



Southern Tasmania Regional Land Use Strategy (STRLUS) Review

Response to Consultation Feedback



SOUTHERN
TASMANIA
REGIONAL LAND
USE STRATEGY



Tasmanian
Government

Publisher:
Department of State Growth, State Planning Office

Date:
17 November 2025

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Table of Contents

About this report4

Response to feedback7

1. Making sure Southern Tasmania remains a great place to live.....7

1.1. Survey7

1.2. Other Engagement Methods9

2. Protecting Southern Tasmania’s environment and keeping communities safe .. 11

2.1. Survey 11

2.2. Other Engagement Methods 11

3. Preparing cities, towns and villages for climate change..... 13

3.1. Survey 13

3.2. Other Engagement Methods 13

4. Growing our local economy 15

4.1. Survey 15

4.2. Other Engagement Methods 16

5. Encouraging active travel and public transport 17

5.1. Survey 17

5.2. Other Engagement Methods 17

Next steps 18

About this report

This report describes how the feedback summarised in the [Phase 1 Consultation Report](#) has been considered in the draft Southern Tasmania Regional Land Use Strategy (STRLUS).

The [Phase 1 Consultation Report](#) grouped people's feedback into five topics (shown in the first column of the table below) and ideas (shown in the third column) which came from:

- answers from a survey where people ranked fixed choices
- other feedback collected in different ways, which are explained more in the [Phase 1 Consultation Report](#).

The ideas that emerged via other engagement methods were separate from the survey, and as such are marked as N/A under that column of the table below.

The consultation generated:

- 319 survey respondents
- 20 submission and conversation tool kits
- 25 online ideas
- 410 Council board and pop-up ideas.

This report responds to the following ideas.

Topics	Method	Ideas	Percentage of Survey Respondents
1 Making sure Southern Tasmania remains a great place to live	1.1 Survey	a) Protecting our natural environment	30%
		b) Creating walkable, sustainable communities	26%
		c) Ensuring, as we grow, our communities can still easily access services	25%
		d) Building more diverse housing	19%
	1.2 Other engagement methods (up to 3 key ideas)	a) Affordable housing	N/A
		b) Infill development and urban renewal	N/A
		c) Public transport and accessibility	N/A
2 Protecting Southern Tasmania's Environment and Keeping Communities Safe	2.1 Survey	a) Protecting native habitats and ecosystems	30%
		b) Promoting sustainable towns and villages	30%
		c) Limiting development in untouched areas	23%
		d) Avoiding development in high-risk areas	17%

STRLUS Review – Response to Consultation Feedback

Topics	Method	Ideas	Percentage of Survey Respondents
	2.2 Other engagement methods (up to 3 key ideas)	a) Integrated development outcomes	N/A
		b) Social infrastructure equity	N/A
		c) Cultural and natural heritage protection	N/A

Topics	Method	Ideas	Percentage of Survey Respondents
3 Preparing Cities, Towns and Villages for Climate Change	3.1 Survey	a) Encouraging green spaces and protecting waterways in our cities, towns, and villages	37%
		b) Building homes and infrastructure in safe areas	37%
		c) Protecting our natural environment	17%
		d) Promoting compact towns and villages	9%
	3.2 Other engagement methods (up to 3 key ideas)	a) Green spaces as climate mitigation	N/A
		b) Climate-responsive urban design and infrastructure	N/A
		c) Educate and encourage community responsibility	N/A
4 Growing our local economy	4.1 Survey	a) Creating places that keep skilled workers in the region	33%
		b) Protecting our rural resources such as our agricultural areas	30%
		c) Building more homes in city, town and village centres	24%
		d) Making sure there's enough land for businesses	13%
	4.2 Other engagement methods (up to 3 key ideas)	a) Economic diversification and resilience	N/A
		b) Liveability and community infrastructure	N/A
		c) Population growth and workforce retention	N/A
5 Encouraging Active Travel and Public Transport	5.1 Survey	a) Better walking and cycling infrastructure	41%
		b) Safer streets and routes for all users	35%
		c) Housing closer to jobs and services	24%
	5.2 Other engagement methods (up to 3 key ideas)	a) Strategic Housing Placement and Transport	N/A
		b) Short-term improvements in active travel infrastructure	N/A
		c) Equity in transport access	N/A

Response to feedback

1. Making sure Southern Tasmania remains a great place to live

1.1. Survey

a) Protecting our natural environment

We heard the feedback that Southern Tasmania's natural environment is important and deserves protection for its role supporting wildlife, providing clean air and water, helping with climate stability, and helping make the region an enjoyable and safe place to live.

Tasmania has strong laws and policies in place to protect the natural environment, some of which can be applied through the planning system by factoring environmental protection into regional land use strategies and local land use plans.

The draft STRLUS includes the following.

- A Vision that highlights the importance of southern Tasmania's natural environment and commits to protecting it.
- Statements of Intent and associated Outcomes for environmental protection.
- Regional Strategies to help achieve those outcomes and make that vision a reality.

For example, there are Regional Strategies that require developing Metropolitan Hobart, towns and villages in a more compact, efficient way. This helps protect surrounding and important natural land.

There are also strategies that require specific local land use plans to protect natural links so that ecosystems and wildlife continue to work and prosper.

b) Creating walkable, sustainable communities

People expressed a desire for walkable, sustainable communities, with safer and more inviting streets and pathways so that more people have options to walk or ride a bike. This can breathe life into a neighbourhood and offer major benefits, including helping people stay active, feeling more connected to their neighbours, and reducing pollution and travel costs.

When more people live closer to urban centres, it becomes easier to create neighbourhoods where homes, services, and shops are nearby and easy to reach by walking or bike riding.

The draft STRLUS includes the following.

- A Vision to create active and public transport networks that help people get around more easily.
- Statements of Intent and associated Outcomes to help make this Vision a reality.

STRLUS Review – Response to Consultation Feedback

One aspiration is for activity centres (economic and social hubs such as city and town centres) to be more accessible, which can be supported by outcomes like creating transport networks that better connect homes, services and shops.

- Regional Strategies to help achieve those outcomes, such as Strategies that aim to consolidate residents around urban and town centres (bringing people closer to where they live, work and visit), while prioritising active transport options in and around those centres.

c) Ensuring, as we grow, our communities can still easily access services

We heard the importance of keeping access to facilities and services like schools, healthcare and recreation, as southern Tasmania grows.

As more people move into the region, new development should focus on areas where it's more affordable and practical to use the facilities and services that exist or are being planned.

The draft STRLUS includes the following.

- A recognition that southern Tasmania has mostly grown through spread-out housing, which has made it more costly and difficult to give some communities easy access to facilities and services.
- A Vision to create communities that have better access to facilities and services.
- Statements of Intent and associated land use planning Outcomes to help make this vision a reality: better integrating land use decisions for population changes with the delivery or improvement of facilities and services.
- Regional Strategies to help achieve those Outcomes and Vision.

This includes requiring Metropolitan Hobart, towns and villages to be built in a more compact and efficient way. This helps bring more people closer together, making facilities and services more viable.

There are also strategies that require local land use plans to consider social and community facilities and services when planning for growth and change in activity centres, and where to direct growth.

d) Building more diverse housing

Many people's survey responses identified the importance of building a wider range of housing types for meeting the needs of changing communities and making sure everyone has fair access to housing.

Many aspects of housing delivery are outside the planning system's control, with other factors, including development sector preferences, housing market conditions, land economics and broader economic conditions influencing outcomes on the ground. However, good planning can still play a big role by ensuring the necessary planning requirements are in place at the local level for the right housing to be delivered in the right places. For example, it can help by

STRLUS Review – Response to Consultation Feedback

identifying what kinds of housing are needed, setting targets to encourage variety, and guiding local land use plans to achieve those goals.

The draft STRLUS includes the following.

- A Vision to create communities that are more diverse, fair and welcoming to everyone.
- Statements of Intent and associated land use planning Outcomes to help make this Vision a reality.

For example, creating more diverse, sustainable and socially connected communities, such as planning for a variety of housing meets the needs of people as their needs change over time.

- Regional Strategies to help achieve those Outcomes.

For example, there are Regional Strategies that aim to encourage more apartments, townhouses, and similar types of housing in Metropolitan Hobart. This is supported by clear targets that will guide local land use plans.

There are also strategies that require local land use plans to encourage consolidation and the delivery of a variety of housing types in and around town and village centres and in other key locations.

1.2. Other Engagement Methods

a) Affordable housing

Affordable housing plays an important role in creating more diverse, fairer, and welcoming communities. It helps people on lower incomes pay for a place to live without struggling financially. To support this, affordable homes should be built in locations where residents can feel included and have access to what they need.

While the delivery of affordable housing depends on various levers, many of which sit outside the planning system, the draft STRLUS itself can facilitate this by including sufficient land for residential purposes and providing greater certainty for processes such as rezoning for housing.

The draft STRLUS also includes the following.

- A Vision to create communities that are more diverse, fair, and welcoming to everyone.
- Statements of Intent and associated land use planning Outcomes to help make this vision a reality.

The STRLUS requires that there is adequate land for housing, delivering a minimum of 25 years' supply. It also requires land for housing to be well located and to enable a variety of housing forms so that people on lower incomes can access housing and stay socially connected in sustainable communities.

- Regional Strategies to help achieve those Outcomes.

STRLUS Review – Response to Consultation Feedback

The Growth Management strategies contain a range of targets to enable the delivery of a range of housing sizes and types and in locations where residents will have good access to employment opportunities, schools, health care and public transport within Metropolitan Hobart as well as in towns and villages across southern Tasmania.

b) Infill development and urban renewal

Infill development and urban renewal are ways to improve and renew existing parts of cities and towns. They usually involve adding more homes and buildings in or near areas that are already built up. This helps use and develop land more sustainably and brings multiple benefits, such as:

- limiting new development in untouched areas, which helps protect the natural environment and land valuable for economic activity.
- bringing more people closer together, which helps make better use of existing transport networks, facilities and services, and can also mean more customers for local businesses, which supports a stronger local economy.

The draft STRLUS includes the following.

- A Vision to create a more sustainable and prosperous future.
- Statements of Intent and land use planning Outcomes to help make this vision a reality, as identified in earlier responses in this report.
- Dedicated Regional Strategies to facilitate urban consolidation and renewal, particularly in metropolitan Hobart, but also to improve accessibility to centres for people villages and towns.

c) Public transport and accessibility

Please see the response to Topic 5 – Encouraging active travel and public transport.

2. Protecting Southern Tasmania's environment and keeping communities safe

2.1. Survey

a) Protecting native habitats and ecosystems

Idea 1.1 a) outlines some general actions to help protect Southern Tasmania's natural environment, which include strategies to support the conservation and connectivity of native habitats and ecosystems.

b) Promoting sustainable towns and villages

A key objective of Tasmania's planning system is to make sure land is used and developed sustainably.

The draft STRLUS includes strategies that support building towns and villages in a more compact and efficient way. It encourages building within nominated town and village boundaries or areas already identified for urban development. This helps protect important natural areas and reduce the exposure of the community and infrastructure to risks from natural hazards.

It also includes strategies to make sure local land use planning considers things like natural areas and hazards early on, so decisions are better informed from the start.

c) Limiting development in untouched areas

Limiting development in untouched areas is important to protect the natural environment.

The draft STRLUS largely supports this aim by limiting growth to metropolitan, town and village boundaries or areas already identified for urban development, unless there's a strong reason to build somewhere else and by identifying and protecting natural areas from incompatible land use and development.

d) Avoiding development in high-risk areas

Building away from high-risk areas helps keep people safe and prevent damage to property from things like fires, floods or other natural disasters.

The draft STRLUS largely supports this aim by factoring natural hazards in identifying metropolitan, town, and village boundaries. It also includes strategies to help protect people and property from risks associated with those hazards.

2.2. Other Engagement Methods

a) Integrated development outcomes

We heard the consistent feedback about ensuring a holistic approach to development that more effectively integrates environmental and social factors to support sustainable growth. For instance, reducing the environmental impact of new housing by minimizing its footprint and

STRLUS Review – Response to Consultation Feedback

resource consumption and being designed with population trends and demographic needs in mind.

As explained above, the draft STRLUS includes strategies to facilitate a more compact urban form, contributing to minimising the footprint of future development, as well as others aimed at maximising the use of existing facilities and services.

One submission suggested aligning the STRLUS with tools like Green Star Communities, and while these sorts of tools may help inform land use policy development (for example, by helping to define what sustainable precincts are), their implementation is more appropriate at the structure-planning and building levels.

The draft STRLUS also includes strategies that require consideration of population trends and demographic needs to ensure there is a sufficient supply of land for housing and an adequate housing stock.

b) Social infrastructure equity

See Idea 1.1 (c).

c) Cultural and natural heritage protection

Cultural and natural heritage protection is essential not only for preserving significant cultural and environmental values, but also for shaping and reinforcing regional identity and character. This, in turn, can create more cohesive and sustainable communities, while contributing to their economic resilience (for example, by attracting more visitors).

To help with this, the draft STRLUS includes the following.

- A Vision that calls for land use growth and change that is grounded in respect to cultural heritage and Country.
- Statements of Intent and land use planning Outcomes to support the realisation of the above aspiration.
- Strategies that identify and help to protect significant cultural and natural heritage values.

3. Preparing cities, towns and villages for climate change

3.1. Survey

a) Encouraging green spaces and protecting waterways in our cities, towns, and villages

Green spaces and waterways play a key role in mitigating the negative impacts of climate change by absorbing carbon dioxide from the atmosphere.

Waterways and wetlands are also important for their ability to absorb and store excess water during floods and inundation, decreasing the likelihood of damage to natural and human-built environments on land.

In the draft STRLUS, many actions aimed at protecting Southern Tasmania's natural environment are outlined in the response to Idea 1.1 (a). These include land-use strategies to protect green spaces and corridors, wetlands and waterways from incompatible use and development, as well as integrating natural areas with those in urban environments.

Those strategies will need to be considered when preparing and determining amendments of Local Provisions Schedules, including informing mapping changes to ensure those areas are identified and managed through relevant planning controls.

b) Building homes and infrastructure in safe areas

See Idea 2.1 (d), noting that, in some cases, available environmental hazard datasets, such as those for coastal hazards and flooding, factor in climate projections. As datasets evolve to incorporate relevant climate projections they can be considered in amending and reviewing future iterations of the strategy.

c) Protecting our natural environment

See Idea 1.1 (a), 2.1 (c) and 3.1 (a).

d) Promoting compact towns and villages

See Idea 2.1 (b), noting that the outward expansion of towns and villages can sometimes encroach on land that is, or will be, exposed to significant environmental and climate risks. The draft STRLUS includes strategies to promote more sustainable growth in towns and villages, thereby supporting climate resilience.

3.2. Other Engagement Methods

a) Green spaces as climate mitigation

See Idea 3.1 (a).

b) Climate-responsive urban design and infrastructure

Well-planned urban environments and infrastructure help make us better prepared and more adaptable to the negative impacts of climate change.

STRLUS Review – Response to Consultation Feedback

In addition to strategies to protect and improve natural and human-made green spaces, wetlands and waterways, the draft STRLUS includes strategies to encourage land use planning and infrastructure provision decisions that integrate water cycle management and water-sensitive urban design principles. This can help better manage water flows, including those resulting from the more frequent and intense storms that can come from climate change.

The draft STRLUS also includes strategies to ensure that new development and infrastructure is well-located in relation to environmental and climate risks.

However, some of the measures raised during early consultation, such as requiring new developments to incorporate renewable energy, are not included in the suite of strategies within the draft STRLUS.

c) Educate and encourage community responsibility

Many respondents called for initiatives to inform the public about risks, preparations and proactive actions to build resilience. The importance of education and shared responsibility is recognised in addressing climate change; however, this largely falls outside the scope of the STRLUS. This feedback has been noted and passed on to the Southern Tasmanian councils and Tasmanian Government for consideration and action where appropriate.

4. Growing our local economy

4.1. Survey

a) Creating places that keep skilled workers in the region

While there are a range of factors that can influence people's decisions about where to live, including economic conditions, lifestyle considerations and more, land use planning can play a part in helping influence a person's decision to stay in or leave Southern Tasmania, through factors such as access to adequate housing, infrastructure, services, and meaningful employment. In turn, these factors may contribute to labour market changes that could impact the region's overall liveability and economy.

The draft STRLUS addresses this through the following.

- Actions to improve liveability in the region, including by:
 - facilitating and supporting the delivery of adequate housing (see responses to Ideas 1.1(d) and 1.2(a))
 - promoting more sustainable growth in line with existing infrastructure and services (see Ideas 1.1. (b) and (c) and 1.2 (c)).
- A Vision that includes an aspiration for stronger and more vital economies.
- Statements of Intent and land use planning Outcomes to support the realisation of the above aspiration.
- Strategies aimed at fostering more favourable economic conditions, through creating accessible, activated and viable activity centres and, more broadly, through the sustainable use and development of land to support economic growth.

b) Protecting our rural resources such as our agricultural areas

Rural resources include land suitable for agriculture and other primary industries, which drive the economy and help build more resilient and prosperous communities.

A core objective of Tasmania's Resource Management and Planning System is to promote and support the sustainable use of these resources. While their management is largely guided by non-planning instruments, RLUSs can play a key supporting role, for example, by identifying valuable land and incorporating targeted strategies to protect it.

The draft STRLUS includes a suite of strategies aimed at supporting sustainable economic growth. Many of these focus on protecting land with valuable resources or strategically located rural areas that are critical to key economic activities, such as industrial development, renewable energy, and tourism.

These strategies will need to be considered when preparing and assessing amendments to Local Provisions Schedules (LPSs), including informing mapping changes to ensure that such land is clearly identified and effectively protected through relevant planning controls.

c) Building more homes in city, town and village centres

Building new homes in and around centres, while protecting their commercial cores, helps stimulate economic growth and creates employment opportunities. However, it is important that a focus remains on the goal of every Tasmanian having a safe and stable home, while avoiding environmental and social issues that can come from inappropriate development, such as unnecessary land consumption or deepening living condition disparities.

A responsible approach to building new homes should be guided by robust data and place sustainability, affordability, and residents' well-being at its core. The draft STRLUS plays an important role in enabling a responsible approach to housing development, with the metropolitan, town, and village boundaries determined using available data, including information on environmental values and hazards, infrastructure and service capacity, population projections, and land supply and demand.

d) Making sure there's enough land for businesses

A sufficient supply of land for business and industry-related activities in appropriate locations is vital for economic growth and social prosperity. It can stimulate investment, support business expansion, and create employment opportunities for a diverse workforce. Strategic planning has a central role in identifying and ensuring the supply of such land while protecting it from incompatible use and development.

The draft STRLUS includes strategies to ensure that activity centres grow in line with their intended role and function, while protecting their commercial cores. It also includes strategies to identify sufficient land for industrial activity, along with any supporting infrastructure and services, and ensure their protection.

4.2. Other Engagement Methods

a) Economic diversification and resilience

While leveraging prominent economic activities in the region, such as agriculture and tourism, is important, facilitating a more diverse range of economic activities can enhance overall economic resilience. This is why the draft STRLUS includes a suite of land-use strategies tailored to various types of economic activities, including circular economy initiatives, innovation and research, and renewable energy.

b) Liveability and community infrastructure

See Idea 4.1 (a), noting that, in addition to providing the benefits outlined in Idea 3.1 (a), green spaces, wetlands and waterways can significantly enhance liveability by improving air quality, mitigating the urban heat island effect, and, where appropriate, providing recreational opportunities.

c) Population growth and workforce retention

See Ideas 4.1 (a) and (c), noting that the draft STRLUS also includes strategies aimed at strengthening and supporting the role of universities and vocational education and training providers so that younger generations have access to more and better education and training options.

5. Encouraging active travel and public transport

5.1. Survey

a) Better walking and cycling infrastructure

See Ideas 1.1 (b) and 1.2 (c).

b) Safer streets and routes for all users

Providing safer streets and routes for bike riding, walking and using public transport also has many significant economic and social benefits.

Although the objective of delivering safer streets can be facilitated by the RLUS, it is primarily achieved through strategic planning at the local level, as well as urban design and civil engineering outcomes.

The draft STRLUS requires better integration between roads, walking and cycling infrastructure, and human-built and natural environments to be achieved through local planning.

c) Housing closer to jobs and services

See Ideas 1.1 (b), (c), and (d), 1.2 (b) and (c), and 4.1 (c).

5.2. Other Engagement Methods

a) Strategic Housing Placement and Transport

As noted by one of the respondents, shifting away from metropolitan Hobart's entrenched pattern of dispersed, low-density residential development is essential to fostering a more sustainable urban environment. Such a transition may unlock economies of scale and operational efficiencies across businesses, infrastructure, and services, ultimately contributing to improved environmental, economic, and social outcomes.

In the draft STRLUS, this aspiration is broadly supported by strategies that promote higher-density housing in appropriate locations, around the Hobart CBD and other designated priority growth areas. However, non-planning levers, such as economic incentives and infrastructure provision, also play a role.

b) Short-term improvements in active travel infrastructure

This aspiration is largely outside the scope of the draft STRLUS. Yet, the strategy may indirectly assist with this by evidencing where such short-term improvements may make sense.

The *Tasmanian Walking and Cycling for Active Transport Strategy* includes priorities and specific planning and non-planning actions to guide the delivery and improvement of active transport infrastructure.

STRLUS Review – Response to Consultation Feedback

c) Equity in transport access

The draft STRLUS can assist with improving transport access equity by factoring in active and public transport into future growth decisions, however it is also a transport policy matter as to how to best make use of available funding to benefit the most people.

Next steps

After consultation on the draft STRLUS closes, all feedback will be considered, and any necessary changes made to prepare the final draft.

The final draft STRLUS will then go to the Tasmanian Planning Commission for review and recommendation to the Minister for Housing and Planning, who can then declare the new STRLUS

Once declared, it is intended the strategy will also be reviewed every 5 years

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