

Southern Tasmania

Regional Land Use Strategy

Consultation Report

September 2026



SOUTHERN
TASMANIA
REGIONAL LAND
USE STRATEGY



Tasmanian
Government

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1. Introduction

This report provides the background and context for consultation on the draft Southern Tasmania Regional Land Use Strategy (STRLUS). It includes a summary of the consultation processes, a summary of the main issues raised in the submissions, and responses to the issues raised. The report is organised as follows:

- comments by theme; and
- readability, accessibility and formatting.

2. Background and context

The Regional Land Use Strategies (RLUSs) guide strategic land use and development across Tasmania's three regions.

The first STRLUS was declared in 2011 (STRLUS 2011) and last amended in May 2025.

Since the preparation of the STRLUS 2011, there have been changes to the Tasmanian planning system and to conditions within the region such as population growth and housing availability.

The Tasmanian Government, the STRLUS Steering Committee (Steering Committee) and Working Group worked collaboratively to prepare the STRLUS 2026 (STRLUS) for the Minister's declaration.

The STRLUS Explanatory Report has been prepared to provide further background and context to the STRLUS along with an overview of the information and data relied upon for its preparation.

3. Consultation

3.1 Community engagement

From late 2023 to early 2025, a comprehensive review of the STRLUS 2011 was undertaken under a Memorandum of Understanding (MoU) between the Tasmanian Government and Steering Committee.

A State of Play Report for the Southern Tasmania region was prepared by a consultant and released for comment in May 2024, followed by a community engagement period undertaken by the region between September and December 2024.

Early consultation with the community and key stakeholders was undertaken to gather feedback to prepare an early draft of the current STRLUS (draft STRLUS). A copy of the Response to Consultation Feedback report can be found on the Planning in Tasmania website at www.shapingtasmania.com.au.

In April 2025, the Steering Committee opted to transfer management of the project back to the Minister for Housing and Planning (the Minister), along with a draft version of the STRLUS to prepare for public exhibition.

3.2 Section 5A consultation

After receiving the draft STRLUS, State Planning Office (SPO) on behalf of the Minister, undertook the remaining preparation processes to declaration of the STRLUS, including consultation and engagement.

Under section 5A(4) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister must consult with the Tasmanian Planning Commission (the Commission), planning authorities in the relevant region and State Service Agencies and State authorities before declaring a RLUS (see Attachment 1).

Prior to declaring a RLUS, section 5A(3A) requires the following:

The Minister, having received advice from the Commission, must not declare a regional land use strategy unless he or she is satisfied that it –

(a) furthers the objectives set out in Schedule 1; and

(b) is consistent with each State Policy; and

(c) is consistent with the TPPs.

The advice received from the Commission in accordance with section 5A(3A) of the Act is discussed in [Section 5](#) of this report.

3.3 Public consultation

To seek further input into the draft STRLUS, consultation was broadened beyond that required under section 5A of the Act to include public exhibition. During the public exhibition period documents made available on the Shaping Tasmania website included the following:

- Draft STRLUS – dated 10 November 2025
- Draft STRLUS Background Report 1 – dated 17 November 2025
- Response to STRLUS Consultation Feedback – dated 17 November 2025.

Consultation was undertaken over a three-month period which commenced on 18 November 2025 and closed on 22 February 2026.

Several one-week extensions were granted to councils to enable them to consider and endorse their submissions through their formal process.

The SPO also held four web-based information sessions for council elected members in January 2026.

A total of 88 submissions were received from government departments, organisations, industry and members of the general public.

4. Summary of issues

In reviewing the submissions, the following criteria were applied:

- Does the submission improve the alignment of the draft STRLUS with the requirements of the Act, by furthering the Schedule 1 Objectives and demonstrating consistency with State Policies and the Tasmanian Planning Policies (TPPs)?
- Does the submission improve the operability of the draft STRLUS?
- Does the submission improve the clarity or assist in delivering the intent of the draft STRLUS?

A diverse range of views were expressed across the 88 submissions. This section provides a summary of the key issues raised and responses to those issues, including any subsequent updates to the STRLUS.

4.1 Legislative and policy compliance

4.1.1 Issues

In relation to legislative and policy compliance, the matters raised in submissions included whether the draft STRLUS:

- furthered the Schedule 1 Objectives under the Act, specifically in relation to whether settlement, growth and housing policy facilitated the continuation of an expansive pattern of settlement growth and housing on the urban fringe, which both the STRLUS 2010-2035 and draft STRLUS identified as contributing to adverse social and economic outcomes
- was consistent with the TPPs, for example, stating that the document did not:
 - adequately identify growth levels
 - allocate growth quantum to tiers within the greater Hobart settlement or individual settlements
 - link population projections, community demand or infrastructure capacity and costs with the proposed growth boundaries.

Other submissions also suggested a potential structural issue with the draft STRLUS, whereby key regional strategies (e.g. infill targets) rely on an the STRLUS Implementation Plan (Implementation Plan) that did not exist at the time of public exhibition and for which a governance framework had not been established.

4.1.2 Response

A number of regional strategies were refined to better address the above concerns and to allow for better alignment of the STRLUS with the TPPs and the objectives of Schedule 1 of the Act, including better integration of infrastructure and land use planning to prioritise growth in the most appropriate locations and to manage growth on the fringe and in satellite towns and villages.

The Implementation Plan has been prepared to accompany the STRLUS and includes key implementation actions that are essential to its delivery, including:

- preparation of an Infrastructure and Growth Coordination Plan and a governance framework to support and maintain the plan
- land and housing supply monitoring system to provide the necessary data and information to measure the STRLUS targets against.

The Implementation Plan also describes a governance framework to demonstrate how it will support the ongoing implementation of the STRLUS.

These modifications have brought the STRLUS into greater conformity with the relevant legislative and policy requirements.

4.2 Strategic direction

4.2.1 Issues

Most submissions supported the overall direction of the draft STRLUS and provided suggestions to refine and strengthen the document. A smaller number of submissions considered the draft STRLUS fell short of what was needed to deliver sound regional planning outcomes and described the review process as a ‘missed opportunity’ to provide a clear direction and deliver change. There were some concerns the draft STRLUS attempted to replicate the TPPs rather than applying them to deliver regional planning in Southern Tasmania.

4.2.2 Response

Where relevant to regional planning in Southern Tasmania, the TPPs are given effect through the STRLUS regional strategies, which are implemented through local planning and the STRLUS Implementation Plan. The regional strategies were reviewed to better recognise Southern Tasmania’s features with associated actions included in the Implementation Plan to better address matters such as environmental values, sustainable economic development and growth management. Modifications made to the regional strategies in the STRLUS include:

- removing any duplication or conflict with the TPPs
- better aligning the STRLUS with the TPPs at the regional level, including the identification of environmental values where the management and protection of those values can be influenced by regional strategic planning
- providing more direction for local strategic planning in towns and villages.

Actions included in the Implementation Plan to support the regional strategies and address the concerns raised include:

- better input of data and information into land use planning and decision-making, particularly relating to environmental values
- the preparation of further studies, such as undertaking an activity centre hierarchy and network analysis and review to support any future update to the STRLUS
- the development and implementation of a land and housing supply monitoring system to support the STRLUS growth management targets
- the preparation of an Infrastructure and Growth Coordination Plan to provide more certainty and efficiency in delivering development-ready land for housing and other development.

4.3 Growth management

4.3.1 Issues

There were strongly opposing views between submissions on how the draft STRLUS should manage future growth. Some advocated for prioritising infill development to maximise the use of existing urban areas and infrastructure, while others favoured greenfield development and outward expansion. Others considered that market forces and other factors largely outside the influence of the planning system determines growth locations. These differing perspectives also shaped views on the role of urban and settlement growth boundaries, with support or opposition to the extent of growth areas.

Other submissions raised the need for the draft STRLUS directions to have a strong evidence base, include analysis of population growth across Southern Tasmania, and population housing and employment projections linked to Tasmanian Government strategies and policies. It was noted that Tasmania's recent population growth has been lower than the forecasts used in the strategy and more consistent with the Department of Treasury and Finance's TasPOPP 2024¹ medium series. Some submitters raised the need to deliver housing, infrastructure and services based on accurate population analysis.

Other submitters presented an alternative view that the draft STRLUS underestimates actual population growth in some locations, or that growth management should be informed by aspirational factors or data other than population alone, such as housing vacancy rates. Many of these submissions advocated for an approach that reflects the aspirations of Southern Tasmania and each settlement with flexibility provided to allow for growth outside the metropolitan urban boundary (MUB) and town and village boundaries.

Some submissions raised concerns that the approach to growth management in the draft STRLUS unnecessarily restricts growth in towns and villages, limiting their capacity to respond to economic opportunities, such as from the renewable energy or the primary industries sectors, and therefore constrains their economic growth.

¹ TasPOPP 2024 – Tasmanian and local government area population projections 2023 to 2053, Department of Treasury and Finance, Tasmanian Government (report, May 2024).

Exclusion or inclusion of specific properties or sites within the MUB or town and village boundaries was also advocated within several submissions. Some councils also identified opportunities to ‘tidy up’ the MUB or town and village boundaries through minor changes to align with them with zone or cadastre boundaries.

4.3.2 Response

The STRLUS takes a balanced approach to growth requiring both expansion and consolidation in existing urban areas as well as providing for new greenfield growth areas. Additional information has been included to contextualise the region’s demographics. Over the past 25 years, Tasmania’s population has grown from 473,000 in 2001 to 579,000 in 2025, but with wide variation in the rate of change. Tasmania’s population will likely continue to grow to around 637,000 by 2050 (under medium projections) and perhaps even to 700,000 (under high projections), but continued growth is not guaranteed. It is possible that Tasmania’s population could also decline as early as 2030 and fall below 550,000 by 2050.²

Therefore, the STRLUS identifies that population growth, and the viability and diversification of Southern Tasmania’s economy are inter-related but also highly variable, with periods of higher population growth linked to strong economic performance. The strategy acknowledges the economic drivers that influence growth are also changing as some industries decline while others grow. While the region is expected to grow, it will also age, placing demand on services and housing types that meet the needs of an older population.

The region has also typically seen an extended pattern of low-density residential development, an increased exposure to natural hazards, and greater pressures being placed on our natural environment and natural resources. In turn, these dynamics increase the cost of delivering physical infrastructure and services including education, health and aged care.

While Tasmania’s population growth rate has historically been subject to fluctuations, a more responsive approach is required to unexpected growth pressures. The TPPs, therefore, were specifically drafted to allow for growth to be considered outside of urban growth boundaries (e.g. the MUB or town and village boundaries) to respond to pressures that may arise due to changes in population growth patterns or to respond to economic opportunities not anticipated by the RLUSs. These opportunities can be considered through amendments to the Local Provisions Schedules (LPS), without the need for updates to the RLUSs. The TPPs came into effect on 1 July 2026 and should address concerns raised in submissions regarding the capacity of the STRLUS to support the economic growth of the region’s smaller towns and villages.

In response to council submissions regarding anomalies in the alignment of the MUB to zone or cadastre boundaries, amendments have been made, including:

- **The metropolitan urban boundary**
 - The land with PID 3121692, CT 162079/68; and
 - A portion of the land with PID 5247416, CT 15775/5.

² As footnoted above.

Reason: The land includes an area of Council-owned public open space and a small area of privately-owned land to address an anomaly dating back to the Clarence Interim Planning Scheme 2015, which was never fully resolved. It results in a more consistent and logical application of the MUB in the local area. It would also enable the Clarence City Council to properly consider any future rezoning application involving the private land.

In addition to those amendments, the following land has been included within the MUB or town or village boundaries in response to the submissions received:

- **The metropolitan urban boundary**

- Part of land within 9583533 CT 181920/1000

Reason: The land, which has the capacity to provide for extension of a residential subdivision at Kingston, was considered to potentially provide strategic advantages in terms of location and access to services.

- **Huonville and Ranelagh town boundary**

- The General Residential-zoned portion of the land with PID 3306865, CT 167352/2.

Reason: This appears to have been an erroneous omission.

- **Margate town boundary**

- The land with PID 9386691, CT 111837/1.

Reason: To facilitate the provision of future access to the land with PID 9386691, CT 126607/1.

- **Triabunna town boundary**

A cluster of General Residential-zoned land, identified as follows:

- The land with PID 0, CT 35729/2
- The land with PID 0, CT 62954/2
- The land with PID 0, CT 65787/4
- The land with PID 3371173, CT 219970/1
- The land with PID 3414938, CT 170512/1
- The land with PID 3414946, CT 170512/2
- The land with PID 5969355, CT 62954/1
- The land with PID 5970292, CT 82599/1
- The land with PID 5970313, CT 62667/1
- The land with PID 7324278, CT 27215/5
- The land with PID 7324251, CT 27215/6
- The land with PID 7667764, CT 35363/1
- The land with PID 7667772, CT 35729/1; and
- The General Residential-zoned portion of adjoining roads.

Reason: This was an erroneous omission, as confirmed by the SPO in exchanges with a representative of the Glamorgan-Spring Bay Council.

Other requests for land to be included in the urban or settlement growth boundaries were not supported on the basis of one or a combination of the factors below:

- there was considered to be sufficient land to accommodate growth within the area or municipality
- the land did not offer significant benefits in terms of meeting the STRLUS objectives for growth management
- the land may be subject to a range of environmental or other constraints.

Directing growth to facilitate more compact and diverse land use is critical to supporting activity centres and delivering physical and social infrastructure and services sustainably.

The Implementation Plan that accompanies the STRLUS includes an action to develop and implement a land supply and housing monitoring system, which will improve the Tasmanian Government's capacity to track housing provision and the delivery of housing against the STRLUS regional objectives. This data will also inform the need to include additional land within the STRLUS growth boundaries as part of future reviews, which will be undertaken on a five-year cycle in-line with the other key instruments in the planning system.

It is also noted that LPS amendments may be considered under TPP strategy 1.1.3-8, which provides criteria for consideration of growth on land outside the MUB or town or village boundaries without the need to amend the STRLUS.

4.4 Activity centre categorisation

4.4.1 Issues

Differing views were expressed on the proposed categorisation of activity centres. Some submissions identified a need to elevate the categorisation of some activity centres within the hierarchy to prioritise their growth and to reflect a more aspirational view. However, there were also concerns raised regarding:

- the lack of analysis, evidence or strategic justification for activity centre categorisation
- definitions for activity centres failing to align with their treatment in the regional strategies, for example service hubs lacking consolidation and infill objectives
- a lack of guidance for local strategic planning for the growth of activity centres outside of metropolitan Hobart
- clarity around how activity centres are spatially defined
- the need for the regional strategies to better prioritise active transport and pedestrianisation in activity centres
- the need to distinguish between existing and future activity centre attributes.

4.4.2 Response

Activity centres provide a focus for the region's towns and villages, offering retail, commercial and offices uses, community and civic services, entertainment, or specialist goods and services. The STRLUS growth management and activity centres regional strategies encourage consolidation of population around activity centres and high frequency public transport corridors to support the economic performance of those centres, improve the viability of public transport infrastructure and to deliver beneficial social outcomes for the community.

At the time of preparing the draft STRLUS, a regional scale activity centre network and hierarchy analysis was not undertaken. The need for this work is acknowledged, and an action is included in the STRLUS Implementation Plan to undertake this work to consider matters such as the floor space requirements, infrastructure and transport needs, and the interactions between activity centres to support their future growth.

4.5 Adequate housing

4.5.1 Issues

A number of submissions highlighted the importance of ensuring adequate housing supply and offered a range of suggestions for how the draft STRLUS could better facilitate this outcome. Key areas of concern included the need to:

- recognise the housing crisis, housing affordability and homelessness
- incorporate mechanisms in the draft STRLUS to facilitate greater responsiveness in the supply of affordable and social housing including linking structure plan requirements to housing targets
- monitor housing supply
- promote housing diversity in compact settlement forms with other submissions advocating for a balanced approach to housing provision between infill and greenfield
- promote the Hobart CBD's inner precincts as a location for housing
- increase the supply of housing for workforces, particularly outside of metropolitan Hobart and to support a range of industry sectors
- better articulate funding models for the supply of various housing types.

There were also a range of views expressed regarding whether the draft STRLUS provided for adequate land to accommodate future housing need, which is covered by the discussion on growth management (section 4.3).

Recommendations reflected differing views on the most effective mechanisms for enabling housing delivery and the role the draft STRLUS should play in shaping future supply aligned with economic opportunities, population and demographic need.

4.5.2 Response

The draft STRLUS was reviewed in response to the issues raised around housing supply and affordability. The STRLUS recognises that like many areas in Australia, the affordability of housing in Southern Tasmania has become a significant challenge over recent years for communities, governments and housing providers. These market conditions have impacted the supply of affordable homes for rent and purchase, increased homelessness and placed pressure on social housing and crisis accommodation.

In response to comments received, the STRLUS has been updated to include the following:

- updates to the overview of the growth management section, which assists decision-makers interpret the regional strategies when considering LPS amendments, to better recognise current housing affordability and social and affordable housing supply issues
- regional strategies that require opportunities for social and affordable housing supply in structure plans in response to advice from relevant Tasmanian Government agencies and housing providers, to facilitate more flexible responses to changes in location and typology demand over time
- the inclusion of actions in the Implementation Plan to:
 - develop an Infrastructure and Growth Coordination Plan to better integrate land use and infrastructure planning to encourage the conversion of identified growth areas to market ready land more efficiently
 - develop and implement a land and housing monitoring system.

The need for provision of well-located housing, including diversity in the typology, to meet increasing demand is acknowledged. While strategic planning can provide opportunities to facilitate more social and affordable housing, the delivery of new housing is contingent on many funding and structural levers (as well as broader factors such as supply of skilled labour and costs of construction materials) that are outside the influence of the STRLUS and the planning system.

4.6 Environmental values

4.6.1 Issues

Some submissions expressed broad support for the emphasis on protecting environmental values in the draft STRLUS. They also highlighted that this approach enabled the preservation of these values so that future generations can continue to benefit from them. Submissions emphasised the significance of the knowledge and cultural perspectives of Tasmanian Aboriginal people in guiding the protection and management of such values.

The role of NRM South was highlighted for delivering regional-scale natural resource management (NRM) planning and to:

- provide data and information to support informed environmental management decision making
- guide the sustainable management of natural resources
- facilitate collaborative programs and on-ground natural resource management action.

A submission noted the organisation's integration with the Resource Management and Planning System (RMPS) as set out in Schedule 1 of the *Natural Resource Management Act 2002* (NRM Act), and the complementary nature between the NRM South Strategy 2030³ and the STRLUS.

4.6.2 Response

The benefit of aligning the regional strategies in the STRLUS with the TPPs and NRM regional strategies prepared under the RMPS is acknowledged. The STRLUS has been updated to:

- reduce duplication between the STRLUS regional strategies and the TPPs
- better recognise regionally significant environmental values
- align the STRLUS regional strategies for environmental management with the NRM South regional strategy as relevant to regional land use planning
- acknowledge the benefit of fostering partnerships and information sharing with other relevant statutory natural resource organisations
- acknowledge working in partnership and seeking guidance with Tasmanian Aboriginal people and key Aboriginal organisations to support priorities in the management of Land, Sea and Sky Country.

The Implementation Plan also provides for greater collaboration with NRM South through partnering on implementation actions to support the STRLUS environmental values regional strategies.

4.7 Environmental hazards

4.7.1 Issues

There was support for the draft STRLUS focus on climate resilience and strategic planning approaches informed by environmental hazards. However, some submitters considered the draft STRLUS should go further by:

- incorporating recognition of insurability issues and risk exposures particularly in urban fringe locations
- better articulating for the region planning requirements for climate resilience and adaption, including retreat or relocation strategies
- incorporating strategies for risk and longer-term management
- providing more specific guidance, on matters such as mitigation measures in existing urban areas within the 1% AEP Climate Change flood extent and attenuation areas that are consistent with EPA guidelines
- providing specific strategies for the protection of vulnerable groups, such as the elderly
- providing better recognition of urban heat island effects, overland flow paths for flooding and sea level rise.

³ NRM South, *NRM Strategy 2030: Southern Tasmania* (Report)

Other submitters raised alternative views regarding risk management approaches or matters that were influenced by other themes within the draft STRLUS, including that:

- environmental hazard strategies were too restrictive on land with constraints where practical or engineering solutions could address risks, such as features that may give rise to flooding
- the draft STRLUS should better recognise the benefit of freight efficiencies to reduce supply chain disruptions during emergencies
- impacts of climate change would see an increase in population growth resulting from an inward migration of 'climate refugees'.

4.7.2 Response

The STRLUS draws on the available hazard mapping for Southern Tasmania that identifies existing natural hazards and considers the impacts of these hazards under climate change scenarios.

The regional strategies across the STRLUS seek to facilitate the efficient use of land to protect areas of natural value, maintain natural processes and systems, and minimise interfaces between inappropriate land use change and natural hazards. This approach will contribute to a more resilient region and improved ability to manage and respond to natural hazards and risks over the long-term. The STRLUS also includes consideration of:

- The preparation of the MUB and the town and village boundaries to identify the most appropriate places for growth, have been informed by the available and most current environmental hazards mapping. For example:
 - hazard mapping included spatial data for overland flows (which is included in the Tasmanian strategic flood maps) and sea level rise to 2100 (which is included in the coastal inundation hazard bands), which formed part of spatial data informing the location of new growth areas.
 - due to the spatial nature of some hazards, their exclusion from growth areas may not be practical (such as for landslip and riverine inundation which can occur at various locations due to differing topographic features).
- Many existing urban areas are subject to existing or potential hazard risks. Further hazard risk investigations at the local strategic planning or LPS amendment phases may need to be undertaken to better understand the interaction between hazard risks and use and development change.
- The Implementation Plan also includes actions to identify settlements at risk of coastal erosion or coastal inundation and incorporate outcomes into future STRLUS updates.

The STRLUS identifies strategic land use planning issues and outcomes at the regional level. Recognition and protection specific vulnerable groups within the community from natural hazards and risks can be considered at the local level and should be specific to that community. Notwithstanding this, as described, environmental hazards data and information has helped inform the most appropriate areas for growth, seeking to protect the community more broadly. The protection of specific vulnerable groups is partly addressed through the State Planning Provisions (SPPs), and their safety is better considered and addressed at the local level.

Providing more guidance on matters such as specific mitigation or risk management measures is generally the role of other planning instruments, such as the SPPs. In terms of managing environmental hazards, the STRLUS role is largely to give effect to the TPPs in terms of spatially identifying areas where hazard risks are present, or are likely to be present in the future, and to give strategic direction to matters such as growth in response to those hazards. Managing risks in relation to specific proposals needs to be considered at the local level during structure planning, LPS amendment or development assessment processes. This enables decisions to be made in the context of the use and development proposed, and their likely interaction with the hazard risks posed.

4.8 Sustainable economic growth

4.8.1 Issues

Some submissions supported the inclusion of regional strategies to enable more sustainable resource use. Others emphasised the importance of ensuring that regional strategies remain flexible to avoid inadvertently undermining economic growth, particularly in rural communities. There were concerns that the draft STRLUS was not underpinned by robust economic analysis and spatial testing to ensure the regional strategies for sustainable economic growth are both balanced and effective. Additional concerns were that some commitments articulated in the draft STRLUS could represent an investment commitment and is beyond the remit of the STRLUS, and that the Statewide Industrial Land Study was released late in the draft STRLUS exhibition period, with limited opportunities for stakeholders to consider its findings and implications when preparing their submissions.

Submitters considered a range of issues and suggested the draft STRLUS should go further by:

- explicitly acknowledging the key link between zoning and economic opportunities, including the role of service centres in supporting economic activity
- identifying and strengthening urban and regional economic centres, and reinforcing their co-location with housing
- clarifying the importance of specific economic precincts, industrial areas and activities
- recognising and supporting the benefits of new technologies and renewable energy projects to support regional economies, including identifying the Highlands Renewable Energy Hub as an emerging, regionally significant industrial precinct
- recognising the importance of freight connectivity, access, and supply chain relationships
- recognising the importance of the passenger ferry network and high frequency public transport corridors in facilitating growth and economic activity and potentially reducing peak traffic demands on the road network
- protecting agricultural land (including large-scale farmland), considering the role that irrigation and farm dams contribute to expanding agricultural and rural land uses, and protecting agricultural and rural land uses from land use conflicts
- protecting natural resources including forestry, mining and construction materials from land use conflicts

- expanding tourism destinations to include major tourism and cultural attractions and identifying and protecting tourism opportunities tourism corridors that support a range of local enterprises
- strengthening support for the provision of short-term and seasonal worker housing for primary industry workers including for agriculture, aquaculture, seasonal horticulture and renewable energy.

4.8.2 Response

The STRLUS recognises the regional economy has changed and diversified from its traditional natural asset economy of agriculture, forestry and mining and will continue to experience change in response to global, national and societal shifts.

While the region's economy is still closely linked to its natural assets, new technologies such as artificial intelligence and electrification, together with demographic shifts and consumer preferences are some of the factors that will influence future economic activity and its associated successes and challenges. Other critical inputs identified in the STRLUS to support sustainable economic growth in Southern Tasmania include:

- construction, which is a large employer and is concentrated where growth in housing, commercial or industrial development occurs, or where major infrastructure projects are being delivered
- renewable energy supply, which provides low-cost, reliable power to meet demand, support energy security, and position Tasmania as a competitive low-carbon economy
- tourism, arts and culture, which is strongly linked to the region's unique and diverse natural environment and cultural assets.

The STRLUS recognises the importance of value-adding agriculture, industries, processing, commercial, retail, and tourist-related uses and the critical role of activity centres in concentrating a mix of uses and facilitating the co-location of industries and activities.

In response to the submissions received, the STRLUS was revised to:

- better locate, align and support activity centres to areas identified for growth and to provide more guidance for future development within activity centres outside of metropolitan Hobart
- recognise the strategic importance of new technologies, information and renewable energy industries
- recognise the importance of construction materials, including their quarrying/processing sites and better support supply chain efficiencies through consideration of the location of key industries and activities with freight routes
- better articulate requirements for worker's accommodation in appropriate locations.

It is noted that a range of issues outlined above are addressed by the TPPs, such as:

- further consideration of worker's accommodation
- the protection of agricultural land and natural resources
- support for and growth associated with renewable energy projects.

The STRLUS has been drafted to avoid duplication of the TPPs strategies. Therefore, these matters will be able to be considered against the TPPs when land use change is proposed at the local planning level through structure planning or LPS amendments.

Consideration of matters relating to activity centre categorisation are addressed in [section 4.4](#).

4.9 Physical Infrastructure

4.9.1 Issues

There was general agreement that land use planning should be better aligned with infrastructure planning, but views differed on how this should be achieved. Some emphasised the need to provide infrastructure to enable growth opportunities, while others highlighted the financial and budgetary challenges of this approach. The views in these submissions supported decision-making around growth that accounts for existing infrastructure constraints and the ongoing costs associated with service delivery resulting from continual expansion. Matters around who should pay for new infrastructure and how costs should be shared, including through developer contributions schemes, were also raised, with some submissions emphasising that the burden should be distributed responsibly, rather than shifted onto future generations.

There was also commentary on specific types of infrastructure, with some submissions emphasising the need to improve both physical and digital connectivity, including through better active transport and mobile telecommunication infrastructure.

There was support for strengthening the requirement for early engagement between councils, TasWater, TasNetworks and State transport agencies in preparing structure plans and acknowledging the significant investment required to deliver infrastructure across the region. However, some raised concern that the draft STRLUS lacked reference to the need for:

- active coordination between strategic land use planning and infrastructure planning and delivery
- better alignment of strategic land use planning with long-term infrastructure sequencing.

To achieve alignment between land use planning with long-term infrastructure sequencing and capital coordination across State agencies and councils, submitters suggested 'explicit mode shifts' including:

- introducing clear metropolitan-wide mode shift objectives to guide land use and infrastructure planning
- strengthening commitments to deliver the Northern Suburbs Transit Corridor with higher-order transit (light rail or rapid bus)
- requiring structure plans within the MUB to demonstrate alignment with the high frequency public transport network
- explicitly discouraging out-of-sequence greenfield development in locations without public transport capacity
- identifying and protecting key transport corridors from encroachment from incompatible uses
- mapping key active transport corridors and high frequency public transport corridors

- prioritising active transport within 400m of district centres and service hubs, and 800 metres of principal centres, and identifying pedestrian and cycling infrastructure that connects town centres and regional areas
- referencing both fixed-line broadband and mobile telecommunications infrastructure.

4.9.2 Response

Physical infrastructure includes roads and rail, stormwater, water, sewerage, energy and telecommunications networks. Regional strategies for physical infrastructure planning are closely linked to growth management and sustainable economic growth. Better coordinating land use planning with the delivery of infrastructure and services will assist with more efficiently meeting the region's need for housing, employment, community and industry activity.

The STRLUS provides for more efficient infrastructure and service provision by including regional strategies to integrate strategic land use planning and infrastructure planning and delivery and considering funding, costs of upgrades and ongoing maintenance when planning for infrastructure and services to provide for growth. It also advocates for strategic active and multi-modal transport networks with routes to better connect cities, towns, and activity centres. The regional strategies promote a balanced and collaborative approach to growth and infrastructure delivery to meet the needs of a growing and changing population. The STRLUS provides for:

- promoting efficiency in service provision that is supported through the planning and staging of utility and service delivery
- coordinating delivery through an Infrastructure and Growth Coordination Plan
- establishing sufficient buffers around infrastructure and services with off-site impacts and identifying complementary activities within these buffer areas
- protecting key economic infrastructure, including airports, ports, and intermodal hubs
- protecting key road corridors from encroachment by incompatible land use and development and identifying and protecting future road corridors.

The STRLUS identifies strategic issues and outcomes at the regional level, however, the requirements for a developer contributions scheme to fund the delivery of physical infrastructure is a matter that will require consideration and application beyond just regional planning. The matter is therefore considered to be outside of scope of the STRLUS.

The STRLUS physical infrastructure section has been refined to:

- structure the regional strategies more consistently and reduce duplication with the TPPs
- more explicitly integrate the physical infrastructure and growth management regional strategies
- better recognise the proposed Northern Suburbs Transit Corridor
- provide for better integration of digital telecommunications.

4.10 Cultural heritage

4.10.1 Issues

The draft STRLUS regional strategies for Aboriginal and historic cultural heritage were generally supported, however, with some suggestions for improvement made. Some considered that Tasmanian Aboriginal people should have a more active role in shaping land use decisions and environmental stewardship in Southern Tasmania, including in relation to key cultural landscapes. Others noted that the draft STRLUS overlooked the historic significance of some towns and places (such as Richmond) and could do more to recognise heritage as a living, evolving asset and to support adaptive reuse of heritage buildings and features.

Suggested improvements raised in some submissions included:

- embedding collaboration and partnerships with Tasmanian Aboriginal people at both the strategic land use planning and implementation levels through early engagement
- identifying and protecting cultural landscapes to recognise them as integrated systems where natural and cultural heritage values combine to create distinctive regional character
- specifying the need for local councils to include local cultural heritage places of significance in LPSs to facilitate the identification and management of these places
- considering how land use conflicts between cultural landscapes and other uses (such as agricultural, forestry and mining activities) can be managed
- recognising the relationship between heritage values and tourism.

4.10.2 Response

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

National, State and local heritage registers are essential for informing strategic land use planning decisions to ensure Southern Tasmania retains its character and identity. Land use planning should also respond sensitively to Aboriginal cultural heritage and require a duty of care to ensure activity does not harm the values that have been identified. The STRLUS provides for:

- engaging with Aboriginal people to understand Country, respect highly significant landscape features, and protect known Aboriginal cultural heritage sites
- mapping and protecting items of heritage significance to the region, including natural and built heritage sites, precincts and areas that reflect the distinctive cultural and natural heritage values of the region
- protecting settings and the landscape context of highly significant historic cultural heritage sites
- supporting appropriate design responses and identifying land uses that support the retention, active or adaptive use of heritage items and reflect their value to local economies including as tourist attractions
- planning for predicted climate change impacts, including bushfire, sea level rise and coastal erosion.

The Implementation Plan also outlines actions to investigate options for:

- improving processes to engage Tasmanian Aboriginal people in land use planning
- identifying Aboriginal cultural heritage values in land use planning.

4.11 Implementation

4.11.1 Issues

Many submitters advocated that the preparation of an Implementation Plan is essential to give the regional strategies effect. However, some raised concerns about whether the plan would be sufficiently participatory or whether it might place unreasonable burdens on specific stakeholders without proper consultation. Concern was also raised as to whether the STRLUS would be adequately resourced in terms of governance and funding.

Other concerns centred around how growth targets would be monitored to support meaningful future reviews of the STRLUS.

4.11.2 Response

Implementation actions, which are identified in the Implementation Plan, are essential to the delivery of the STRLUS. While the STRLUS vision, statements of intent, outcomes and regional strategies are given effect through the Tasmanian planning system, other implementation actions have been identified to support the implementation of the regional strategies and the ongoing monitoring and review of the STRLUS. Therefore, the Implementation Plan is intended to operate as a live document to allow for tracking of, and updates to, the implementation actions.

The implementation actions contained in the Implementation Plan cover actions to support the regional strategies for growth and settlements, environmental values, environmental hazards, sustainable economic development, physical infrastructure, and cultural heritage. The Implementation Plan includes:

- actions and their associated purpose
- nominates proposed timing for each action
- the organisations responsible for each action, including any delivery partners.

In response to how settlement growth targets will be monitored, the Implementation Plan includes an action to implement a land supply and housing monitoring system to ensure readily available land supply and development activity data (including density, diversity, infill, social and affordable housing and industrial development) is available. This will support the integration strategic land use planning with infrastructure provision and the timely delivery of infrastructure and services for land release. The Implementation Plan also requires the preparation of an Infrastructure and Growth Coordination Plan to establish a governance structure and decision-making framework to support the coordination of infrastructure and services planning with land use planning and land release.

4.12 Readability, accessibility and formatting

4.12.1 Issues

Comments were received suggesting the wording of the exhibited draft STRLUS could be clearer and that the document's accessibility and formatting generally could be improved. Some submissions noted that information could be communicated more clearly and effectively, including by using clearer, more consistent visual cues, and improved mapping.

Specific comments included difficulties when navigating the regional strategies in the draft STRLUS, with several submitters suggesting improvements on how growth management and settlement could be expressed and/or defined.

4.12.2 Response

The draft STRLUS was reviewed with a view to further clarifying the meaning of the regional strategies and settlement growth targets. Further advice was also sought from key stakeholders to ensure that the meaning and accessibility requirements were appropriate. The mapping was reviewed to improve the clarity and readability of the information contained the maps.

A web-based GIS application was released in conjunction with the declaration of the STRLUS to facilitate to provide better clarity around the STRLUS spatial information.

5. Advice from the Commission

Following the public consultation period, the Minister provided the Commission with a draft of the STRLUS and sought the Commission's preliminary comment. The submissions received during the public consultation period informed the modifications to the draft STRLUS.

The Commission provided preliminary comment on the draft STRLUS in March 2026 in the context of it being required to apply the STRLUS in statutory assessment and decision-making processes. The Commission's preliminary comment also informed further modifications to the draft STRLUS.

The Minister provided the Commission with a revised draft STRLUS on 23 July 2026 and sought the Commission's formal review and advice in accordance with section 5A(3A) of the Act.

Along with the revised draft STRLUS, the Minister sought review and advice from the Commission on the following supporting documents:

- the draft Explanatory Report for the STRLUS
- the draft Implementation Plan for the STRLUS.

On 25 August 2026, the Commission provided its advice to the Minister⁴. The advice addressed the requirement under the Act for the Minister to be satisfied that draft STRLUS:

⁴ A copy of the Commission's advice can be found on the Commission website at: <http://www.planning.tas.gov.au>.

- furthers the objectives set out in Schedule 1 of the Act;
- is consistent with State Policies; and
- is consistent with the TPPs.

While the Commission advised that the draft STRLUS was consistent with State Policies and the TPPs, it considered that the draft STRLUS only partly furthered Part 1 objective 1(b) and Part 2 objective (a) of Schedule 1 of the Act because it did not contain comprehensive provisions to deliver the fair, orderly and sustainable use and development of land across the region or achieve sound strategic planning and co-ordinated action by State and local government.

The Commission's advice was based on concerns that the draft STRLUS did not provide sufficient information for sequencing growth and the coordination and delivery of infrastructure to support the potential growth outcomes it proposes. The Commission accepted that the draft STRLUS Implementation Plan included an action to prepare an Infrastructure and Growth Coordination Plan to help deliver the regional strategies for growth management, however, the requirement for that plan sat outside the draft STRLUS and was deferred to a later stage.

The Commission advised that greater certainty to demonstrate how the relative priority, timing or sequencing of future growth across the region, and how the growth areas were intended to be serviced with infrastructure, was required within the draft STRLUS itself. In addition, the preparation of the Infrastructure and Growth Coordination Plan was identified as an action to be completed within 3 years of declaration of the STRLUS and decisions made prior to then would need to be assessed without the benefit of the plan to guide those decisions.

In response to the issues raised by the Commission, the draft STRLUS was modified to include reference to the Infrastructure and Growth Coordination Plan in by including the following additional subsection in the Implementation Section (section 4):

4.2.1.1 Growth management and housing

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

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

Reference in the STRLUS to the Infrastructure and Growth Coordination Plan ties its development to the statutory document, providing greater certainty around its preparation.

Decisions made in the absence of the Infrastructure and Growth Coordination Plan will be subject to the decision framework established by the regional strategies for growth management and physical infrastructure in the draft STRLUS, the relevant strategies under the Settlement and Physical Infrastructure TPPs and the Schedule 1 objectives of the Act. This decision-making framework is consistent with the past application of STRLUS.

The modifications made to the draft STRLUS in response to the matters raised by the Commission in its section 5A(3A) advice to the Minister bring the STRLUS into greater conformity with the requirements of the Act.

6. Acronyms

Abbreviation or Acronym	Term
LPS	Local Provisions Schedule
MUB	metropolitan urban boundary
NRM	natural resource management
REZ	renewable energy zone
RLUS	regional land use strategy
RMPS	Resource Management and Planning System
SPO	State Planning Office
SPPs	State Planning Provisions
STRLUS	Southern Tasmania Regional Land Use Strategy
TPPs	Tasmanian Planning Policies
TPS	Tasmanian Planning Scheme

Appendix A – Consultation under section 5A(4) of the Act

In accordance with section 5A of the Act, consultation was undertaken and advice was sought from the following stakeholders:

- Tasmanian Planning Commission
- All local councils in the southern region
- The relevant Tasmanian Government agencies and authorities consulted included:
 - Aboriginal Heritage Council
 - Aboriginal Heritage Tasmania - Department of Natural Resources and Environment Tasmania
 - Aboriginal Partnerships – Department of Premier and Cabinet
 - Building Tasmania (formerly Department of State Growth)
 - Consumer Building and Occupational Services
 - Department for Education, Children and Young People
 - Department of Health
 - Department of Justice
 - Department of Natural Resources and Environment Tasmania
 - Department of Police, Fire and Emergency Management – Commissioner of Police
 - Department of Premier and Cabinet
 - Department of Treasury and Finance
 - Environmental Protection Authority
 - Environmental Protection Authority Board
 - Heritage Council
 - Heritage Tasmania - Department of Natural Resources and Environment Tasmania
 - Homes Tasmania
 - Hydro Tasmania
 - Macquarie Point Development Corporation
 - National Parks and Wildlife Advisory Council
 - Office of the Coordinator General – Building Tasmania
 - Premier's Health and Wellbeing Advisory Council
 - State Emergency Service - Department of Police, Fire and Emergency Management
 - TasGas
 - Tasmanian Gas Pipeline
 - Tasmanian Fire Service - Department of Police, Fire and Emergency Management
 - Tasmanian Irrigation Board
 - Tasmanian Irrigation Pty Ltd
 - TasNetworks
 - TasPorts
 - TasRail
 - TasWater
 - Tourism Tasmania
 - Wellington Park Management Trust Board