

Tasmanian Planning Policies Information Sheet

Purpose

This information sheet gives an overview of the [Tasmanian Planning Policies](#) (the TPPs) and how they are to be implemented. It provides guidance information only.

What are the TPPs?

The TPPs establish a common policy framework that guides land use planning in Tasmania. They were made by the Minister for Housing and Planning on 12 November 2025 and become effective on 1 July 2026.

What is the intent of the TPPs?

The TPPs are established under the *Land Use Planning and Approvals Act 1993* (LUPAA) and form part of the Resource Management and Planning System (RMPS). The RMPS is an integrated group of legislation with a common set of objectives that seek to achieve the sustainable use and development of resources. The TPPs are required to be consistent with the Schedule 1 Objectives of LUPAA and State Policies.

The TPPs introduce consistent, high-level policy directions that express the State Government's interest in the planning system. This is especially important for guiding the sustainable development of land primarily through:

- common considerations to identify land suitable for growth;
- coordinated and cost-effective delivery of infrastructure and other government services;
- reducing the community's exposure to risk of environmental hazards;
- supporting the community's access to employment, education and activities that promote wellbeing;
- protecting heritage and environmental values while supporting the State's economic drivers.

What do the TPPs do?

The TPPs provide a planning policy framework that will be implemented primarily through the regional land use strategies (RLUS) and the State Planning Provisions (SPPs) and Local Provisions Schedules (LPSs) of the Tasmanian Planning Scheme (TPS).

LUPAA also requires that the TPPs are considered during the declaration and assessment of a major project and apply to a housing land supply order made or amended under Part 2, Division 1 of the *Housing Land Supply Act 2018*.

The TPPs do not apply directly to individual development applications, other than a major project.

The policy content is delivered through seven TPPs that address broad land use planning topics, including:

- Settlement
- Environmental Values
- Environmental Hazards
- Sustainable Economic Development
- Physical Infrastructure
- Cultural Heritage
- Planning Processes

Each TPP topic includes specific policies that address matters related to that topic. For example, the Settlement TPP comprises policies that address (for example), growth, liveability, social infrastructure, housing and design.

Each policy comprises three parts, Application, Objective and Strategies. The 'Application' specifies any particular requirements for the application of the policy. The 'Objective' includes an aspiration statement setting out the aim of the policy, which is followed by one or more 'Strategies' that outline how the objective can be achieved.

The TPPs do not provide a policy setting for every land use planning situation that may arise. They speak in broad land use planning terms to provide strategic direction, the outcomes of which will vary depending on the planning instrument the policy is being applied to the nature of the issue being considered.

Relevant requirements in LUPAA

When the TPPs come into effect, certain requirements in LUPAA become operational as follows:

- a) regional land use strategies (RLUSs) must be reviewed to determine consistency with the TPPs (section 5A(8));
- b) State Planning Provisions (SPPs) must be reviewed to determine consistency with the TPPs (section 30T(4A));
- c) the TPPs must be considered in accordance with the LPS criteria under section 34 of LUPAA in the assessment of LPS amendments; and
- d) the TPPs must be considered in the declaration and granting of a permit for major projects (sections 60N(1) and 60ZZM).

The first approved LPS is not required to consider the TPPs. The TPPs only apply to subsequent amendments to the LPS or a substitution LPS¹.

The delayed effective date of the TPPs was provided to allow planning practitioners time to adapt and familiarise themselves with the TPPs and to provide a sufficient transition period for the assessment of current LPS amendments to be finalised.

Implementation of the TPPs

Section 12B(3) of LUPAA states that “the TPPs may specify the manner in which the TPPs are to be implemented into the SPPs, LPSs and regional land use strategies”.

The general application and implementation section of the TPPs (page 10) specifies which parts of the TPPs have operational effect and, in accordance with section 12B(3), includes directions as to how the policy content is to be implemented into planning instruments.

These directions are in the form of six implementation principles that guide how the policies expressed through the TPPs are to apply, including:

1. there is no hierarchy in the TPP policy framework;
2. no element of the TPPs should be read in isolation from another;
3. the policies should not be interpreted or applied so literally or rigidly that reasonable alternate approaches to achieve a strategy cannot be considered;
4. strategies are to be considered in the context of the policy objective that the strategy is seeking to achieve;
5. a list of considerations for determining if a strategy is relevant to a particular matter; and
6. acknowledgement that competing interests may arise and provision of criteria to resolve them.

In meeting the requirements under LUPAA, decision makers are required to give effect to, and apply the TPPs in accordance with, the above implementation principles.

The TPPs, together with the implementation principles, have been drafted to provide for a degree of flexibility so they can provide strategic direction in different planning circumstances. For example, the outcome derived from the application of a strategy will vary depending on:

- the purpose of the planning instrument that the strategy is being applied through, for example an amendment to an LPS, the SPPs or a RLUS;
- the characteristics of the site, local area or region that the strategy is being applied to;

¹ The first LPS made does not have to be consistent with the TPPs. See section 1 of Schedule 7 of the Act, Saving and Transitional Provisions in LUPAA

- how the consideration of the range of relevant strategies might influence the outcome of the particular strategy;
- how local or regional policies might influence the outcome of the TPP strategy; and
- the interaction of legacy land use planning policy with the application of the TPP strategy.

The TPPs provide clear guidance and allow reasonable approaches to be considered for their implementation. The TPPs will apply to a range of matters and should be considered in the context of the strategic or regulatory planning instrument that they are being implemented.

Determining which strategies are relevant

When applying the TPPs, they are to be considered in their entirety to determine which elements are relevant to the particular planning matter. The structure of the TPPs assist by containing broad TPP topics with individual policies embedded within. When the relevant TPP topics have been identified, each policy and strategy within the TPP topic should be reviewed to determine which are relevant. Similar to the application of State Policies and regional policies expressed through RLUSs, only certain ones will be relevant to a particular matter.

It is possible that a TPP strategy can be satisfied through the subsequent application of another planning instrument, such as the use and development standards in the SPPs.

Implementation principle 5 (pages 10 and 11) of the TPPs lists matters to have regard to when considering what TPP strategies are relevant.

Rationalising the application of the TPPs and RLUSs to LPS amendments

Many of the spatial elements of the TPPs are delivered regionally through the RLUSs. These include identifying appropriate areas for settlement growth based on the coordinated delivery of infrastructure, regional and settlement population patterns, land supply and demand analysis and the application of other strategies in the TPPs.

It is important to note that while many of TPP strategies are given effect regionally through RLUSs, there are other strategies that may need to be applied locally and considered as part of the assessment of an LPS amendment. This is because the TPPs provide guidance to regional outcomes delivered through the RLUSs, statewide outcomes delivered through the SPPs, and local outcomes delivered through the LPSs.

An Example -

A draft LPS amendment to rezone land from Rural to General Residential will most likely satisfy the Growth policy of the Settlement TPP where that land is located within an urban or settlement growth boundary of a RLUS that has been reviewed to be consistent with the TPPs. This is because the RLUS has applied the TPPs in the identification of the land as suitable for urban growth.

The draft amendment may also satisfy other strategies because they are delivered through the application of the SPPs when the land is subsequently developed. For example, 'improve neighbourhood amenity by managing incompatible use and development' (clause 1.2.3.8) may be addressed through the subsequent application of the use and development standards in the SPPs.

A review of other strategies will determine the remaining relevant strategies that need to be considered at the local level. This may, for example, include a more detailed analysis of aboriginal heritage, environmental values and environmental hazards policies to support the proposed rezoning.

If the draft amendment includes a Specific Area Plan (SAP) because the relevant zone, codes and standards in the SPPs cannot adequately address a site's unique planning circumstances or reasonably achieve the desired planning outcome for the site, the TPPs can and should be used to justify and inform the SAP's regulatory provisions.

LUPPA requires that decisions makers must satisfy themselves that a draft amendment meets the LPS criteria (section 34) including consistency with State Policies, consistency with the TPPs and as far as practicable, consistent with the RLUSs. This means that notwithstanding the TPPs have been implemented regionally through a RLUS, they are still required to be considered in the assessment of a draft LPS amendment.

The TPPs apply to the extent of any inconsistency with the RLUSs.

Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2026

The Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2026 (the Bill) proposes modification to the LPS criteria at section 34 of LUPPA to simplify that a relevant planning instrument 'is consistent with the TPPs'.

To support the coming into effect of the TPPs, the Bill is also proposing savings provisions for their application, requiring that an LPS amendment certified before the TPPs come into effect, do not have to demonstrate consistency. This is intended to provide a clear and fair delineation point in the assessment of an LPS amendment where the TPPs come into effect part way through an assessment process.

Additional Information

The TPPs are available for download at the Planning in Tasmania website.

https://www.stateplanning.tas.gov.au/__data/assets/pdf_file/0003/610752/Tasmanian-Planning-Policies-November-2025.pdf

Further information on the TPPs is available

<https://www.stateplanning.tas.gov.au/planning-system/tasmanian-planning-policies>

Additional information is available on the Commission's website

https://www.planning.tas.gov.au/__data/assets/pdf_file/0006/856446/Information-Sheet-1-2026-TPP-commencement-1-July-2026.pdf

Further information

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