

Southern Tasmania

Regional Land Use Strategy

Implementation Plan
September 2026



Southern Tasmania Regional Land Use Strategy – Implementation Plan

Version Control

Version No.	Publication Date	Description
1	11/09/2026	Version 1 of the STRLUS Implementation Plan.

Publisher: Building Tasmania, State Planning Office

Date: 11 September 2026

© Crown in Right of the State of Tasmania December 2019

Contents

1. Introduction..... 1

1.1 Southern Tasmanian Regional Land Use Strategy 2026..... 1

1.2 Implementation stakeholders..... 1

2. Implementation actions.....3

3. Acronyms.....8

1. Introduction

1.1 Southern Tasmanian Regional Land Use Strategy 2026

The Southern Tasmania Regional Land Use Strategy 2026 (STRLUS) was prepared through a collaborative process led by the Southern Tasmania Councils Authority with the 12 councils of Southern Tasmania (councils) and the Tasmanian Government.

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, 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 *Land Use Planning and Approvals Act 1993* (the Act).

The STRLUS will require ongoing collaboration, commitment, and coordination by the southern region councils, the Tasmanian and Australian Governments, industry, and stakeholders. This STRLUS Implementation Plan (Implementation Plan) identifies stakeholders and actions to support the delivery of the STRLUS.

1.2 Implementation stakeholders

Tasmanian Government

The Minister for Planning (Minister) is responsible for maintaining the Tasmanian planning system with support from the State Planning Office within Building Tasmania. The Minister is responsible for keeping the regional land use strategies (RLUSs) under regular and periodic review, and for:

- making and reviewing the TPPs which reflect the Tasmanian Government policies that are relevant to land use planning
- making and reviewing the State Planning Provisions, which are the statewide provisions in the Tasmanian Planning Scheme.

Councils of Southern Tasmania

The councils are critical to the implementation of the STRLUS through the preparation of amendments to Local Provisions Schedules (LPS) and local strategic planning, such as structure planning, that align with the STRLUS regional strategies and intent. Under the Act, councils are required to review their LPSs every five years for, amongst other purposes, consistency with the RLUS relevant to their region. Along with state level infrastructure and service providers, councils also deliver the infrastructure required to support communities and growth such as stormwater, local roads, footpaths, parks and community infrastructure.

Infrastructure and service providers

A range of STRLUS outcomes, particularly those relating to growth and economic development, are reliant on the delivery of infrastructure and services to support the necessary land use change, such as the provision of new homes in growth areas or new commercial or industrial opportunities. Infrastructure and service providers can plan and invest in the provision and upgrading of infrastructure and services in line with growth and opportunities identified in the STRLUS.

Southern Tasmania Regional Land Use Strategy – Implementation Plan

The Tasmanian Government, infrastructure and service providers and councils need to work together to coordinate infrastructure and service provision to align with the regional strategies and the intent of the STRLUS, and to improve efficiency in the delivery of development-ready land.

Consolidation of urban areas and the development of greenfield sites will require significant upgrades and augmentation to existing infrastructure. The STRLUS outlines a clear intent for growth and provides a level of confidence for infrastructure providers, the development industry and the community.

Development sector

The development industry leads the delivery of our built environment by constructing homes, shops, offices, and often new infrastructure such as roads and community facilities. They play 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 type of growth, is anticipated, how communities are changing, and what types of housing, jobs and services are needed by communities across Southern Tasmania.

Key stakeholders

The preparation of the STRLUS has been informed by input from a range of key stakeholders, who provide specialist information and data relevant to the STRLUS regional strategies and outcomes. The success of actions identified in this Implementation Plan will be contingent on continued engagement with stakeholders who can provide varied and in-depth perspectives on a range of themes from environmental values to economic growth.

Community

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

2. Implementation actions

While the STRLUS vision, statements of intent, outcomes and regional strategies are given effect through local planning, other implementation actions may be identified to support the implementation of the regional strategies and the ongoing monitoring and review of the STRLUS.

Implementation actions are a key element essential to the delivery of the STRLUS. The table below groups implementation actions under the relevant regional strategies. Each implementation action includes:

- actions and their associated purpose
- proposed timing for each action over the short to medium term
- outlines the organisations responsible for each action, including any delivery partners.

The short-term actions are intended to be addressed within three years of the STRLUS declaration. It is anticipated medium-term actions will be addressed after three years or incorporated into the STRLUS after its five-yearly review period.

The Implementation Plan is intended to operate as a live document to allow for tracking of the implementation actions and updates to matters such as responsible organisations and partnerships.

Southern Tasmania Regional Land Use Strategy – Implementation Plan

Action	Purpose	Lead responsibility	Partners	Timing	Status reporting
Growth management					
Investigate options for the preparation of explanatory materials to support the application of the STRLUS regional strategies.	To assist councils, planning professionals, the development sector and investors understand the requirements around the preparation and assessment of LPS amendments in the context of the STRLUS growth management regional strategies, and other regional strategies, and their interaction with the TPPs.	Building Tasmania Tasmanian Planning Commission	Relevant Tasmanian Government agencies and authorities	Short	
Develop and implement a residential land supply and housing monitoring system (Stage 1).	To ensure readily available land supply and development activity data (including density, diversity and infill data) in order to support timely strategic land use planning and infrastructure integration. To monitor STRLUS growth management targets.	Building Tasmania	Tasmanian Planning Commission Department of Natural Resources and Environment Department of Treasury Consumer, Building and Occupational Services Southern region councils	Short	
Implement a land supply and housing monitoring system (Stage 2).	To augment and broaden the residential land supply and housing monitoring system with other land use classes and sub-categories of residential use and development, including industrial land. To monitor STRLUS growth management targets.	Building Tasmania	Tasmanian Planning Commission Department of Natural Resources and Environment Department of Treasury Consumer, Building and Occupational Services Southern region councils	Following completion of Stage 1	
Prepare a framework to support the preparation and maintenance of the Infrastructure and Growth Coordination Plan.	To establish a governance structure, necessary data inputs and arrangements, and a decision-making framework to support an Infrastructure and Growth Coordination Plan.	Building Tasmania	Relevant Tasmanian Government agencies and authorities	Short	

Southern Tasmania Regional Land Use Strategy – Implementation Plan

Action	Purpose	Lead responsibility	Partners	Timing	Status reporting
Prepare the Infrastructure and Growth Coordination Plan in consultation with relevant infrastructure providers, local government and relevant stakeholders.	To improve the coordination of infrastructure and services planning with land use planning to provide and establish a program of release of larger growth areas, bring land to market more efficiently, and provide greater certainty and efficiency for infrastructure and services planning.	Building Tasmania	TasWater TasNetworks Southern region councils Relevant Tasmanian Government agencies	Short	
Undertake a regional activity centre hierarchy and network analysis in consultation with local government and key stakeholders.	To review the regional and sub-regional activity centre network to better understand: - the changing nature of key activity centres within the region - the operation of sub-regional activity centre networks - matters impacting economic growth such as floor-space requirements (e.g. retail/commercial) and supply issues (e.g. office space availability) - the infrastructure, servicing and transport requirements to support their future roles.	Building Tasmania		Short - medium	
Environmental values					
Improve data and information for identifying areas for priority conservation focus including: - threatened species and ecological communities - ecological communities vulnerable to climate change - areas that offer highest carbon sequestration potential.	To protect threatened species and ecological communities, including those under-represented in Interim Biogeographic Regionalisation for Australia bioregions. To consider the protection and conservation of ecological communities most vulnerable to climate change when making land use planning decisions. To clarify the location of carbon storage areas. To improve available data and information for land use planning decision-making.	Department of Natural Resources and Environment	NRM South Building Tasmania Southern region councils	Medium	

Southern Tasmania Regional Land Use Strategy – Implementation Plan

Action	Purpose	Lead responsibility	Partners	Timing	Status reporting
Environmental hazards					
Monitor projects identifying existing settlements at risk of coastal erosion or coastal inundation and incorporate findings into STRLUS reviews or updates.	Identification of at-risk settlements and the development of strategic responses will support the social, economic and environmental outcomes for both the communities at risk and the environment.	Department of Premier and Cabinet	Building Tasmania State Emergency Service	Short	
Sustainable economic growth					
Investigate options to review parameters for significant agricultural land in consultation with key stakeholders.	To understand the outputs of the agricultural sector to assist in informing how to identify areas of significant agricultural productivity at the municipal, sub and regional levels.	Building Tasmania Department of Natural Resources and Environment	Southern region councils	Medium	
Physical infrastructure					
Provide input and monitor actions arising from the Northern Suburbs Transit Corridor project and incorporate relevant project outcomes into STRLUS reviews or updates.	To ensure alignment between relevant project outcomes and the STRLUS. To assist in the implementation of project objectives, including those influenced by land use planning.	Building Tasmania	Relevant southern region councils	Short - medium	
Monitor infrastructure prioritisation and plans prepared by the Tasmanian Government and infrastructure and service providers and incorporate into the Infrastructure and Growth Coordination Plan and future STRLUS reviews or updates.	To provide for effective coordination of land use infrastructure planning to efficiently provide for growth.	Building Tasmania	Infrastructure and service providers	Short - medium	

Southern Tasmania Regional Land Use Strategy – Implementation Plan

Action	Purpose	Lead responsibility	Partners	Timing	Status reporting
Cultural heritage					
Investigate options for the integration of future changes to Aboriginal cultural heritage legislation into the land use planning as relevant to regional strategic planning.	To contribute to the development of a culturally appropriate approach to protecting significant Aboriginal cultural values.	Aboriginal Heritage Tasmania (Department of Natural Resources and Environment)	Tasmanian Aboriginal people and organisations Building Tasmania Aboriginal Partnerships (Department of Premier and Cabinet)	Medium Note: the timing of this action will be influenced by the outcomes of reviews of Tasmanian Aboriginal cultural heritage legislation and other legislative frameworks around the engagement of Aboriginal people.	
Investigate options for improving processes to engage Tasmanian Aboriginal people in land use planning to help the delivery of regional strategies to support land use planning.	To establish culturally appropriate processes that empower Tasmanian Aboriginal people through structured inclusion. To practically embed Tasmanian Aboriginal cultural perspectives in regional land use planning.	Aboriginal Partnerships (Department of Premier and Cabinet). Aboriginal Heritage Tasmania (Department of Natural Resources and Environment).	Tasmanian Aboriginal people and organisations National Indigenous Australians Agency	Medium Note: the timing of this action will be influenced by the outcomes of reviews of legislative frameworks around the engagement of Aboriginal people.	

3. Acronyms

Abbreviation or Acronym	Term
LPS	Local Provisions Schedule
RLUS	regional land use strategy
STRLUS	Southern Tasmania Regional Land Use Strategy
TPPs	Tasmanian Planning Policies