

Southern Tasmania

Regional Land Use Strategy

Explanatory Report
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1. Introduction

1.1. Background

The Southern Tasmania Regional Land Use Strategy (STRLUS) is one of three of Tasmania's regional land use strategies (RLUS), which were declared in 2011. The comprehensive review of each of the RLUS commenced in 2024. The reviewed STRLUS was declared on 11 September 2026 and has a time horizon to 2050. Under section 5A(6) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister is required to keep the RLUSs under regular and periodic review.

The STRLUS provides strategic planning direction for Southern Tasmania and enables issues crossing multiple local government areas to be addressed in a coordinated way. The STRLUS sets out a vision, statements of intent, outcomes and regional strategies for land use in Southern Tasmania over the next 25 years. Along with the Tasmanian Planning Scheme (TPS), it gives effect to the Tasmanian Planning Policies (TPPs) in the region and is required to be consistent with the State Policies and objectives of Schedule 1 of the Act.

1.2. Consultation

The consultation processes undertaken as part of the STRLUS review are outlined in the STRLUS Consultation Report.

2. Structure and content

2.1. How to use the STRLUS

The STRLUS is intended to be used primarily to inform local land use planning decisions and to address how land use planning can respond to the issues, opportunities and challenges faced in the region. [Table 1](#) provides an overview of the content and structure of the STRLUS. The STRLUS Implementation Plan (Implementation Plan) has been prepared outlining the actions required to implement the STRLUS.

Table 1 – How to use the STRLUS

Main section	What it does:	Read this to:
1. Introduction	- states the purpose of STRLUS - describes the planning system and the role of RLUSs - provides context for the region.	understand the: - purpose and functions of RLUSs within the planning system - area that constitutes Southern Tasmania to which the STRLUS applies - context for Southern Tasmania including likely population and demographic trends and how the STRLUS addresses climate change.
2. The Vision and Outcomes for the Southern Tasmania region	- states the vision for Southern Tasmania - outlines the STRLUS statements of intent and associated outcomes.	understand the: - intended outcomes for land use across Southern Tasmania to 2050 - outcomes that will be necessary for the STRLUS vision to be achieved - intent and objectives behind the regional strategies in section.3
3. Regional Strategies	- provides an overview of the current state of the region and potential future growth and change - outlines the regional strategies that apply the TPPs as relevant to strategic planning in the southern region.	understand the: - opportunities and challenges faced by Southern Tasmania that the regional strategies seek to address through land use planning - regional strategies that, through implementation, will achieve the STRLUS statements of intent, outcomes and, therefore, its vision.
4. Implementation	- explains the governance arrangements for the STRLUS - explains implementation of the STRLUS through local planning - outlines requirements for reviewing the STRLUS - provides an overview of the Implementation Plan.	understand the: - organisations responsible for, and what role they play in implementing the STRLUS and its regional strategies - interaction between the regional strategies and how they should be considered when preparing LPS amendments - processes required to review and update the STRLUS so that it remains relevant and appropriate to guide land use change.

2.1.1. Application of the STRLUS regional strategies

Section 3 of the STRLUS contains the regional strategies and their associated overview. The regional strategies under each of the themed sub-sections constitute the statutory components of the STRLUS that give direction to, among other things, the application of zoning and overlays through the Local Provisions Schedules (LPS) in the region.

The regional strategies contained in section 3 have been prepared consistently with the policy direction in the TPPs, as well as the State Policies and objectives of Schedule 1 of the Act.

The STRLUS has been drafted to apply the TPPs as they are relevant to regional land use planning in Southern Tasmania. The STRLUS will guide local strategic planning and the amendment of LPSs.

Section 4 of the STRLUS provides an overview of what matters to have regard to when:

- considering which regional strategies are relevant to an LPS amendment; and
- when competing interests arise between the regional strategies.

The LPS criteria at section 34 of the Act requires LPS amendments to be ‘as far as practicable’ consistent with the relevant RLUS.

Further implementation guidance is provided in the Implementation Plan and sections 1.4 and 4.2 of the STRLUS.

2.1.2. Use and application of the STRLUS mapping

The STRLUS relies on a range of maps sourced from various Tasmanian Government agencies, the Australian Government and councils within the region.

The STRLUS maps are provided in figures within the document. A web-based mapping application accompanies the on-line version of the STRLUS to provide convenient access to the STRLUS spatial information to provide for greater clarity of that information and to aid in the readability of the document.

The maps help to provide a spatial context to understand information such as where existing urban areas, future growth areas, protected natural areas, environmental hazards and agricultural land is located. The mapping also provides spatial representation of matters the TPPs require addressing, and features that cross local government boundaries that the STRLUS can give direction to.

The STRLUS contains maps that are an output of its statutory function, such as the metropolitan urban boundary or town and village boundary maps. The statutory function of these maps is indicated with the text ‘regional statutory map’ in their figure title. Updates to these maps will require declaration of a new version of the STRLUS as provided for under the Act.

Other maps are included for information purposes only, to aid interpretation of the STRLUS and its regional strategies. These maps may be subject to change from time to time, and therefore the most up to date data sources should be referred to where updates have been undertaken.

2.1.3. How does the STRLUS address impacts from climate change?

Land use planning responses to issues arising from climate change are integrated through all parts of the STRLUS regional strategies and are, therefore, not provided as separate, stand-alone strategies. This approach follows that taken in the TPPs. It allows for climate change impacts that need addressing through regional and local strategic planning to do so in a variety of ways across the TPPs and STRLUS themes. The STRLUS planning responses to climate change are as follows:

- The growth management regional strategies consider the impact of climate change on urban form and the most sustainable way of providing infrastructure. It prioritises consolidation around activity centres, public transport routes and interchanges, as well as infill and use of existing land within settlement boundaries in preference to expansion. The regional strategies also seek to better integrate green infrastructure into urban areas to:
 - reduce greenhouse gas emissions
 - manage impacts from natural hazards such as flooding
 - improve water quality and biodiversity connections with surrounding natural areas
 - address issues such as the heat island effect.
- The environmental values regional strategies seek to protect, improve and connect natural areas and biodiversity, reduce impacts on natural coastal values, and manage onshore activities to preserve wetland and marine environments and their biodiversity values. The regional strategies also align with NRM South's regional strategy, that provides for stewardship of the region's environmental values, including incorporation of caring for Country.
- The environmental hazards regional strategies seek to respond to hazards early in the planning process, avoid putting people, property and infrastructure in areas where they would be exposed to intolerable levels of risk and prevent use and development that might exacerbate hazard risks.
- The sustainable economic growth regional strategies encourage support of renewable energy through recognising renewable energy zones (REZ) as the most viable areas to direct investment in renewable projects. They also seek to achieve supply chain efficiencies through:
 - circular economy initiatives
 - freight logistics that reduce transport distances for goods and materials reduce carbon emissions and minimise supply chain disruptions during natural disaster and recovery events.
- The physical infrastructure regional strategies recognise the need to design and locate infrastructure based on risks arising from natural hazards including revised climate projections. These regional strategies also promote improved coordination between land use and infrastructure planning to achieve more efficient and sustainable patterns of growth.
- The cultural heritage regional strategies seek to provide for better engagement with Tasmanian Aboriginal people so that their knowledge and understanding of the natural environment can assist in the protection of natural values and the management of natural hazards such as bushfire. The regional strategies for Aboriginal cultural heritage also recognise the importance of landscape protection to preserve environmental and cultural values.

2.1.4. Growth management

Growth management data and methodology

The growth management section has been prepared based on the following inputs:

- residential supply and demand studies
- 30-Year Greater Hobart Plan¹
- 30-Year Greater Hobart Plan: Strategy for Growth and Change²
- Southern Tasmania Economic Profile³
- council structure plans and other council strategic planning documents.

Other reports and information relevant to the preparation of the STRLUS growth management context and regional strategies include:

- Tasmania's Population Policy⁴
- Tasmanian Housing Strategy.⁵

Preparation of the growth strategy also relies on:

- spatial information including land subject to environmental hazards, environmental values, natural resources (such as agricultural land and minerals) and other potential growth constraints
- service and infrastructure plans, spatial data and other inputs outlining provision and capacities for physical infrastructure, services and transport, social infrastructure and services (such as schools, healthcare and community services)
- analysis of location and accessibility of growth areas to employment, retail, commercial offerings.

Residential demand and supply studies

Residential demand and supply studies^{6,7,8} were prepared to provide a baseline context for housing supply across Southern Tasmania. The studies addressed:

- trends in housing supply across the region
- estimates of current and future land supply
- unconstrained forecasts for population and associated dwelling demand
- estimated timelines for current supply to be exhausted.

¹ Greater Hobart Committee, *30-Year Greater Hobart Plan* (August 2022).

² Greater Hobart Committee, *30-Year Greater Hobart Plan: Strategy for Growth and Change* (August 2022).

³ REMPLAN, *Southern Tasmania Economic Profile 2024* (February 2024).

⁴ Tasmanian Government, *Tasmania's Population Policy: Planning for our Future* (2024).

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

⁶ REMPLAN, *Southern Regional Tasmania Residential Demand and Supply Study* (Final Report, 20 February 2024).

⁷ REMPLAN, *Southern Tasmania Residential Demand and Supply Study: LGA Summary Report* (Report, 15 May 2024).

⁸ REMPLAN, *Southern Regional Tasmania Residential Demand and Supply Study: Market Demand Report* (Report, December 2023).

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At the time of preparation, the study for the region concluded that there is adequate residential land supply for the medium term across the region. Notwithstanding this, there is variation between and within local government areas, with some anticipating forecast demand to exceed existing supply by 2046.

Growth targets

The STRLUS provides for a range of growth and liveability targets to assist in delivering the statement of intent and outcomes for growth management, as well as the STRLUS vision.

A mandatory target for density within greenfield growth areas is provided, that must be adhered to, however, the remaining growth management targets are not intended to be absolute or to restrict planning outcomes that align with the STRLUS outcomes or statements of intent. Density targets, for instance, are expressed through dwelling density per hectare within approximate distances from the centre of an activity centre. These distances are expressed as approximate to provide some flexibility for urban consolidation and land use efficiency objectives to be achieved while acknowledging that local constraints or broader factors that may constrain development should not preclude opportunities for appropriate development from proceeding.

To understand whether the growth management targets are being achieved, it will be necessary for the Tasmanian Government to implement a housing and residential land supply monitoring system. The preparation of a housing and residential land supply monitoring system forms an action within the Implementation Plan.

Land use and infrastructure coordination

Achievement of the STRLUS growth targets is also dependent on coordinating the release of growth areas with infrastructure and service provision to ensure the community has access to necessary services and to allow for more cost effective and orderly provision of infrastructure.

Infrastructure, service and growth coordination eases competition for infrastructure investment between growth areas, allowing land to be brought to market more efficiently, reducing delays in releases for housing and other growth, allows infrastructure and service providers to better plan and invest in future delivery, and provides more certainty to governments, developers and the community.

The preparation of an Infrastructure and Growth Coordination Plan forms an action within the Implementation Plan.

Activity Centres

The regional strategies and overview section for activity centres are provided within the growth management section due to the interrelationship between the growth of settlements and the growth of activity centres. They are the only regional strategies that deviate from the alignment of themes with the TPPs.

The regional strategies outline categories for activity centres across the region to provide a framework for considering an activity centre hierarchy. This allows changes to activity centre scale and function to be considered from a regional perspective in relation to the impact on the performance of other activity centres, investment in infrastructure and service provision, and regional strategies for growth and consolidation.

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The STRLUS has allocated the categories based on existing activity centre characteristics. While there is scope for aspirational growth and change to occur for some of the region's activity centres, the preparation of the STRLUS has highlighted the need to undertake more detailed activity centre analysis to better understand the relationships between activity centres and the implications for service and infrastructure investment and growth across metropolitan Hobart and the region.

Metropolitan urban boundary, town and village boundaries and priority growth areas

The metropolitan urban boundary and town and village boundaries represent the spatial extent of growth planned for metropolitan Hobart or the regions towns and villages. The towns and villages outside of metropolitan Hobart that have a nominated growth boundary represent the preferred locations for growth. For the remaining towns and villages, the growth boundary is represented by the existing urban zoning. These towns and villages will accommodate growth on existing zoned land or through infill or consolidation.

From time to time, growth pressures may occur that have not been anticipated by the STRLUS growth management strategy, such as those arising from a significant economic opportunity or shift in population growth rate. The TPPs have been drafted to allow for consideration of growth outside a growth boundary under these circumstances so that the planning system can respond efficiently to these opportunities or community need, without requiring updates to the STRLUS to be undertaken.

In establishing the metropolitan urban boundary, town and village boundaries and priority growth areas, all relevant TPPs objectives and strategies have been considered to indicate where the most appropriate areas for growth should occur.

Cultural heritage in growth management

The STRLUS includes regional strategies to protect Aboriginal cultural heritage at the early stages of the planning process by encouraging Aboriginal cultural heritage surveys to be undertaken prior to rezoning after seeking advice from the Tasmanian Government agency⁹.

Undertaking an Aboriginal cultural heritage survey as part of an LPS amendment investigation process aligns with the stage at which a range of other investigations are undertaken, such as natural values surveys or natural hazard risk assessments. These investigations inform the zoning and overlays that should be applied as part of the LPS amendment, and reduce risks and delays associated with future development applications or construction phases.

Advice should be sought from the relevant Tasmanian Government agency¹⁰ as to all matters relating to Aboriginal cultural heritage and surveys.

Growth management and structure planning

Structure plans address a range of strategic planning issues and coordinate infrastructure and services where more significant growth is proposed and help inform the application of LPS provisions. The STRLUS requires structure plans to be prepared for greenfield growth areas, priority growth areas, growth areas in towns and villages and for activity centres. For an LPS amendment to meet the test of being 'as far as practicable' consistent with the relevant RLUS, structure plans will need to be prepared consistently with the STRLUS.

⁹ At the time of the STRLUS preparation, the relevant Tasmanian Government agency for matters relating to Aboriginal cultural heritage and Aboriginal cultural heritage surveys is Aboriginal Heritage Tasmania, Department of Natural Resources and Environment.

¹⁰ At the time of the STRLUS preparation, the relevant Tasmanian Government agency is Aboriginal Heritage Tasmania, Department of Natural Resources and Environment.

The structure plan requirements outlined in Appendix 1 of the STRLUS are provided in addition to the considerations set out for structure plans in the TPPs. Structure plans should address matters that are relevant to the planning area, the land use and development change proposed and any broader impacts of that change.

2.1.5. Environmental values

Environmental values data and methodology

The environmental values section has been prepared based on the following:

- State Coastal Policy 1996
- State Policy for Water Quality Management 1997
- NRM Strategy 2030: Southern Tasmania (2022)¹¹
- 2022-2032 Threatened Species Action Plan¹²
- State of the Environment Report.¹³

The STRLUS is one of a number of tools in the RMPS that protects environmental values. The measures adopted to protect regional environmental values are considered in the context of the function of the RLUS in the planning system, as provided under the Act. The STRLUS supports regionally coordinated responses to addressing planning issues and providing greater efficiencies in achieving common goals. The Environmental Values TPP contain strategies for considering environmental values when determining amendments to LPSs. Much of the work anticipated by the Environmental Values TPP for implementation into the STRLUS has been achieved through strategic processes that weigh up competing priorities to establish the most appropriate land use change and provide for future growth that has considered and incorporates the protection of environmental values.

The STRLUS also identifies significant environmental values and provides regional strategies to spatially apply the relevant objectives and strategies contained in the Environmental Values TPP.

To guide decision-making within the region, the STRLUS should be informed by contemporary evidence-based data and prepared in collaboration with all levels of government and relevant industry and stakeholders. The STRLUS has been drafted to align with NRM South's Natural Resource Management Strategy (NRM regional strategy) to the extent that it is relevant to regional strategic land use planning. The NRM regional strategy is provided for under the *Natural Resources Management Act 2002*, which forms part of the RMPS.

¹¹ NRM South, *NRM Strategy 2030: Southern Tasmania* (2022).

¹² Department of Climate Change, Energy, the Environment and Water (2022), *2022-2032 Threatened Species Action Plan: Towards Zero Extinctions*

¹³ Tasmanian Planning Commission, *State of the Environment Report* (Volume 1 Summary Report, 2024).

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The environmental values identified in the STRLUS are not intended to be exhaustive, and the nature of those values and the threats they face are not static, but subject to change in terms of:

- new or emerging priorities for environmental protection
- changing spatial attributes
- changes to conditions or habitat that support environmental values
- changes to the nature of pressures they face
- the emergence of new threats to environmental values.

Land use planning responses should not, therefore, be limited to values that may require regional consideration. There are many individual species that require careful management and protection. These are addressed across a range of Australian and Tasmanian government legislation, including the *Environmental Protection Biodiversity Conservation Act 1999* (Cwth), the *Nature Conservation Act 2002* and the *Threatened Species Act 1995*. Many of these values are also captured through State Planning Provisions (SPPs) in the TPS and the application of its zones and overlays through the LPSs.

Mapping

The mapped information in the Environmental values section represent many areas that are already protected under Australian and Tasmanian Government legislation and are provided for information purposes only.

The spatial data has included:

- Australian Government and Tasmanian Government reserves, conservation areas and wetlands, including the Tasmanian Wilderness World Heritage Area and Ramsar wetlands
- TASVEG 5.0 2025 vegetation communities (excluding the modified land layers)
- threatened native vegetation communities (derived from TASVEG 5.0)
- waterways and coastal protection areas (derived from LPSs within the Tasmanian Planning Scheme)
- Ramsar wetlands
- Future coastal refugia area guidance map.

The STRLUS regional strategies for environmental values require consideration of impacts to natural values when undertaking local strategic planning and LPS amendments. Other spatial information is available on LIST and Natural Values Atlas including digital mapping of Tasmania's vegetation, threatened species and threatened communities that is used for research and monitoring.

2.1.6. Environmental hazards

Environmental hazards data and methodology

The environmental hazards section encourages the consideration of risks arising from environmental hazards that can impact people, property and infrastructure in the strategic planning phase. This approach allows for consideration of hazards to be captured early in the local strategic planning processes to provide more certainty that a tolerable level of risk can be achieved when assessing future use and development.

Mapping

The Tasmanian Government has statewide hazard risk mapping for a range of natural hazards. The spatial information used to inform the environmental hazards section of the STRLUS includes:

- coastal inundation hazard bands (including sea-level rise to 2100)
- coastal erosion hazard bands
- landslip planning map – hazard bands
- Tasmanian strategic flood maps
- coastal acid sulfate soils
- bushfire prone areas (derived from the bushfire prone areas overlays within the Tasmanian Planning Scheme).

These spatial layers have informed the preparation of the environmental hazards mapping in the STRLUS. Recognising the importance of early planning responses to contemporary hazard risk information, however, the regional strategies require the most up-to-date hazard risk mapping be used when undertaking local strategic planning or considering LPS amendments. The environmental hazard maps may be updated from time to time and are provided in the STRLUS for information purposes only.

Consideration of hazard risks

LPS amendments proposing new use and development should avoid areas where, based on the hazard risk presented and the use and development change, there is relative certainty that tolerable levels of risk will not be achievable. The SPPs and the TPPs can provide guidance for how local strategic planning should plan for future use and development in response to existing and future hazard risk levels. A summary of some strategic planning responses to certain risk levels is provided as follows.

Bushfire hazard risks

When planning for urban areas, towns, villages, vulnerable or hazardous uses, risks of loss of life and property from extreme bushfires should be reduced by establishing buffers to bushfire-prone vegetation that is proportional to the risk exposure so that tolerable risk can be achieved.

In areas of existing use and development, such as within towns, villages or urban areas, intensification of uses that are vulnerable or hazardous to bushfire should only be supported where tolerable risk can be achieved.

Coastal hazard risks

New use and development and intensification of existing use and development should not be introduced where tolerable levels of risk cannot be achieved. Planning in areas mapped within medium and low coastal erosion hazard bands and within the low coastal inundation hazard band should be considered on a case-by-case basis depending on the type of urban use and development proposed.

Landslip hazard risks

Planning in areas mapped within high or medium-active landslip hazard bands should account for landslip risk and avoid the introduction of new or intensified urban areas.

Flooding hazard risks

New development for vulnerable, critical and hazardous uses should be located outside the 1 per cent AEP Climate Change flood extent for overland and riverine flood hazards.

Where land within the metropolitan urban boundary, town or village boundaries or land currently zoned for urban purposes is within the 1 per cent AEP Climate Change flood extent for overland and riverine flood hazards, flood risk should be considered and planning controls applied to mitigate the risks to life and property associated with the land use change or intensification.

Contaminated air and land hazard risks

Buffers to potential sources of air, land or groundwater pollution should be considered in relation to proposals that may provide for sensitive land uses including residential, community facilities, health facilities, educational uses, childcare or aged care.

Non-sensitive land uses, including industrial activities, transport and logistics, may be appropriate on land that was formerly used for contaminating activities or within buffers to polluting activities.

The STRLUS metropolitan urban boundary and the town and village boundaries have considered environmental hazards when strategically identifying the most appropriate places for growth. Due to the spatial nature of some hazards, however, their exclusion from growth areas is not practical. While some hazards, such as coastal inundation and erosion are confined specifically to coastal areas, other hazards, such as landslip and riverine inundation, can occur at various geographic locations throughout urban and non-urban areas due to varying topographic features. The planning system is unable to address the interaction between hazard risks faced by use and development retrospectively. For this reason, planning will need to consider how to respond to hazards affecting existing use and development, and the STRLUS provides some consideration for addressing these circumstances.

2.1.7. Sustainable economic growth

Sustainable economic growth data and methodology

The regional strategies for sustainable economic growth seek to provide opportunities where land use planning can support efficiency and innovation for the region's industries so that the local, regional and State economies prosper and benefit communities within the region.

The key sectors addressed are agriculture, aquaculture, natural resources, industrial, renewable energy, and tourism. The regional strategies encourage the identification of land for co-locating complementary activities to generate efficiencies, and supporting infrastructure, services, and transport and freight networks to support industries and economic precincts.

Background studies

The Statewide Industrial Land Study¹⁴ and the Southern Tasmania Economic Profile were prepared to inform the STRLUS sustainable economic development overview and regional strategies.

Statewide Industrial Land Study

In 2024 the former Department of State Growth commissioned the Statewide Industrial Land Study. The purpose of the study was to ensure there is sufficient supply of industrial zoned land across the Tasmania to meet future demand, and to guide and inform strategic planning for industrial land at a state, regional and local level.

¹⁴ SGS Economics and Planning, *Statewide Industrial Land Study* (Report, December 2025).

Southern Tasmania Economic Profile

The Southern Tasmania Economic Profile was prepared to provide a broad picture of how and where change has occurred in the region since the first STRLUS was declared in 2011. Along with a variety of indicators about economic activity, it addressed:

- population
- age structure
- migration
- income, expenditure and socio-economic disadvantage
- youth disengagement
- housing stress and affordability
- dwelling type and approval
- labour-force.

Other inputs and mapping

The inputs informing the sustainable economic growth section of the STRLUS include:

- REMPLAN's Economy database
- Southern Tasmania Economic Profile
- Statewide Industrial Land Study
- Hobart City Deal¹⁵
- Tasmanian Integrated Freight Strategy¹⁶
- Australian Energy Market Operator's 2026 Integrated System Plan¹⁷
- spatial data for employment zones and agricultural land (LPS zones), mining and aquaculture leases.

The sustainable economic growth section includes mapping depicting a candidate REZ identified by the Australian Energy Market Operator's Integrated Systems Plan. AEMO candidate REZs are prospective areas for renewable energy projects. They are not the same as the zones provided for under the TPS. Renewables projects within REZs are subject to the same requirements under the planning system as other development proposals.

While the overview and regional strategies for activity centres is located in the growth management section of the STRLUS, they also make an important economic contribution to Southern Tasmania. The spatial attributes of activity centres and the uses and development that occur within and around them can have significant implications for their economic performance. Planning should support the needs of activity centres, in terms of understanding their specific function and specialisation in the activity centre network and the land use needs required to support those roles.

¹⁵ Australian Government, Tasmanian Government, City of Clarence, Glenorchy City, City of Hobart and Kingborough, *Hobart City Deal* (2019).

¹⁶ Infrastructure Tasmania, *Tasmanian Integrated Freight Strategy* (April 2016).

¹⁷ Australian Energy Market Operator (AEMO), *2026 Integrated System Plan* (Website), <<https://www.aemo.com.au/energy-systems/major-publications/integrated-system-plan-isp/2026-integrated-system-plan-isp>>.

The regional activity centre analysis identified in the Implementation Plan will provide a better understanding of the matters impacting the economic performance of these centres, including floor space requirements for particular uses and future infrastructure and servicing needs.

2.1.8. Physical Infrastructure

Physical infrastructure data and methodology

The information and data informing the preparation of the physical infrastructure section of the STRLUS was provided by key infrastructure and service providers, including the former Department of State Growth, TasWater and TasNetworks. These inputs were also critical to informing the growth management section and a range of other STRLUS regional strategies.

Understanding where existing infrastructure and services are, where they're planned, the costs associated with their future provision, and their existing and future capacities is critical to informing sustainable growth patterns and reducing infrastructure and service provision costs.

The preparation of the Infrastructure and Growth Coordination Plan outlined in [section 2.1.4](#) will be key to achieving the regional strategies for physical infrastructure, growth management and to inform future infrastructure and services planning.

Inputs and mapping

The physical infrastructure section has been prepared based on the following inputs:

- Northern Suburbs Transit Corridor Growth Strategy¹⁸
- Hobart City Deal
- draft River Derwent Ferry Service Masterplan¹⁹
- draft Keeping Hobart Moving Plan²⁰
- South East Traffic Solution²¹
- Midland Highway Action Plan²²
- Tasmanian Integrated Freight Strategy
- spatial data including freight and transport routes, high frequency public transport corridors, water and sewer serviced land, and Hydro Tasmania assets.

¹⁸ Cox Architecture, *Northern Suburbs Transit Corridor Growth Strategy* (July 2024).

¹⁹ Tasmanian Government, *Draft River Derwent Ferry Service Masterplan* (November 2023).

²⁰ Tasmanian Government, *Draft Keeping Hobart Moving: Transport Solutions for our Future* (October 2023).

²¹ Tasmanian Government, *South East Traffic Solution* (Website)

<https://www.transport.tas.gov.au/roadworks/current_projects/south_road_projects/south_east_traffic_solution>.

²² Tasmanian Government, *About the Midland Highway Action Plan* (Website)

<https://www.transport.tas.gov.au/roadworks/road_improvement_plans/midland_highway_10_year_action_plan/about_the_program>.

2.1.9. Cultural heritage

Cultural heritage data and methodology

The cultural heritage section of the STRLUS has been prepared based on a range of spatial inputs and legislation providing for the identification and protection of regionally significant historic cultural heritage features.

Consistent with the theme structure in the TPPs, the cultural heritage section of the STRLUS addresses Aboriginal cultural heritage and historic cultural heritage. Like many of the matters covered in the STRLUS environmental values section, a range of issues addressing cultural heritage are addressed through other legislation, such as the *Aboriginal Cultural Heritage Act 1997*, the *Historic Cultural Heritage Act 1995* and the *National Trust Act 2006*. Some features are also recognised internationally under the UNESCO World Heritage Convention 1972.

At the time of declaring the STRLUS, the Tasmanian Government was in the process of preparing the *Aboriginal Heritage Bill 2026*, which will provide for matters such as protection measures, decision-making, compliance and enforcement.

The planning system also recognises historic cultural heritage values at the local level. Consideration and protection of these values is provided for through the SPPs in the TPS, while their identification is undertaken at the local level through the preparation of local cultural heritage lists and spatial overlays in the LPSs. The STRLUS encourages the use of these mechanisms across all LPSs to achieve consistent protection of local historic cultural heritage across the region.

The STRLUS recognises the need for improving engagement and collaboration with Tasmanian Aboriginal people. Going forward, land use planning processes at all levels need to improve opportunities involve Tasmanian Aboriginal people and to reflect their priorities. To achieve this, it needs to be recognised that mechanisms for engagement will need to be resourced accompanied by established processes for engagement and collaboration.

It is also recognised that some councils have sought to improve processes and opportunities to involve Aboriginal people in land use planning at the local level. The STRLUS recognises the value that councils can provide in better reflecting the priorities of Aboriginal people in local strategic planning outcomes through their direct involvement in its processes.

Mapping

Regionally significant natural and built historic cultural heritage sites are mapped in the STRLUS and include:

- World Heritage Areas including wilderness areas and sites
- NRM South regional strategy
- State listed heritage sites.

Aboriginal land and cultural heritage sites are not mapped due to the cultural sensitivity of that information; however, the STRLUS Regional Strategies encourage engagement with Aboriginal people and organisations early in the strategic planning process so that planning for growth and land use change can protect Aboriginal cultural heritage values prior to the development application process.

Further information in relation to local historic cultural heritage at the local level can be found in the LPS for each local government area.

3. Implementing the STRLUS

Section 4 of the STRLUS outlines the implementation, monitoring and review of the STRLUS and the associated governance for those arrangements. The STRLUS Implementation Plan is provided to support delivery of the STRLUS and provide a basis for monitoring its performance against the STRLUS regional strategies, statements of intent and outcomes.

4. Acronyms

Abbreviation or Acronym	Term
AEMO	Australian Energy Market Operator
LPS	Local Provisions Schedule
NRM	natural resource management
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
TPPs	Tasmanian Planning Policies
TPS	Tasmanian Planning Scheme
UNESCO	United Nations Educational, Scientific and Cultural Organisation