacts on land that provides an interface between primary industry activities (such as mining and forestry) and surrounding tourism and recreation-type uses, while recognising that natural resource uses in designated areas can alter landscape character and visual amenity.
- (b) Plan for the adaption and transition of local towns where industry may be in decline, and zone land to enable new industries and economic activity, including tourism, to establish while supporting continued operation of natural resource activities.
- (c) Enable workers' accommodation in appropriate locations accessible to employment in natural resource industries while avoiding amenity and health impacts associated with living close to potentially impacting activities.

3.4.2.3. Tourism

- (a) Support the status and conservation of cultural heritage, landscape and environmental values in recognition of their significant contribution to the region's economy.
- (b) Planning controls provide flexibility for mixed use developments incorporating tourism related use and development in strategic locations in metropolitan Hobart, towns and villages.

3.4.2.4. Renewable energy

- (a) Recognise that land within REZs (Figure 18) has been strategically identified as suitable for investment in renewable energy projects and balance the intent of REZs with the need to provide for other land uses.
- (b) Identify and protect transmission corridors and minimise the impacts of new transmission connections to REZs by utilising existing transmission corridors to the greatest practical extent.
- (c) Incorporate temporary and ongoing workforce demand when planning for housing and accommodation in and near REZs and, where practicable, implement measures to enable the transition of temporary worker accommodation to permanent uses (for example, residential, visitor accommodation or crisis accommodation).

3.4.2.5. Industry, freight and logistics

- (a) Protect the following key sites and areas (Figure 19) from use and development that would compromise their strategic economic potential:

- i. RSIPs at Glenorchy, Prince of Wales Bay, Cambridge and the Brighton Hub;
 - ii. Hobart Port (including Sullivans Cove and Princes Wharves);
 - iii. major manufacturing sites at Lutana, Boyer and Claremont;
 - iv. Hobart International Airport; and
 - v. extractive industry sites, including those at Brighton, Flagstaff Gully, Leslie Vale, Seven Mile Beach, South Arm and Cradoc.
- (b) Improve freight connectivity, access and supply chain relationships between RSIPs at Glenorchy, Prince of Wales Bay, Cambridge and the Brighton Hub.
- (c) Strategically plan across RSIPs (Figure 19) to focus the future growth and expansion of industrial land supply within existing major precincts, considering:
- i. the competitive advantages of individual RSIPs;
 - ii. any infrastructure and service upgrades required;
 - iii. lot size requirements; and
 - iv. the needs of existing and emerging industrial uses.
- (d) Protect rail-side and port-side land for uses that have a specific need to locate near port and rail facilities.
- (e) Encourage regional economic resilience by:
- i. supporting key industries in freight efficient locations; and
 - ii. minimising travel distances required to distribute goods and materials critical to the region and its economy when considering proposals for land use change.
- (f) Recognise and support the role that activity centres in rural locations may play in supporting various industries in the region's more remote locations.

3.4.2.6. Innovation and research

- (a) Support and leverage the presence of research institutions, including the Australian Antarctic Division, and their relationships with tertiary education institutions, and maintain working port functions that support primary access to Antarctica through Hobart.
- (b) Encourage innovation and evolution of industrial activities, natural resource, agricultural and aquaculture industries by supporting:
- i. value-adding opportunities;
 - ii. new methods of production;
 - iii. productive natural assets; and
 - iv. co-location of compatible economic activities.
- (c) Accommodate circular economy land uses within agriculture, aquaculture and industrial areas, business parks and other employment precincts where they can benefit from research, investment partnerships and access to materials and markets for their products.
- (d) Encourage and support cultural institutions that embed the arts and culture as key elements contributing to the region's:
- i. economic activity, vibrancy, amenity and attractiveness to visitors and residents; and
 - ii. understanding of its history and culture.

Figure 17 Agricultural and marine farming areas

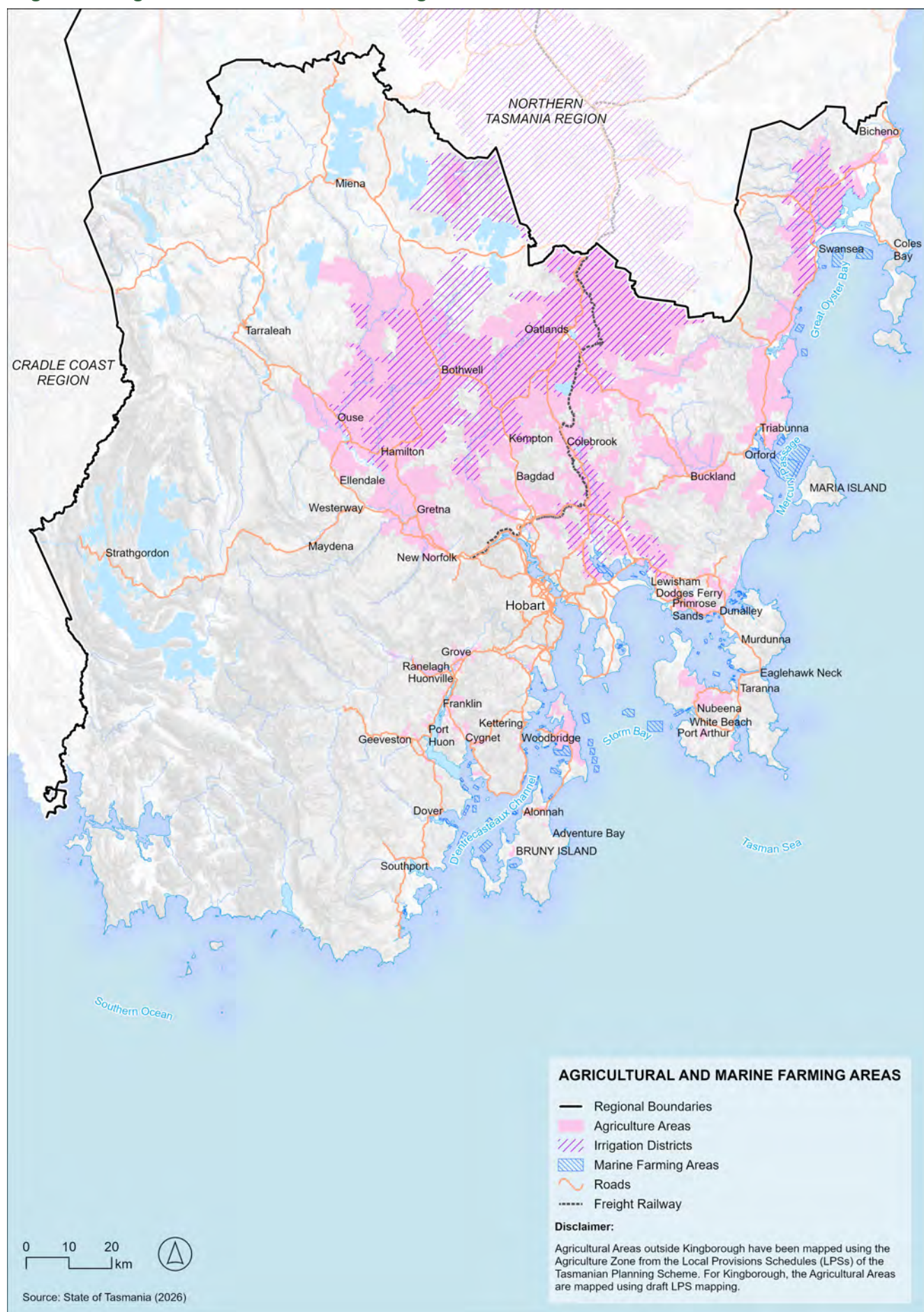


Figure 18 Renewable energy zone

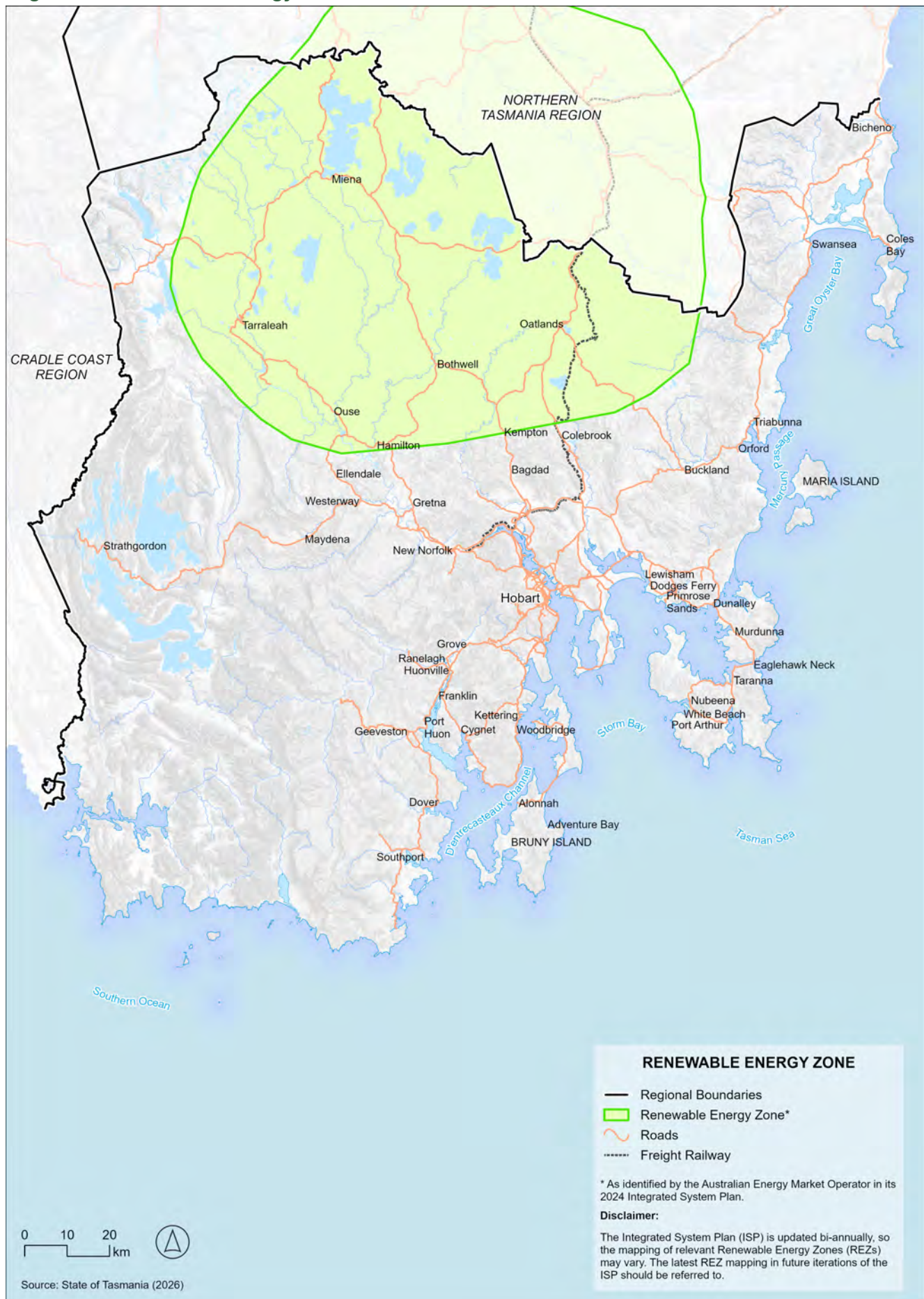
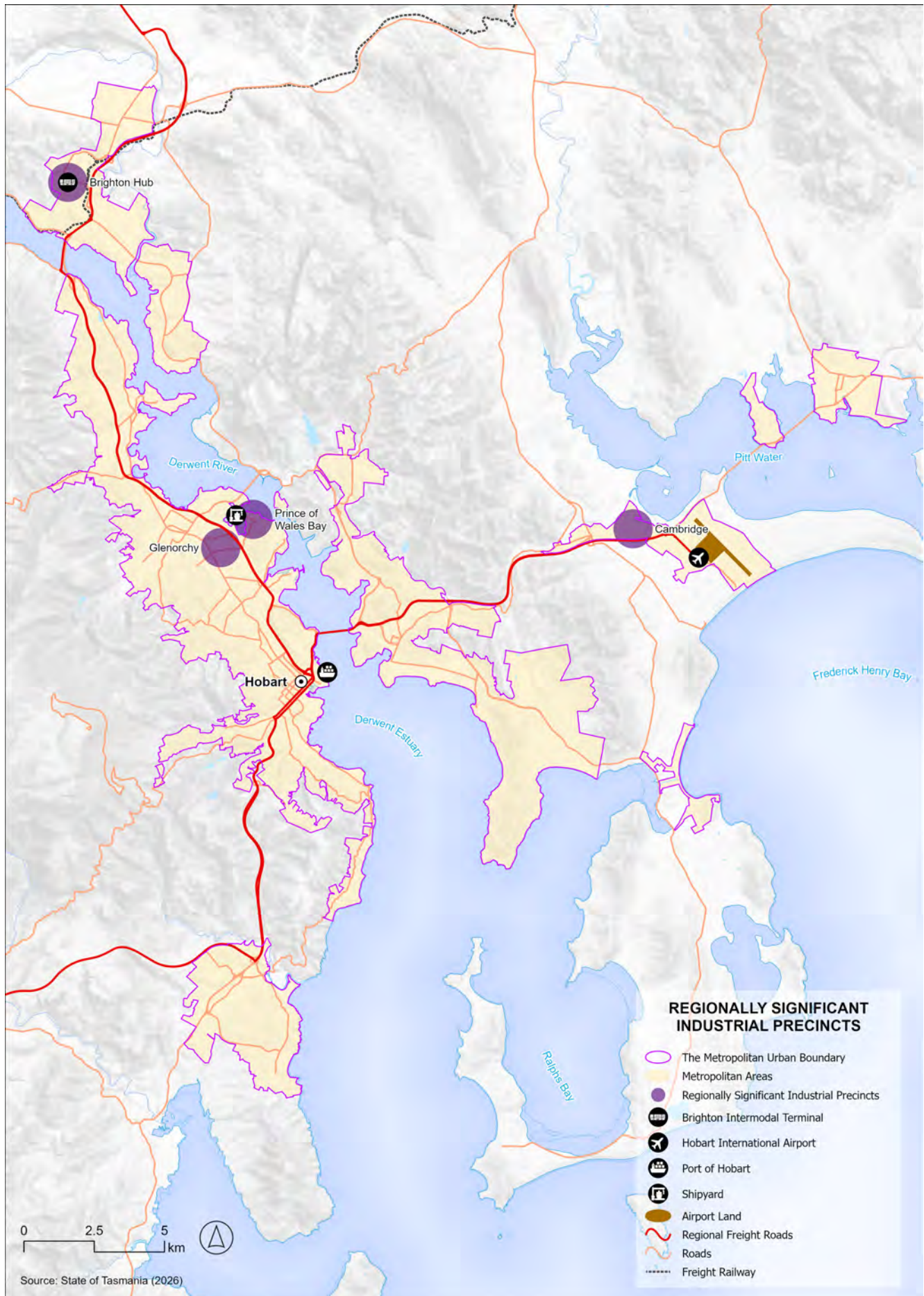


Figure 19 Regionally significant industrial precincts



3.5. Physical infrastructure

Southern Tasmania invests in and prioritises infrastructure in its existing settlements, while new infrastructure is delivered in logical and sequential ways, supporting the equitable sharing of costs to provide for communities to prosper economically and socially.

3.5.1. Overview

Physical infrastructure includes roads and rail, stormwater, water, sewerage, energy and telecommunications networks. Physical infrastructure ensures our communities have access to essential services to support a prosperous, resilient and liveable region. Physical infrastructure is also fundamental to a sustainable regional economy, providing energy and resources for business, transporting goods to market and enabling people to access employment and activity centres.

The Regional strategies for physical infrastructure planning are closely linked to growth management (Section 3.1) and sustainable economic growth (Section 3.4). Better coordinating land use planning with infrastructure and services planning and delivery will assist with meeting the region's housing, employment, community and industry needs more efficiently. Promoting growth in areas with existing capacity in infrastructure and services will lead to more cost-efficient use of the region's existing infrastructure assets. The facilitation of an infrastructure contributions scheme to service new land use and development would support a more equitable and timelier delivery of infrastructure.

The increasing severity and frequency of environmental hazards and extreme weather events require resilient infrastructure networks and assets to maintain functionality under increased stress, including the capacity to endure and recover from natural hazards exacerbated by climate change. More compact and efficient urban areas, towns and villages will minimise the costs of infrastructure delivery, make the best use of existing infrastructure and its capacity, and minimise the exposure of infrastructure to natural hazards.

3.5.1.1. Energy

TasNetworks has a well-established network of transmission and distribution lines for the region (Figure 20). Most of Tasmania's electricity generation is from renewable sources, largely hydro-generation and wind farms. Tasmania will need more electricity to supply population growth, support electrification of transport and industry, future proof jobs and attract new industries. The region is well placed to support further large-scale renewable energy projects for an affordable, reliable and secure future energy supply while contributing to emissions reduction.

3.5.1.2. Water, sewer and waste

TasWater provides the region with water and sewer services (Figure 20). Most urban areas have access to secure reticulated water, however, outside of these areas, many homes and businesses rely on tank water. The unpredictability of rainfall, exacerbated by climate change, has the potential to create challenges. Sewerage reticulation and treatment infrastructure is available in many urban areas. However, many towns and villages and rural areas rely on on-site sewage treatment and disposal which is a constraint to achieving higher densities, mixed land uses and more diverse and compact housing.

The management and ongoing maintenance of stormwater, water and sewerage require significant investment.

There is an irrigation network in the region which supports the productivity of our agricultural lands and contributes to diversification of the region's economy. The Tasmanian Waste and Recovery Strategy sets out a plan to reduce the generation of waste, boost recycling and resource recovery to support Tasmania's move to a circular economy.¹⁴ TasWaste South, a joint authority established by the 12 councils of Southern Tasmania, strategically coordinates waste management and resource recovery in the region. The Climate Change Office identifies the potential of the waste sector to support the maintenance of the State's net zero status.¹⁵

3.5.1.3. Transport

A key challenge for the region's transport network (Figure 21) is the dispersed population, combined with reliance on access to Hobart for jobs and services. Low population densities mean it is difficult to support public transport services, and coverage of bus routes is limited. This has resulted in a heavy reliance on private vehicles with only 6 per cent of work trips in the region being undertaken by public transport.¹⁶ While many in the region will continue to rely on private vehicles, increased use of public transport and more active transport will reduce congestion, support public health and improve social outcomes, such as access to jobs, along with improved amenity.

Integrating land use and transport is essential for reducing reliance on private vehicles, especially as the region grows and changes, making it increasingly important to concentrate housing and employment opportunities around activity centres and key transport nodes and corridors, such as the proposed Northern Suburbs Transit Corridor (Figure 22). Our regional centres will support self-containment through measures that support the delivery of local goods and services to reduce some trip lengths, noting that major changes to trip patterns at the local level can also have network impacts. While most urban areas have more transport options than rural or remote towns, enhanced opportunities for active transport within our communities combined with improved public transport can all help reduce the region's reliance on private vehicles. Even a slight shift to public and active transport can result in large reductions in road congestion and infrastructure costs.

Opportunities to cost effectively expand the state road network to cater for future growth are limited, considering geographic, environmental, and adjacent development constraints. The expansion of public transport services requires minimum economies of scale, which are primarily determined by population size and density.

Freight rail connects the region to ports in Northern Tasmania (Bell Bay, Burnie and Devonport), which process 86 per cent of imports to the region. Intrastate freight rail services operate to the paper mill at New Norfolk and the intermodal terminal at Brighton. The Brooker Highway is the region's most significant freight route, with the Midland Highway a significant interregional freight route. Ensuring the ongoing protection of these key routes supports the economic vitality of the region.

¹⁴ Tasmanian Waste and Resource Recovery Board, *Tasmanian Waste and Resource Recovery Strategy 2023-2026* (2023).

¹⁵ Climate Change Office, Renewables, Climate and Future Industries Tasmania (ReCFIT), *State of Play Report: Waste* (Report, November 2023).

¹⁶ Hobart City Deal, *Implementation Plan Update* (April 2022)

3.5.1.4. Mobile telecommunications infrastructure

Mobile telecommunications infrastructure provides high-speed connectivity to Southern Tasmania. It can support the delivery of social services and economic activity in more remote communities, allowing people to work from home, study, access telehealth, shop and run businesses. However, many parts of the region do not enjoy the same access to services as metropolitan Hobart.¹⁷

Mobile telecommunications infrastructure is an essential service that can benefit from co-location of compatible infrastructure and should also be considered early in strategic planning phases to provide for efficient delivery of services into the future.

¹⁷ Department of State Growth, *Regional Telecommunications Review 2021 – Tasmanian Government Submission* (2021).

3.5.2. Regional strategies – Physical infrastructure

3.5.2.1. Physical infrastructure

- (a) Provide for more efficient infrastructure and service provision by:
 - i. integrating strategic land use planning and infrastructure planning and delivery to more effectively respond to growth demands and the needs of the community; and
 - ii. consider funding, costs of upgrades and ongoing maintenance when planning for infrastructure and services to provide for growth.
- (b) To meet the needs of a growing and changing population, while supporting a more productive economy, strategically align and integrate infrastructure across the region consistently with:
 - i. growth management strategies and targets (Table 2); and
 - ii. any Infrastructure and Growth Coordination Plan.
- (c) Collaborate with infrastructure and service providers to plan for growth that is supported by appropriate infrastructure early in strategic planning processes, including local structure planning.
- (d) Establish sufficient buffers around infrastructure and services with off-site impacts and identify complementary activities within these buffers that may offer environmental, economic or community benefits.

3.5.2.2. Provision of services

- (a) Generate efficiencies in service provision through planning and staging that provides for coordinated and concurrent utility and service delivery.
- (b) Integration of mobile telecommunications infrastructure is to be considered early in local planning processes, and:
 - i. concurrently with other fixed infrastructure in new development areas; and
 - ii. to support opportunities for its co-location with other compatible infrastructure and services.
- (c) Support opportunities for circular economies when identifying locations for resource recovery, recycling and waste management facilities.

3.5.2.3. Energy infrastructure

- (a) Support the maintenance of operational requirements for energy generation and transmission to assist in the provision of energy security and energy for growth and industry.
- (b) Contribute to sustainable growth in energy supply by supporting renewable energy projects, particularly within emerging REZs, while protecting environmental, cultural and social values.

3.5.2.4. Roads

- (a) Promote the protection of the following key road corridors from encroachment by incompatible land use and development and to provide for any future upgrades:
 - i. Midland and Brooker Highways as part of the Burnie to Hobart transport corridor, Tasmania's premier passenger and freight corridor, facilitating the movement of high volumes of people and heavy freight between major ports, intermodal hubs, population and industrial centres;
 - ii. Tasman Highway from the Sorell Causeway to the Sorell bypass;
 - iii. Tasman Highway between Mornington and the Tasman Bridge;
 - iv. Tasman Highway at Pass Road;

- v. East Derwent Highway between Bridgewater and the Bowen Bridge;
 - vi. Huon Highway and Lyell Highway;
 - vii. key urban passenger transport corridors, including the Tasman Highway (Hobart to Sorell), South Arm Highway (Mornington to Rokeby), East Derwent Highway (Rose Bay to Geilston Bay), Southern Outlet (Hobart to Margate) and Main Road (Moonah to Glenorchy); and
 - viii. last mile urban freight routes, including Derwent Park Road, Risdon Road and Lampton Avenue.
- (b) Identify and protect future road corridors, including the Bagdad bypass, Rokeby bypass and future duplication of the South Arm Highway to Lauderdale.
 - (c) Assess the impact of land use on the road network, including from incremental growth, major developments, and changes to employment and economic generating activities.
 - (d) Optimise road connectivity by integrating new roads in subdivision design with existing and future road networks.

3.5.2.5. Passenger transport modes

- (a) Facilitate strategic active and multi-modal transport networks with all ages and abilities routes to better connect cities, towns, and activity centres while collaborating with councils to plan and implement local networks.
- (b) Encourage active commuting to work by incorporating end-of-trip facilities, particularly in employment-generating land uses in Hobart CBD, principal centres, district centres and specialist activity centres.
- (c) Protect ferry infrastructure points along the Derwent Estuary, and for existing and future ferry stop sites:
 - i. protect land around the sites and plan for consolidation and mixed use consistent with the growth management strategies in [Section 3.1](#); and
 - ii. integrate land-based active transport and public transport to enable connections to key destinations.
- (d) Prioritise consolidation, and infrastructure and services provision to support HFPTCs ([Figure 21](#)) the and proposed Northern Suburbs Transit Corridor ([Figure 22](#)).
- (e) Plan for consolidation around mixed-use precincts and developments in strategic locations along other priority public transport corridors and major stops on the regional bus network.
- (f) Utilise planning controls to provide car parking requirements that align with the goal of increasing public transport usage and enhancing multi-modal transport networks.

3.5.2.6. Ports and strategic transport networks

- (a) Support growth and diversification of economic activity by protecting key economic infrastructure, including airports, ports, and intermodal hubs, from encroachment by incompatible use and development.
- (b) Enhance freight opportunities for transporting goods to new and existing local, national, and international markets to maintain the region's efficiency, productivity, and competitiveness.

Figure 20 Physical infrastructure

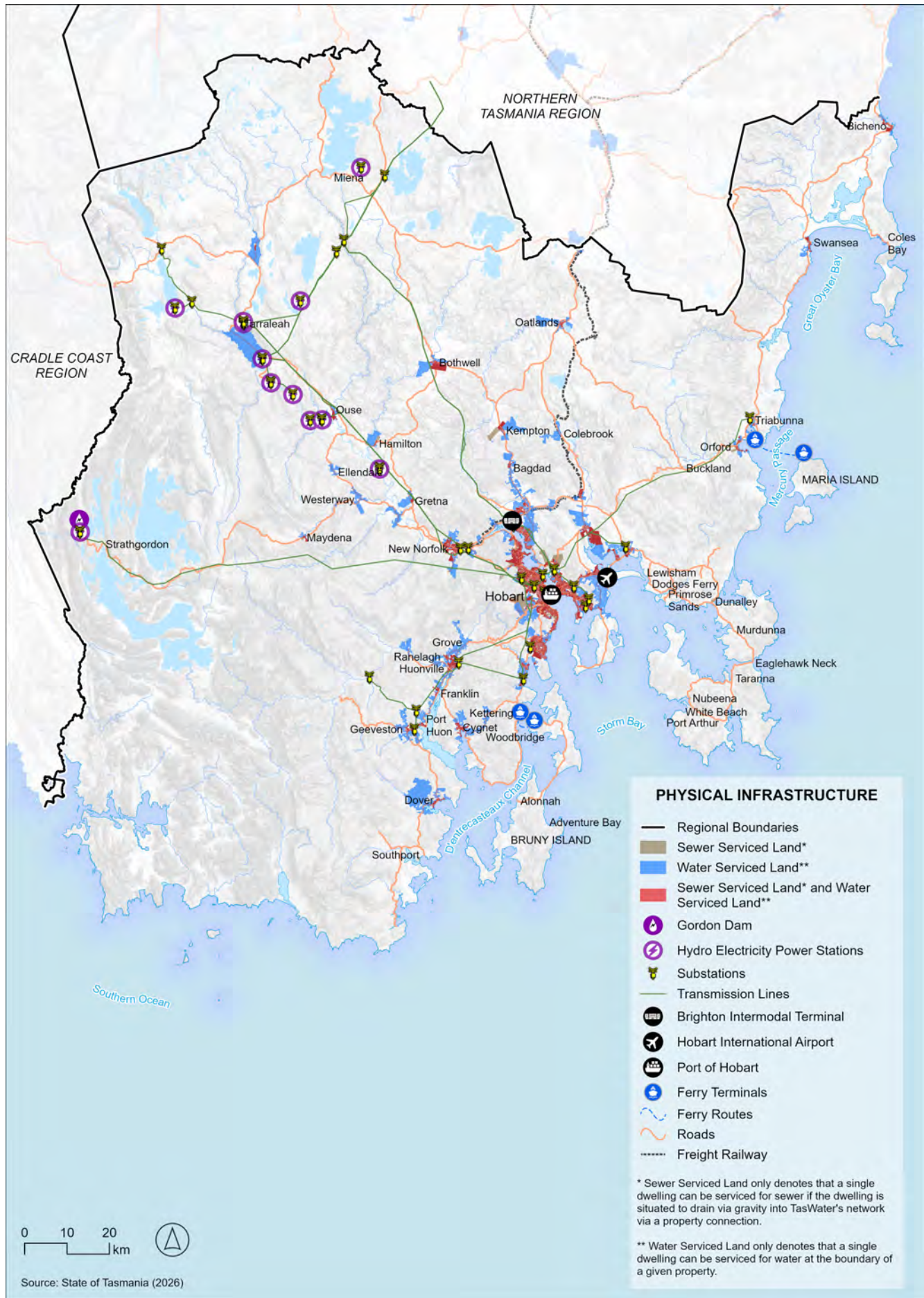


Figure 21 High frequency public transport corridors

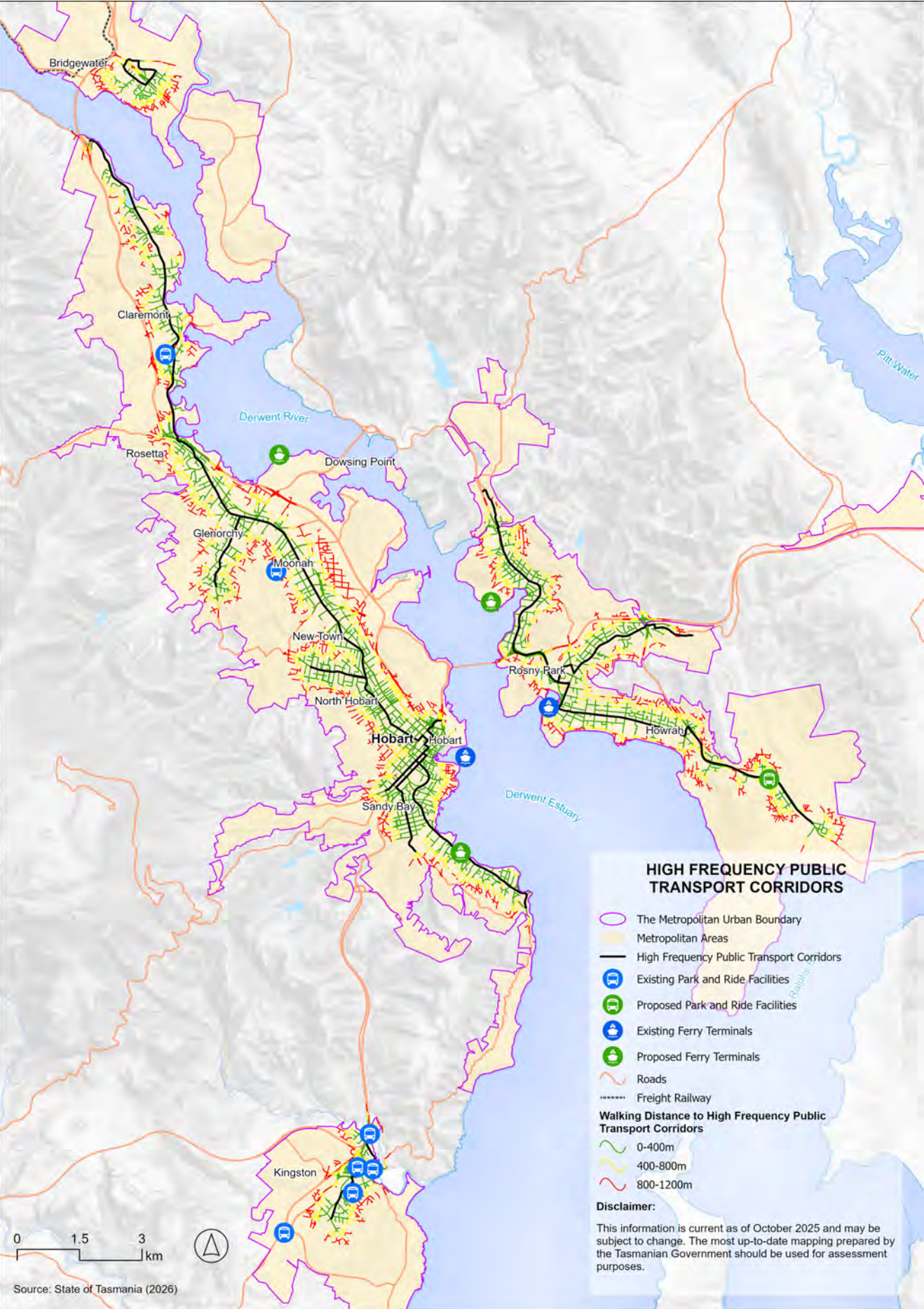


Figure 22 Proposed Northern Suburbs Transit Corridor



3.6. Cultural heritage

Cultural heritage underpins the character of Southern Tasmania and connections between its people and the natural environment, particularly for Aboriginal people. Recognising, protecting, celebrating and sharing cultural heritage values is central to maintaining the region's environment, and for thriving communities and the regional economy.

3.6.1. Overview

The historic character of Southern Tasmania is an important part of the region's identity, both in terms of Aboriginal and historic cultural heritage assets. The STRLUS recognises the fundamental differences between how Aboriginal cultural heritage and historic cultural heritage are understood, managed and interpreted.

Aboriginal cultural heritage can be areas significant to Aboriginal people and objects or evidence of historical significance to Aboriginal occupation in the area and often requires being rediscovered to be formally recognised.

Historic cultural heritage in Southern Tasmania ranges from whole islands, to colonial farms, homes of significant historic people, jails, whaling stations, racecourses and penal settlements. The Tasmanian Heritage Register, along with local heritage schedules, make up a valuable and accessible bank of knowledge of the historic assets of the region. Heritage registers are essential for informing strategic land use planning decisions to ensure the region retains its character and identity.

Land use planning should respond sensitively to Aboriginal cultural heritage and requires a duty of care to ensure activity does not harm that which has been identified. The approach to land management and caring for Country, such as cultural burning to maintain the health of landscapes and protect against unplanned bushfires, and hunting to manage animal populations is also of great relevance to supporting a sustainable and resilient region. Therefore, facilitating greater access and connection to Country should also be a consideration for future growth and development.

The region's cities and town centres where historic heritage is most concentrated, are also the best locations for urban consolidation. Land use planning plays a vital role in balancing the need to develop and renew towns and cities with maintaining historic character and tangible links to the past. The STRLUS requires urban renewal to respect heritage and cultural connections and rehabilitate natural systems like watercourses and vegetation corridors.

The quality and number of historic buildings across the region are major draw cards to both visitors and people looking to relocate to Tasmania. Heritage contributes significantly to the region's economy, with one in every four visitors to Tasmania including built heritage on their itinerary. Many visitors to Tasmania are also drawn to the region's world heritage attractions including the Port Arthur Historic Site and the TWWHA. A wide range of tourism-related businesses, including tour companies, guides and accommodation, rely on these attractions. Visitation generates demands on land use and infrastructure, including accommodation and the need for high-quality transport connections around the region.

Maintenance and adaptive reuse of built heritage supports jobs in the construction industry while keeping historic building practices alive through specialist trades and artisans.

Similarly, employment opportunities for Aboriginal people and cultural knowledge holders are emerging as the Community and development professionals continue to share knowledge and understanding of Aboriginal cultural interpretation and develop stronger connection to Country practices in urban development and natural environment management. The STRLUS is well placed to support the integration of connection to Country practices into land use planning, and to facilitate consideration of Aboriginal cultural heritage and interpretation in local strategic planning.

3.6.2. Regional strategies – Cultural heritage

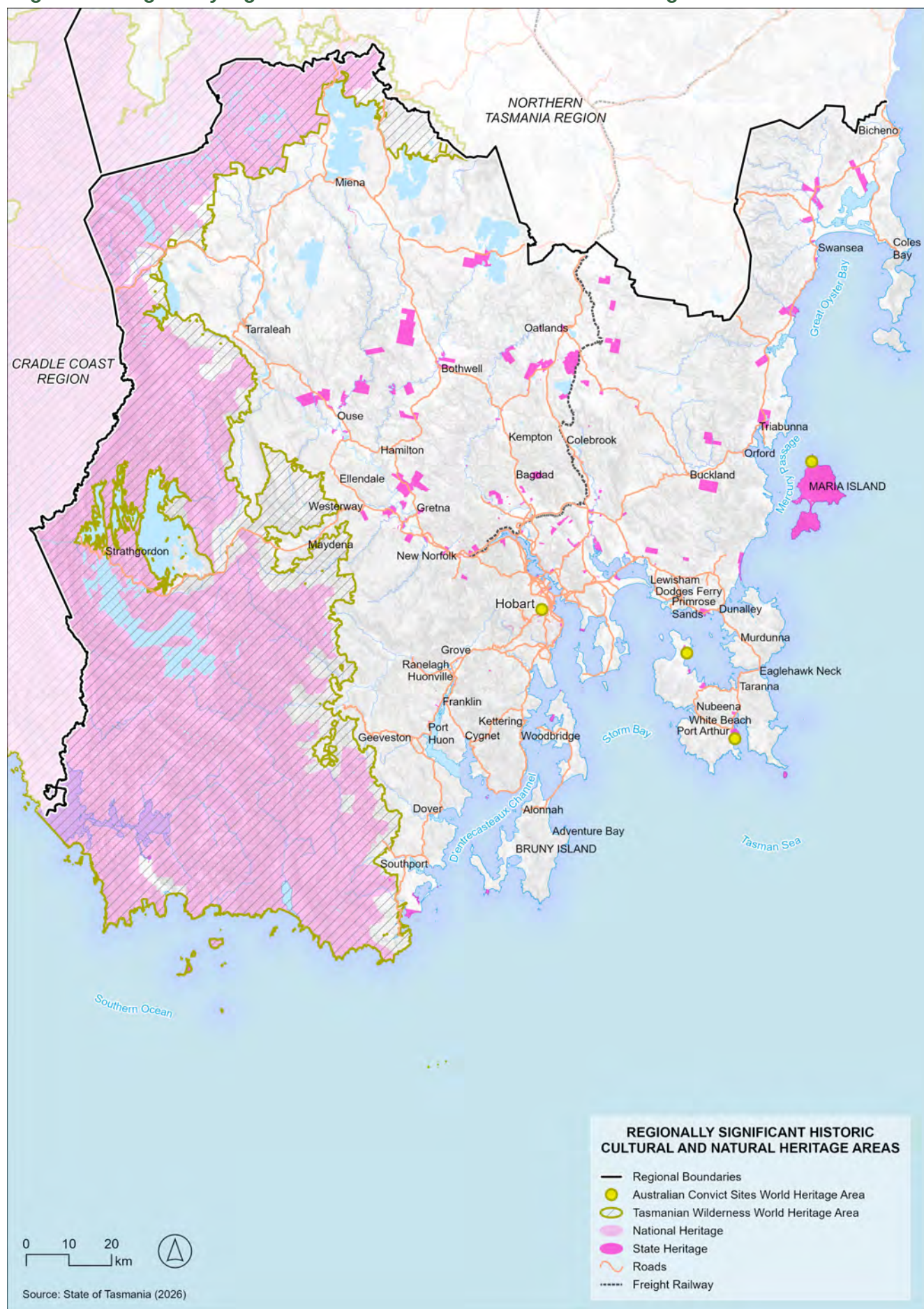
3.6.2.1. Aboriginal cultural heritage

- (a) Protect known Aboriginal cultural heritage sites from urban development, infrastructure and impacts from other land uses, including agriculture and extractive industries.
- (b) Engage with Aboriginal people to understand Country, record the significance of landscape and mechanisms to protect Country from the impacts of development, and embed these findings in planning for growth.
- (c) Mitigate reactive responses to protecting Aboriginal cultural heritage values late in the development process by proactively and strategically identifying, recording and, where culturally appropriate, communicating those values, and responding in strategic planning.
- (d) Engage with Aboriginal people to identify opportunities for land uses that facilitate caring for Country, sharing knowledge of Country, and embedding cultural practices to care for the landscape and environment, including commercially viable land uses that support self-sufficiency and self-determination for Aboriginal people.
- (e) Engage with Aboriginal people to apply traditional knowledge and practices to avoiding natural hazards like bushfire, flooding and coastal erosion in planning for growth and land use change.
- (f) Collaborate with Aboriginal people to incorporate opportunities for Aboriginal cultural interpretation when planning for land use change.
- (g) Visual and physical connections to Kunanyi/Mt Wellington, the Derwent Estuary and other highly significant landscape features are respected, retained or rehabilitated and enhanced when planning for growth and urban renewal.

3.6.2.2. Historic cultural heritage

- (a) Protect items of heritage significance to the region, including natural and built heritage sites, precincts and areas that reflect the distinctive cultural and natural heritage values of the region (Figure 23).
- (b) Structure plans for priority growth areas are to identify historic cultural heritage items and facilitate sensitively designed urban renewal responses that conserve the historic cultural heritage values of the area.
- (c) The settings and landscape contexts of highly significant historic cultural heritage sites are to be respected and protected when planning for growth and development, particularly for World Heritage sites and items listed on the National Heritage Register.
- (d) Historic urban patterns including road networks, landmark buildings, features and other public places, such as parks and gardens, are to be retained and interpreted when planning for urban renewal.
- (e) Planning for growth and land use change in towns that contain significant historic cultural heritage features is to include appropriate design responses and identify land uses that support the retention, active or adaptive use of heritage items and reflect their value to local economies, including as tourist attractions.
- (f) Plan for predicted climate change impacts, including bushfire, coastal inundation and coastal erosion that may impact on significant historic cultural heritage places and integrate mitigation measures to protect those places and surrounding areas.

Figure 23 Regionally significant historic cultural and natural heritage areas



4. Implementing, monitoring and reviewing the STRLUS

4.1. Roles and responsibilities



Local governments plan for their municipal areas and assess applications for development against the TPS. They also deliver local infrastructure to support the area such as council roads, footpaths, parks and community centres. Planning by councils for their areas needs to consider the regional context of growth and change, and the STRLUS provides guidance so that local planning decisions account for regional issues.

Utility providers, like TasWater, TasNetworks and NBNCo, plan and deliver water, energy, waste and telecommunications networks. These networks support land use by delivering essential services to homes and businesses. Utility providers can refer to the STRLUS to understand where and what types of growth are planned across the region when planning for upgrades or extensions to utilities networks.

Businesses invest in the growth of the region through the establishment or expansion of industries that provide jobs, produce goods and offer services within the region or for interstate or overseas export. The development industry facilitates the delivery of our built environment by constructing homes, shops, offices, and new infrastructure, like roads and community facilities.

The STRLUS plays a vital role in creating high-quality design, delivering diversity of housing and creating sustainable and liveable towns and cities. The STRLUS guides the development industry by setting expectations for where and what types of growth are anticipated, how communities are changing, and what types of housing, jobs and services are needed by communities across the region.

The STRLUS also provides regional scale guidance on environmental sustainability, natural hazards and other land use conflicts to assist businesses including the development industry to make sustainable investment decisions.

The community plays a role in delivering the STRLUS by choosing to live and work in the region, engaging with the Tasmanian Government on the STRLUS and its performance, and advocating for their community both now and for future generations.

4.2. Implementation

4.2.1. The Tasmanian Government

The Tasmanian Government is primarily responsible for coordinating implementation of the STRLUS. This includes coordination of State agencies and infrastructure providers, and liaison and integration with councils. Whole-of-government coordination will be critical to effectively implement the STRLUS regional strategies, and engagement with communities, industries, employers and developers will assist with local planning decisions.

4.2.1.1. Growth management and housing

The key focus of the Implementation Plan is the preparation of the Infrastructure and Growth Coordination Plan and the land supply and housing monitoring system. The Infrastructure and Growth Coordination Plan will be prepared in accordance with the stages outlined in the Implementation Plan.

The Infrastructure and Growth Coordination Plan will require a strong governance framework that will be established through Building Tasmania as the lead agency. The governance framework will facilitate shared responsibility for the preparation of the Infrastructure and Growth Coordination Plan between the relevant State agencies and infrastructure and service providers.

4.2.2. Implementing the STRLUS through local planning

The STRLUS has been designed to further the implementation of the TPPs at a regional scale, and in ways that are appropriate to the southern region.

4.2.2.1. The STRLUS, TPPs and LPS

The RLUSs are primarily implemented through the LPS zone and overlay maps and other local provisions, such as local area objectives, code lists, particular purpose zones, specific area plans, and site-specific qualifications.

Section 34(2) of the Act sets out the LPS criteria that a 'relevant planning instrument'¹⁸ is to meet. Among other matters, the LPS criteria require a 'relevant planning instrument' to be as 'far as practicable' consistent with the relevant RLUS.

Because RLUSs will mostly be implemented through LPS amendments, 'relevant planning instrument' also applies to LPS amendments.

The STRLUS has been prepared to further the objectives in Schedule 1 of the Act, and to be consistent with the State Policies and the TPPs.

The LPS criteria also require that LPS amendments are assessed against these same instruments.

The regional strategies contained in the STRLUS have been drafted to provide specific direction for regional planning within Southern Tasmania and to avoid duplicating other instruments, such as the State Policies and the TPPs.

¹⁸ Relevant planning instrument means a draft LPS, an LPS, a draft amendment of an LPS and an amendment of an LPS: *Land Use Planning and Approvals Act 1993* ss 34(1).

When considering an LPS amendment against the LPS criteria, refer to any specific implementation guidance provided in the planning instrument, for example, the TPPs 'General application and implementation' section.

In applying the STRLUS, regard should be had to the following principles:

- No one statement of intent, outcome or regional strategy contained in the STRLUS should be read in isolation from another to imply a particular outcome or consequence.
- The STRLUS statements of intent, outcomes or regional strategies are generally not expressed in absolute terms and should not be interpreted or applied literally or rigidly to the extent that reasonable, alternative approaches to achieve a particular regional strategy are excluded from consideration.
- Regional strategies that are relevant to the particular matter should be considered and implemented in the context of the outcome and statement of intent that the strategy is seeking to achieve.
- In determining what regional strategies are relevant to a particular matter, regard must be had to:
 - o the nature of the particular matter being considered;
 - o the purpose of the STRLUS;
 - o the outcome and statement of intent; and
 - o the environmental, social and economic characteristics of the area.

Where consideration of regional strategies relevant to a particular LPS amendment causes competing interests to arise, resolution should be based on balanced consideration and judgement derived from evidence, having regard to:

- the overall purpose of the STRLUS;
- an understanding of the overall combination of interests expressed through the STRLUS;
- the outcomes and statements of intent relevant to the regional strategies that are subject to competing interests;
- alternate ways to achieve regional strategies that are subject to competing interests;
- any relevant and applicable local planning policies; and
- any characteristics of the land, subject to the competing policy interests, that may influence how the competing interests can be considered in the local context and appropriately integrated at the local or site-specific level.

4.2.2.2. The Tasmanian Planning Commission

The Tasmanian Planning Commission (the Commission) plays an important role in considering LPS amendments against the STRLUS and decides whether they are 'as far as practicable' consistent with its regional strategies, outcomes and statements of intent. The Commission is also required to determine whether LPS amendments are consistent with the TPPs and State Policies and furthers the objectives of Schedule 1 of the Act.

4.2.3. The Implementation Plan

An Implementation Plan supports the delivery of the regional strategies in [Section 3](#). The Implementation Plan guides investment decisions and infrastructure delivery across the region. It also provides a basis for monitoring the performance of the STRLUS in achieving regional planning outcomes and applying the TPPs.

The Implementation Plan will specify actions required to deliver the regional strategies and their purpose. It also nominates organisations with responsibility for actions, including councils, State departments and infrastructure providers.

The Implementation Plan nominates timeframes for actions over the first 10 years following declaration of this STRLUS.

The STRLUS does not direct actions of others and does not set budgets or works programs of the Tasmanian Government or councils. It specifies regional strategies to achieve land use outcomes for the region, and the Implementation Plan outlines actions to deliver the regional strategies. The STRLUS is intended to guide and coordinate planning and funding decisions made by Tasmanian Government departments and councils in relation to land use matters that are important to the region. Collaboration is critical to the successful implementation of the STRLUS.

4.3. Monitoring and review

The monitoring of the performance of the STRLUS is the responsibility of the Tasmanian Government. The requirements for review are contained within the Act which requires the Minister to keep all RLUSs under regular and periodic review. The Minister must also review all RLUSs as soon as practicable after making or amending the TPPs.

5. Abbreviations and acronyms

Abbreviation or Acronym	Term
AEMO	Australian Energy Market Operator
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
HFPTC	high frequency public transport corridor
ISP	integrated system plan
LPS	Local Provisions Schedule
NC Act	<i>Nature Conservation Act 2002</i>
NRM	natural resource management
RSIP	Regionally Significant Industrial Precinct
REZ	renewable energy zone
RLUS	regional land use strategy
RMPS	Resource Management and Planning System
SPPs	State Planning Provisions
STRLUS	Southern Tasmania Regional Land Use Strategy
The Act	<i>Land Use Planning and Approvals Act 1993</i>
TPPs	Tasmanian Planning Policies
TPS	Tasmanian Planning Scheme
TSAP	Threatened Species Action Plan 2022-2032
TSP Act	<i>Threatened Species Protection Act 1995</i>
TWWHA	Tasmanian Wilderness World Heritage Area
UNESCO	United Nations Educational, Scientific and Cultural Organisation

6. Glossary

Term	Definition
Aboriginal cultural heritage	means the tangible and intangible legacy of Tasmania's Aboriginal people, including objects, places and practices.
active transport	means as defined in the Tasmanian Planning Policies.
activity centre	means as defined in the Tasmanian Planning Policies.
affordable housing	means as defined in the Tasmanian Planning Policies.
all ages and ability routes	means safe, comfortable, and separated bike networks designed for children, seniors, and inexperienced riders.
amenity	means as defined in the Tasmanian Planning Policies.
aquaculture	means as defined in the State Planning Provisions.
circular economy	means as defined in the Tasmanian Planning Policies.
community	means as defined in the Tasmanian Planning Policies.
consolidation	means directing population growth and residential and other use and development into existing urban areas to increase residential density and use existing infrastructure efficiently.
council	means as defined in the <i>Local Government Act 1993</i> .
density	means the number of habitable buildings per hectare.
environmental hazard	means as defined in the Tasmanian Planning Policies.
environmental values	means the specific attributes or qualities of the natural environment that are considered important for ecological, cultural, social, or economic reasons. These may include biodiversity, coasts, estuaries, geodiversity, landscapes, waterways and wetlands.
future coastal refugia	means as defined in the State Planning Provisions.
future coastal refugia area	means as defined in the State Planning Provisions.
geodiversity	means as defined in the Tasmanian Planning Policies.
green corridor	means a linear area or network of vegetation.
green infrastructure	means natural or seminatural areas or features that may be interconnected through networks, within or outside of urban areas, that provide various ecosystem services.
green space	means a vegetated area of land.
greenfield growth areas	means greenfield sites as defined in the Tasmanian Planning Policies.

Term	Definition
groundwater	means as defined in the Tasmanian Planning Policies.
habitable building	means as defined in the State Planning Provisions.
hamlet	means a small, usually residential, cluster with little to no services or commercial activity.
high frequency public transport corridors (HFPTCs)	means part of an existing or proposed public transport network where existing or future service levels reach a service frequency of 10-to-15-minute intervals during the day.
historic cultural heritage	means buildings, places, precincts, infrastructure, art, relics, objects, and landscape features that are representative of the history of non-Aboriginal society and culture.
housing diversity	means the range of dwelling types and sizes within a particular area, usually delivered through providing a range of lot sizes and promoting a variety of building forms.
industrial land	means land designated for industrial activity.
infill	means as defined in the Tasmanian Planning Policies.
key workers	means an employee who provides a service that is essential to a community's or industry's functioning and whose work role requires physical presence at a site.
landscape values	means the aesthetic, cultural or natural features of a place that contribute to its scenic appeal, identity or character.
liveability	means as defined in the Tasmanian Planning Policies.
local planning	means LPS amendments or the preparation of local strategic plans, such as structure plans, master plans, precinct plans or growth plans.
metropolitan Hobart	means areas of Hobart City, Glenorchy City, Clarence City, Sorell, Brighton and Kingborough councils that contain urban land uses (or planned urban land uses) or are functionally connected to the metropolitan area. This includes areas such as parks, reserves and conservation areas and waterways that are not urban, but which contribute to Hobart's greater urban area.
metropolitan urban boundary	means Urban Growth Boundary, as defined in the Tasmanian Planning Policies, as it applies to metropolitan Hobart.

Term	Definition
natural hazard	means a naturally occurring physical event or phenomenon such as bushfire, landslip, flooding or coastal hazard that has the potential to expose people, property, infrastructure or the environment to danger or harm.
natural resources	means Tasmania's natural assets which are used for economic, social, and environmental wellbeing which include land, water, soil, plants, and animals and the natural systems they form. They also include minerals and energy sources such as wind and solar.
net residential density	means the number of dwellings per hectare on land devoted solely to residential development. It includes private driveways and private open space but does not include public infrastructure such as roads, streets and public open space.
physical infrastructure	means as defined in the Tasmanian Planning Policies.
planning controls	means a zone, code specific area plan, or site-specific qualification and the general provisions including associated mapping, or overlays and tables contained within the State Planning Provisions or a Local Provisions Schedule.
priority growth areas	means locations within the metropolitan urban boundary, other than Hobart CBD, where growth and consolidation, including increased net residential density, should be prioritised.
public open space	means as defined in the Tasmanian Planning Scheme.
regional area	means as defined in the Act.
regionally significant industrial precincts (RSIPs)	means strategically located precincts (by road, rail or port) that support a concentration of industrial activities, including specialist industries such as export-oriented industries, transport and warehousing, incorporate a significant cluster of occupied and/or vacant industrial-zoned land, and generate a significant level of freight activity, with well-developed supply chains.
renewable energy zones (REZs)	means a geographic area in one or more participating jurisdictions that is the proposed location for the efficient development of renewable energy sources and associated electricity infrastructure, ¹⁹ but not a zone as provided for under the Tasmanian Planning Scheme.
resilience	means as defined in the Tasmanian Planning Policies.

¹⁹ Australian Electricity Market Commission - National Energy Rules, 2025 - <https://www.aemc.gov.au/regulation/energy-rules/national-electricity-rules>.

Term	Definition
satellite	means a town or village outside of Hobart's metropolitan urban boundary that is located approximately 45 minutes or less drive from the Hobart CBD during low peak traffic.
town	means a centre characterised by a main/high street of local shops and services that primarily supports the surrounding agricultural communities. Predominately residential, a rural town will often rely on the nearest rural service hubs for additional services.
town and village	means centres in other council areas in Southern Tasmania, and in parts of the region outside Hobart's metropolitan urban boundary.
town and village boundary	means a settlement growth boundary as indicated by: ▪ a nominated growth boundary spatially depicted on a map around a town or village; or ▪ the extent of a town or village's existing urban zoning where there is no separation by non-urban zones.
town and village growth areas	means land identified for growth within a nominated growth boundary spatially depicted on a map around a town or village that is not currently subject to urban zoning.
transforming town	means a town or village where the role and function is transforming due to changing land uses, economic role, population demographics, visitor numbers or other drivers of change.
urban area	means an area of land typically zoned, and used for uses associated with, the following zones: ▪ Central Business ▪ Commercial ▪ Community Purpose ▪ General Business ▪ General Residential ▪ Inner Residential ▪ Local Business ▪ Urban Mixed Use ▪ Light Industrial ▪ Industrial ▪ Port and Marine ▪ Village. Other zones may be captured on a case-by-case basis.
urban growth	means the expansion and development, including expansion or consolidation of urban built form, residential, commercial, industrial, community and recreational land uses, and infrastructure and economic activity in cities, towns or villages.
urban growth boundary	means as defined in the Tasmanian Planning Policies.

Term	Definition
urban zoning	means one, or multiple of, the following zones: ▪ Central Business ▪ Commercial ▪ Community Purpose ▪ General Business ▪ General Residential ▪ Inner Residential ▪ Local Business ▪ Urban Mixed Use ▪ Light Industrial ▪ Industrial ▪ Port and Marine ▪ Village.
village	means a centre predominantly residential with a small centre or some small-scale retail and commercial activity, and a limited range of social services and infrastructure, such as a community hall or a school.
water-sensitive urban design	means as defined in the Tasmanian Planning Policies.

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Appendix 1 Structure plans for growth management and activity centres

Structure planning and local planning should demonstrate consistency with any regional strategy or TPP relevant to the structure plan area and the future use and development it provides for. TPP strategy 1.1.3.6 sets out the matters that should be captured by structure plans for settlements and growth areas. The matters below outline additional features that should be included in structure plans, where relevant, to demonstrate effective implementation of the STRLUS growth management strategy.

Some growth management targets (Table 2), such as dwelling infill targets or densification targets around existing activity centres or HFPTCs, may be best demonstrated through structure plans or other local planning that are prepared by local government and address broader settlement planning needs.

Structure plans for specific greenfield growth areas or new town and village growth areas can address the growth management targets (Table 2) and other matters as relevant to the identified growth area and its surrounds.

Planning for greenfield growth areas, priority growth areas, towns and villages – structure plan requirements

- (a) Planning for greenfield growth areas, priority growth areas, towns and villages is to identify, where applicable:
 - i. how incorporation of the relevant growth management targets (Table 2) have been achieved;
 - ii. how opportunities are provided for social and affordable housing, and a mix of dwelling types and sizes, that reflect projected demographics, household sizes and structures;
 - iii. provisioning of public open space and incorporation of green infrastructure to mitigate urban heat island effects, enhance urban biodiversity values, and rehabilitate and protect any riparian areas;
 - iv. access to amenities including public and active transport networks, local retail and other conveniences, schools, health care and community services; and
 - v. measures to protect or assist in the interpretation of Aboriginal cultural heritage or historic cultural heritage features.
- (b) In addition to the matters under (a), planning for priority growth areas and towns and villages is to identify, where applicable:
 - i. the most appropriate form and distribution of residential densities, including within consolidation areas (Figure 11);
 - ii. design responses to existing heritage character to ensure new development contributes positively to established and desired future character; and
 - iii. for priority growth areas, measures to encourage more public and active transport use including maximum car parking rates for residential development.

Planning for activity centres to support growth– structure plan requirements

- (a) Planning for activity centres is to demonstrate, where applicable:
- i. how the relevant growth management targets (Table 2) are achieved;
 - ii. that future use and development is consistent with the defined category, role and function (Table 4) of the activity centre;
 - iii. how active street frontages provide a focus for retail, commercial, entertainment, food and hospitality type uses;
 - iv. any measures to protect or assist in the interpretation of Aboriginal cultural heritage;
 - v. the incorporation of public realm features, and design responses to existing heritage character, and established or desired future character;
 - vi. the nomination of key pedestrian, active transport and vehicular routes including service and delivery vehicles and circulation routes to access parking; and
 - vii. incorporation of green infrastructure to mitigate urban heat island effects, enhance urban biodiversity values, and rehabilitate and protect any riparian areas.

Appendix 2 Metropolitan urban boundary – Regional statutory map



Appendix 3 Towns and villages with nominated boundaries – Regional statutory maps

