

# **STRLUS Urban Growth Boundary Update**

## **Consultation Paper**

February 2025

*We acknowledge and pay our respects to all Aboriginal people in Tasmania; their identity and culture.*

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# 1.0 Introduction

The Minister for Housing, Planning and Consumer Affairs has requested an update to the Urban Growth Boundary (UGB) within the Southern Tasmanian Regional Land Use Strategy (STRLUS).

This paper provides an overview of the proposed update, which involves a change to the mapped boundary of the UGB as shown on Map 10 of the STRLUS.

The capacity to rezone land within the areas identified will be subject to all other requirements being met for a planning scheme amendment, including all other applicable STRLUS policies, State Policies and other requirements of the *Land Use Planning and Approvals Act 1993* (the Act).

## 2.0 Background

The UGB is shown in Map 10 of the STRLUS and comprises land within the metropolitan areas within Hobart, Glenorchy, Clarence, Kingborough, Brighton and Sorell.

Map 10 shows the preferred extent of urban development for Greater Hobart as well as identified greenfield development precincts and densification areas. The densification areas show where infrastructure and services can support a comparatively higher density of urban development.

Settlement growth in Hobart is managed through the application of the UGB and the associated regional policies under SRD 2 of the STRLUS settlement strategy. A fundamental objective of the UGB is to ensure the supply of residential land is sufficient to accommodate projected growth over time, and that infrastructure and services can accommodate that growth.

The UGB facilitates a more orderly and sustainable use and development of land by helping to contain development to areas already zoned for urban purposes, or identified as being suitable for growth from an economic, environmental and liveability perspective. It takes into consideration:

- infrastructure capacity (road, water, sewer, electricity, telecommunications),
- access to services such as health, education and public transport,
- natural values, environmental, landscape and heritage values, and natural hazards.

Importantly, the UGB provides certainty for government, infrastructure and service providers, industry, landowners and the general community, by identifying where urban growth should occur.

### 2.1 Periodic and Recent Reviews of the UGB

Periodic review of the Urban Growth Boundary is important to ensure the strategy remains relevant and fit for purpose, but also to ensure the supply of land for residential development is sufficient to meet projected demand.

The existing STRLUS was first declared on 27 October 2011 and has since undergone several amendments, the most recent being on 17 May 2023 in response to residential growth needs identified as part of the Greater Hobart Plan. That amendment involved:

- Changes to Map 10 to rectify a number of anomalies and errors, and an expansion of the boundary to include several new areas; and;
- An amended Settlement and Residential Development Regional Policy SRD 2.12 to allow for land outside but adjoining the UGB, it to be considered for urban development, if it meets all requirements in that policy.

## 2.2 Methodology

The Minister has identified potential changes to the boundary to accommodate land identified through the STRLUS comprehensive review currently underway, and potential additional growth opportunities.

The intention is to bring forward changes which would otherwise not occur until after the STRLUS comprehensive review is completed later in 2025, thus ensuring the timely release of land for residential development.

A summary of the additional land area and the approximate maximum dwelling yield resulting from the proposed UGB update is provided in Table 16 (Section 5 of this report).

## 3.0 Timing and Implementation

Under s5A of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister, in reviewing a Regional Land Use Strategy, must consult with the Tasmanian Planning Commission, planning authorities in the region, and the State Agencies and State Authorities as he or she thinks fit.

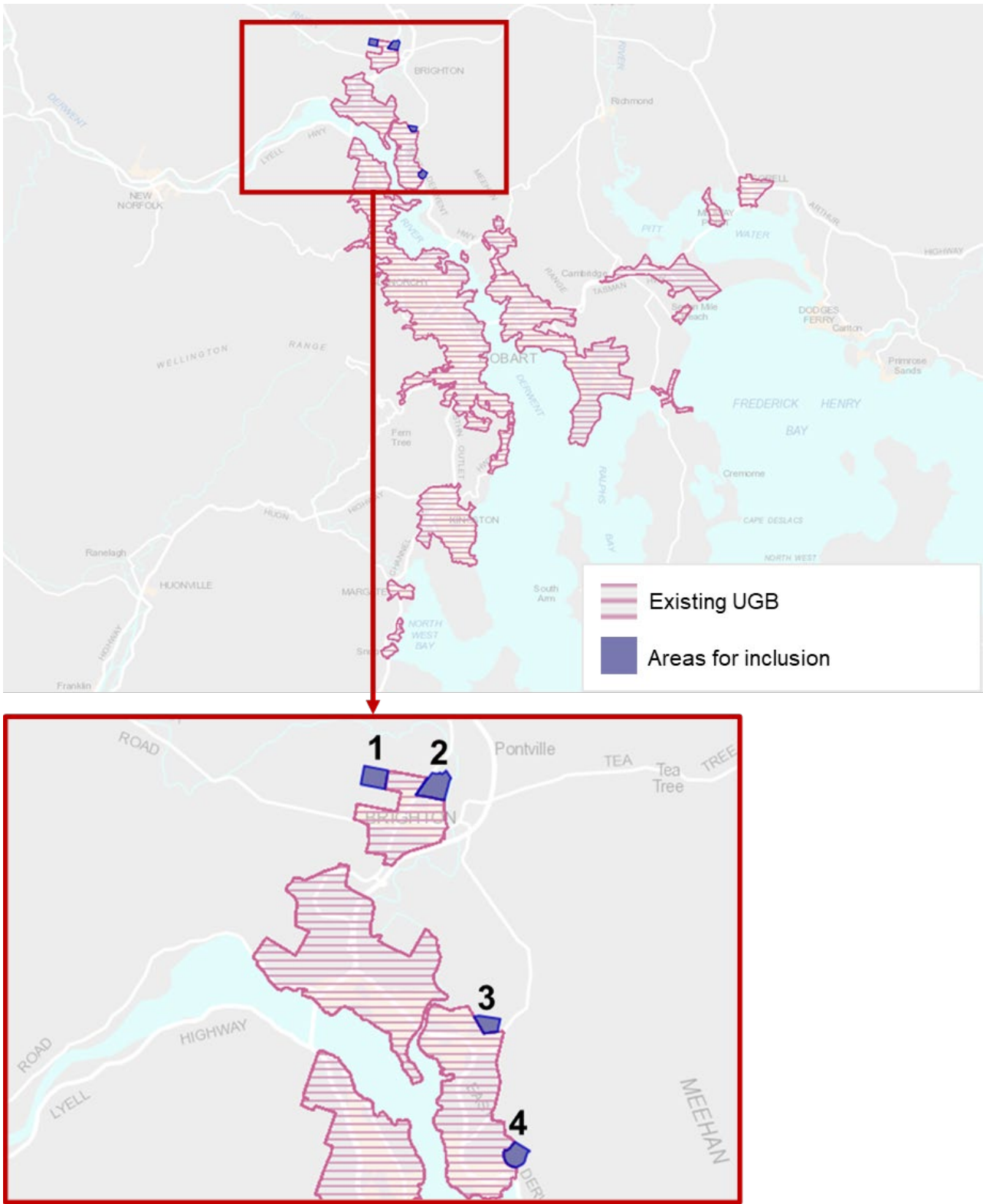
Given the nature and extent of the proposed changes to the UGB, the Minister has requested a six-week public consultation period.

Once approved, changes to the UGB will be brought into effect through the Minister's declaration of an amended STRLUS (with a revised Map 10).

# 4.0 STRLUS Urban Growth Boundary Update

## 4.1 Brighton

Figure 1 shows the areas for inclusion in the Urban Growth Boundary (UGB) at Brighton.

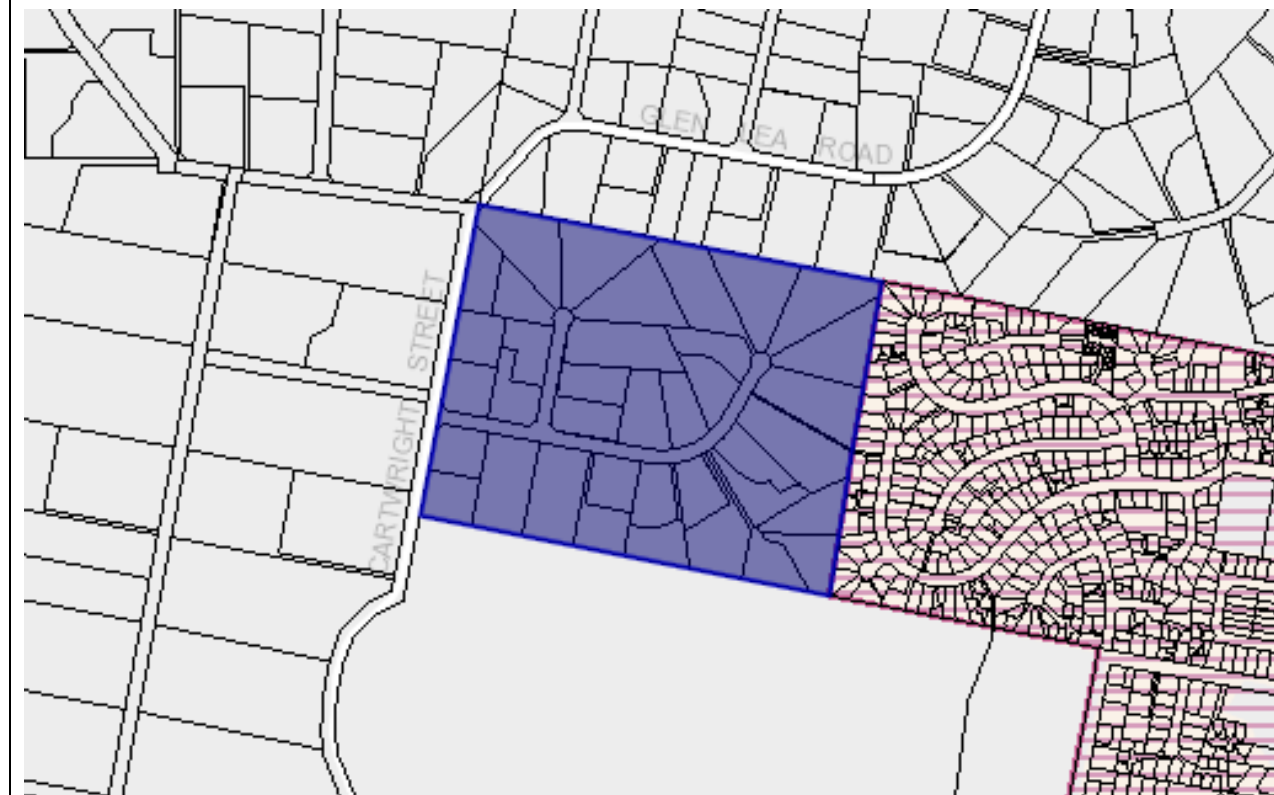


**Figure 1.** Areas for inclusion in the UGB at Brighton.



#### 4.1.1 Area 1

<b>Municipal Area</b>	Brighton
<b>Reference</b>	Cartwright Street, Brighton
<b>Current Zoning</b>	11.0 Rural Living (Zone A)
<b>Current Use</b>	Residential & Utilities
<b>Approximate Total Land Area</b>	26.7 ha
<b>Approximate Maximum Dwelling Yield<sup>1</sup></b>	474
<b>Comments</b>	Identified through the STRLUS comprehensive review process



**Table 1.** Brighton – Area 1.

<sup>1</sup> Unless a different approach to calculating the approximate maximum dwelling yield is specified, assume that the approximate maximum dwelling yield was calculated by discounting 20% of the approximate total land area to factor in required physical and social infrastructure, such as access roads and public open space, and then dividing the remaining area by 450m<sup>2</sup>, which corresponds with the minimum subdivision lot size under clause 8.6.1 A1 of the State Planning Provisions (SPPs) of the Tasmanian Planning Scheme (TPS) for General Residential-zoned land. The actual dwelling yield may vary, considering factors such as land constraints, the actual use or development that occurs on the land and how, and the zoning ultimately applied to the land.

#### 4.1.2 Area 2

<b>Municipal Area</b>	Brighton
<b>Reference</b>	Brighton Road, Brighton
<b>Current Zoning</b>	8.0 General Residential 11.0 Rural Living (Zone A) 29.0 Open Space
<b>Current Use</b>	Residential & Utilities
<b>Approximate Total Land Area</b>	35.9 ha
<b>Approximate Maximum Dwelling Yield</b>	638
<b>Comments</b>	Identified through the STRLUS comprehensive review process

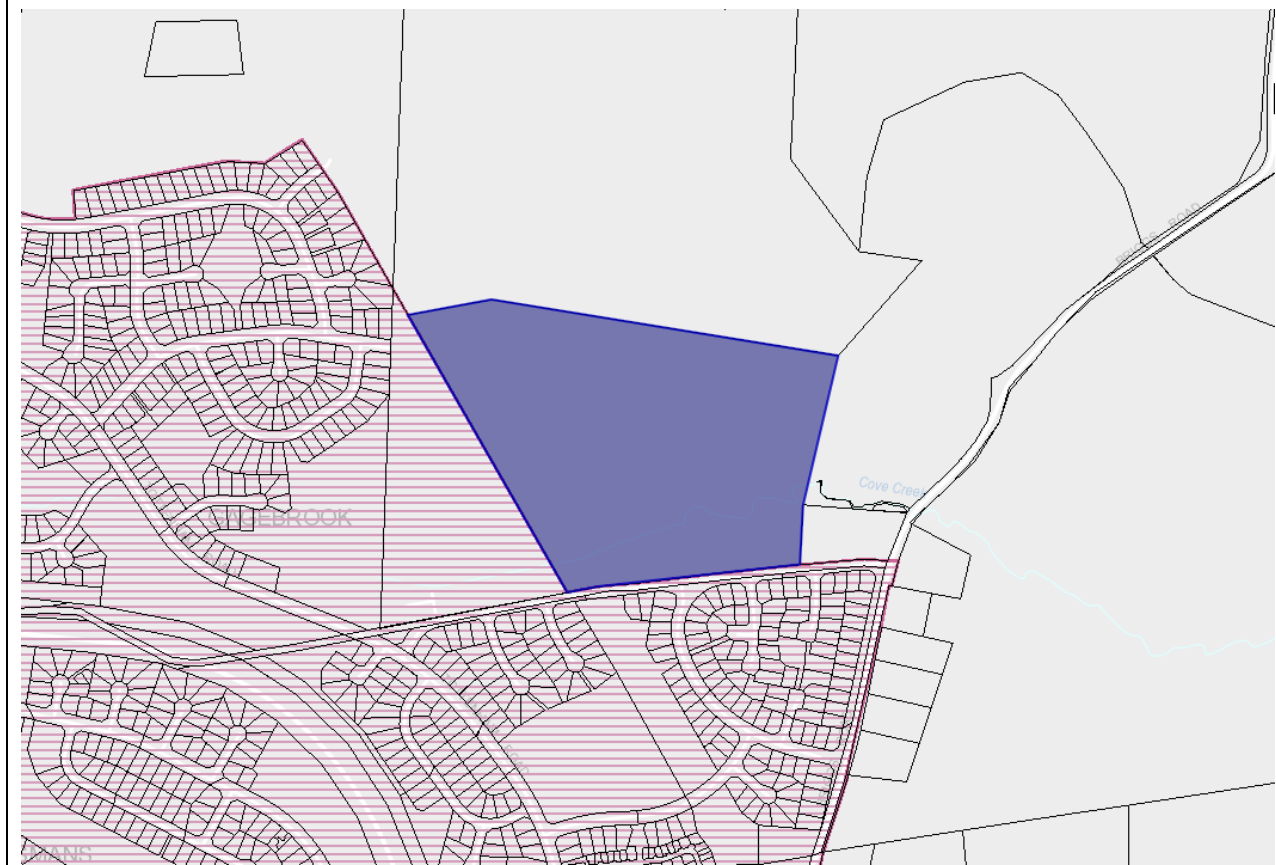
  

**Table 2.** Brighton – Area 2.



#### 4.1.3 Area 3

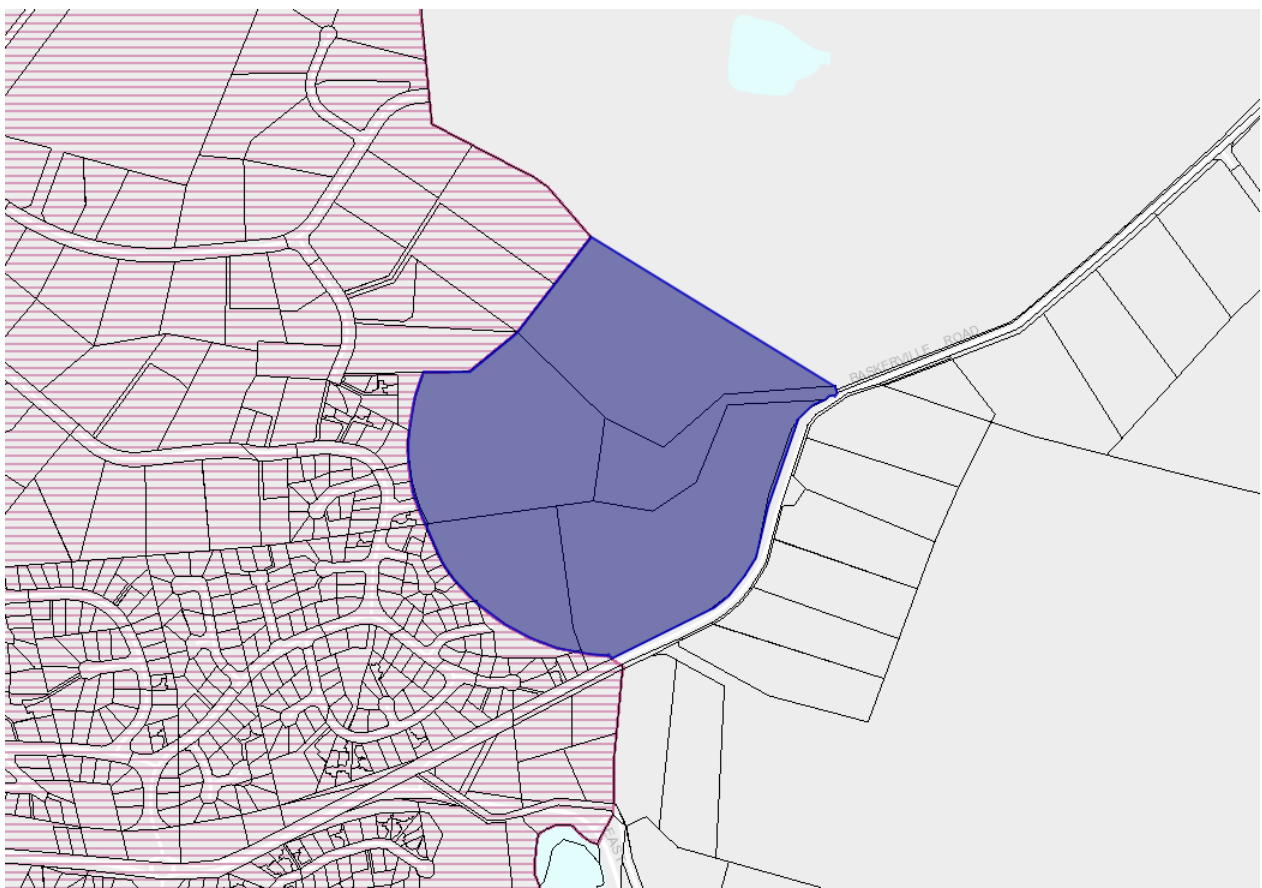
<b>Municipal Area</b>	Brighton
<b>Reference</b>	Plymouth Road, Gagebrook
<b>Current Zoning</b>	20.0 Rural
<b>Current Use</b>	Utilities & Vacant Land
<b>Approximate Total Land Area</b>	18.1 ha
<b>Approximate Maximum Dwelling Yield</b>	321
<b>Comments</b>	Identified through the STRLUS comprehensive review process



**Table 3.** Brighton – Area 3.

#### 4.1.4 Area 4

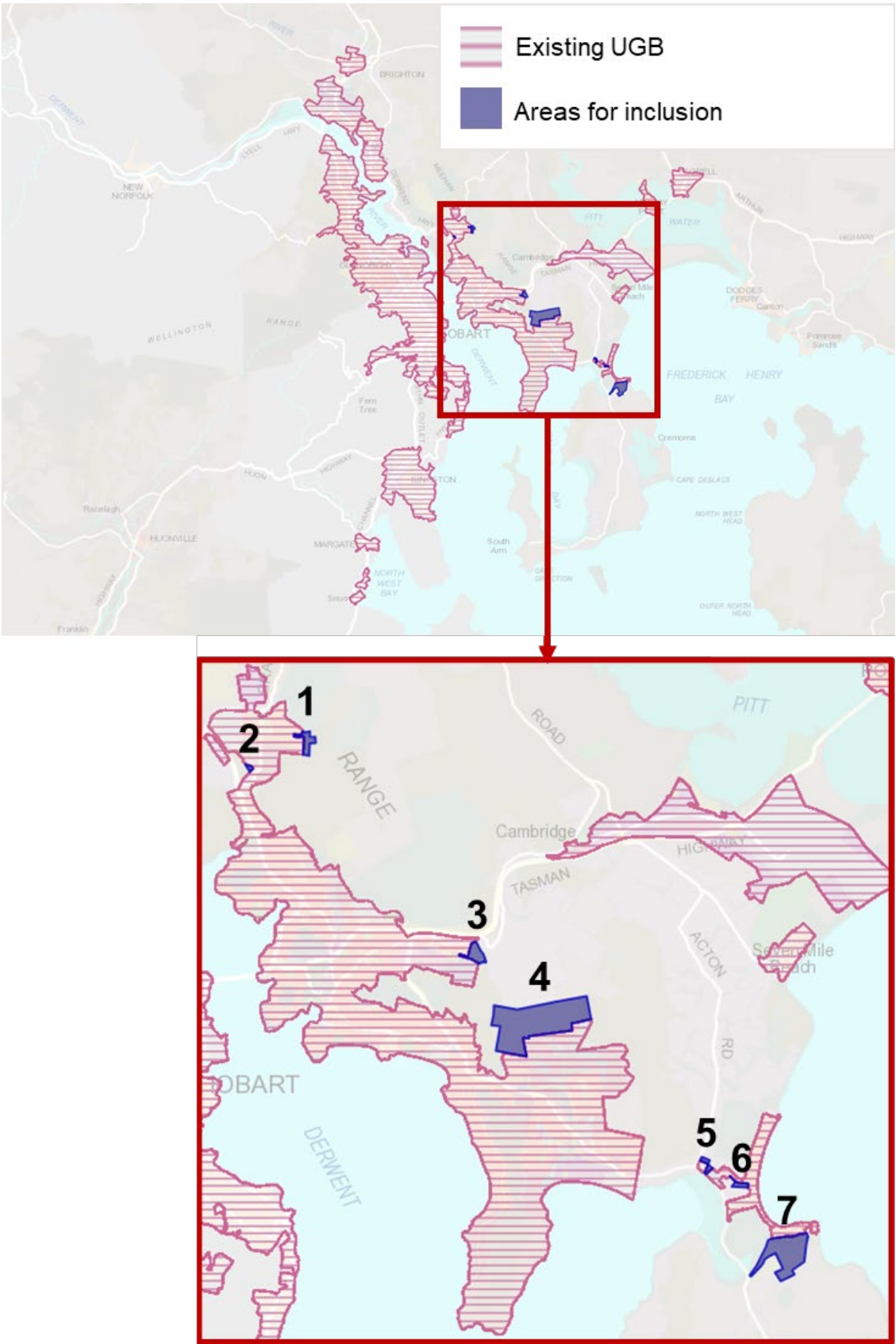
<b>Municipal Area</b>	Brighton
<b>Reference</b>	Baskerville Road, Old Beach
<b>Current Zoning</b>	8.0 General Residential 11.0 Rural Living (Zone A)
<b>Current Use</b>	Extractive Industry, Residential, Resource Development & Vacant Land
<b>Approximate Total Land Area</b>	23.8 ha
<b>Approximate Maximum Dwelling Yield</b>	423
<b>Comments</b>	Identified through the STRLUS comprehensive review process



**Table 4.** Brighton – Area 4.

# 4.2 Clarence

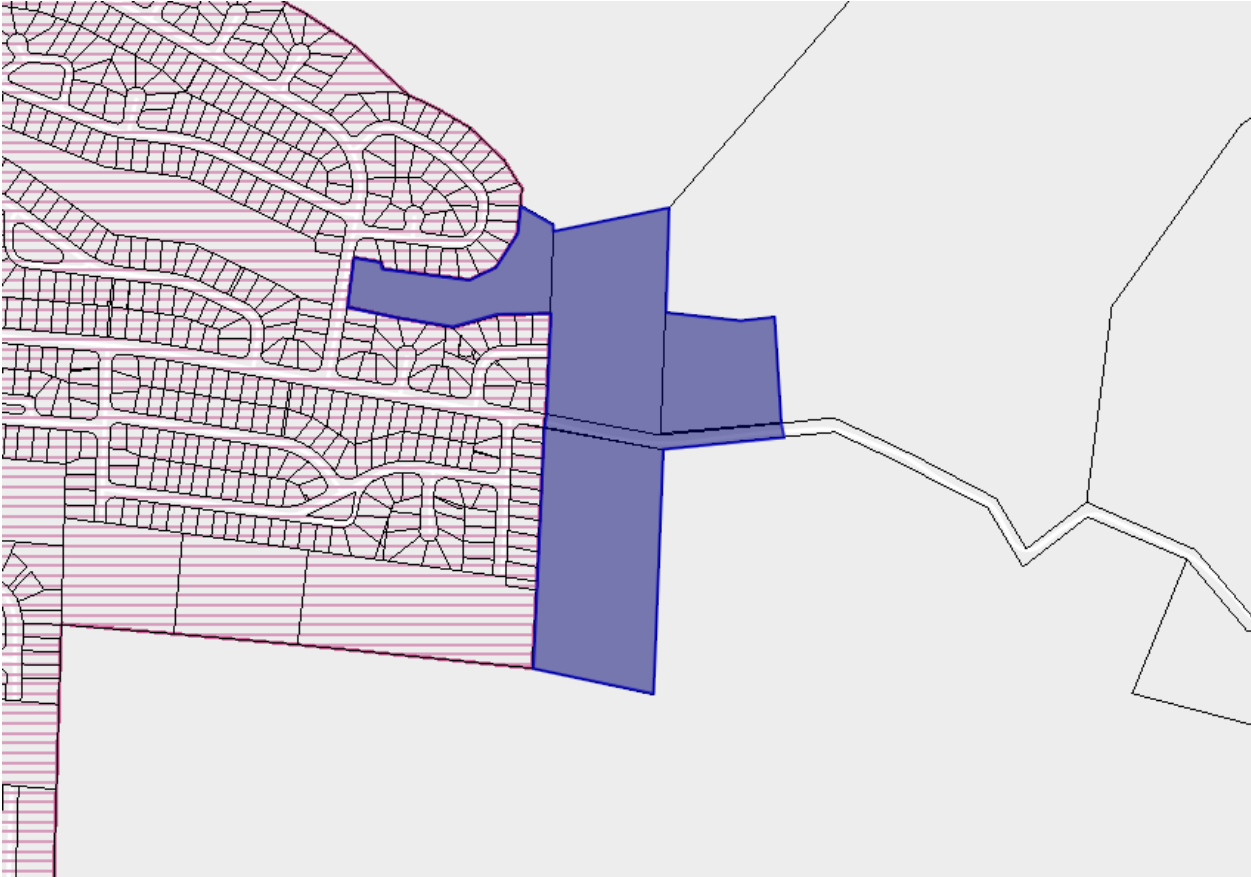
Figure 2 shows the areas for inclusion in the UGB at Clarence.



**Figure 2.** Areas for inclusion in the UGB at Clarence.

#### 4.2.1 Area 1

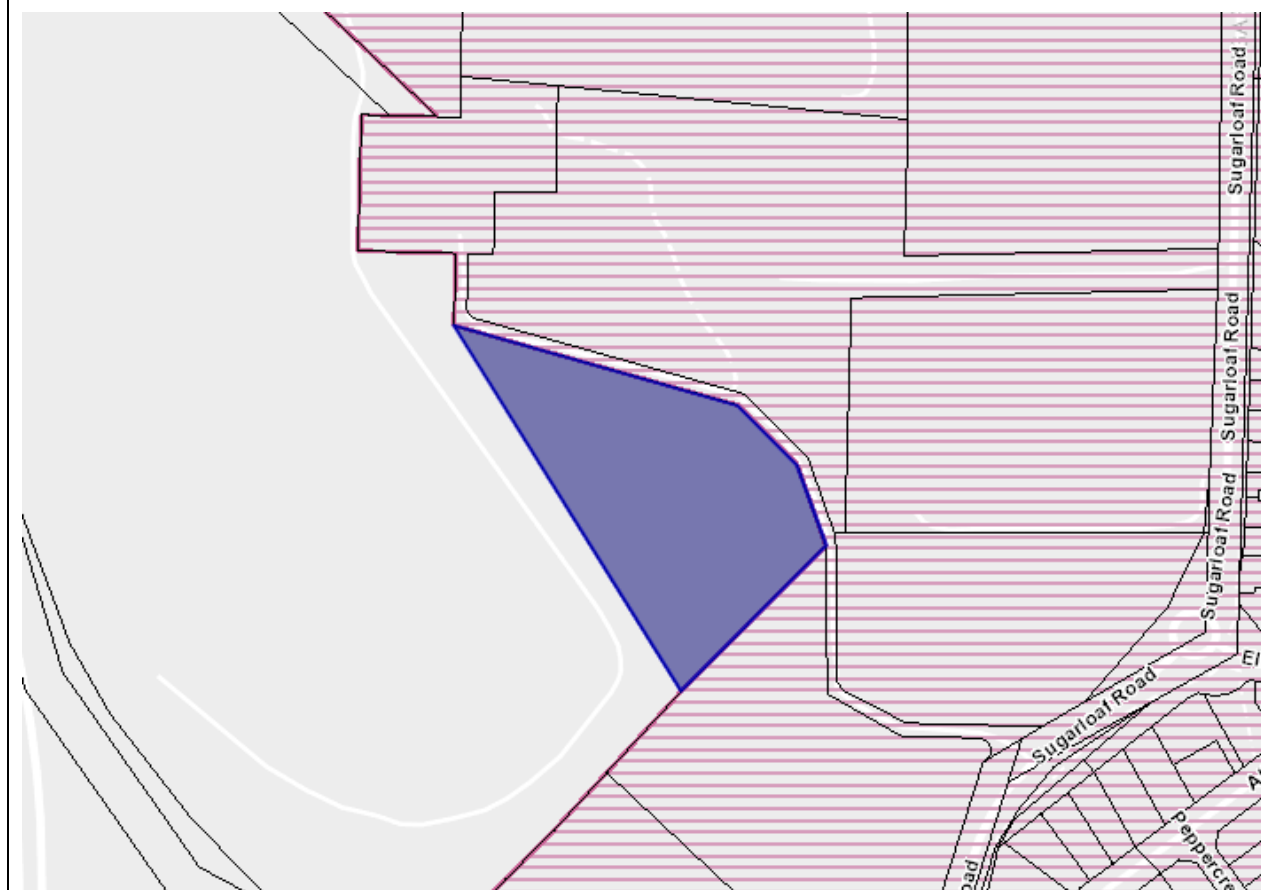
<b>Municipal Area</b>	Clarence
<b>Reference</b>	Downhams Road, Risdon Vale
<b>Current Zoning</b>	20.0 Rural 22.0 Landscape Conservation 29.0 Open Space
<b>Current Use</b>	Passive Recreation & Residential
<b>Approximate Total Land Area</b>	11.5 ha
<b>Approximate Maximum Dwelling Yield</b>	204
<b>Comments</b>	Identified through dialogue with council officers

**Table 5.** Clarence – Area 1.

#### 4.2.2 Area 2

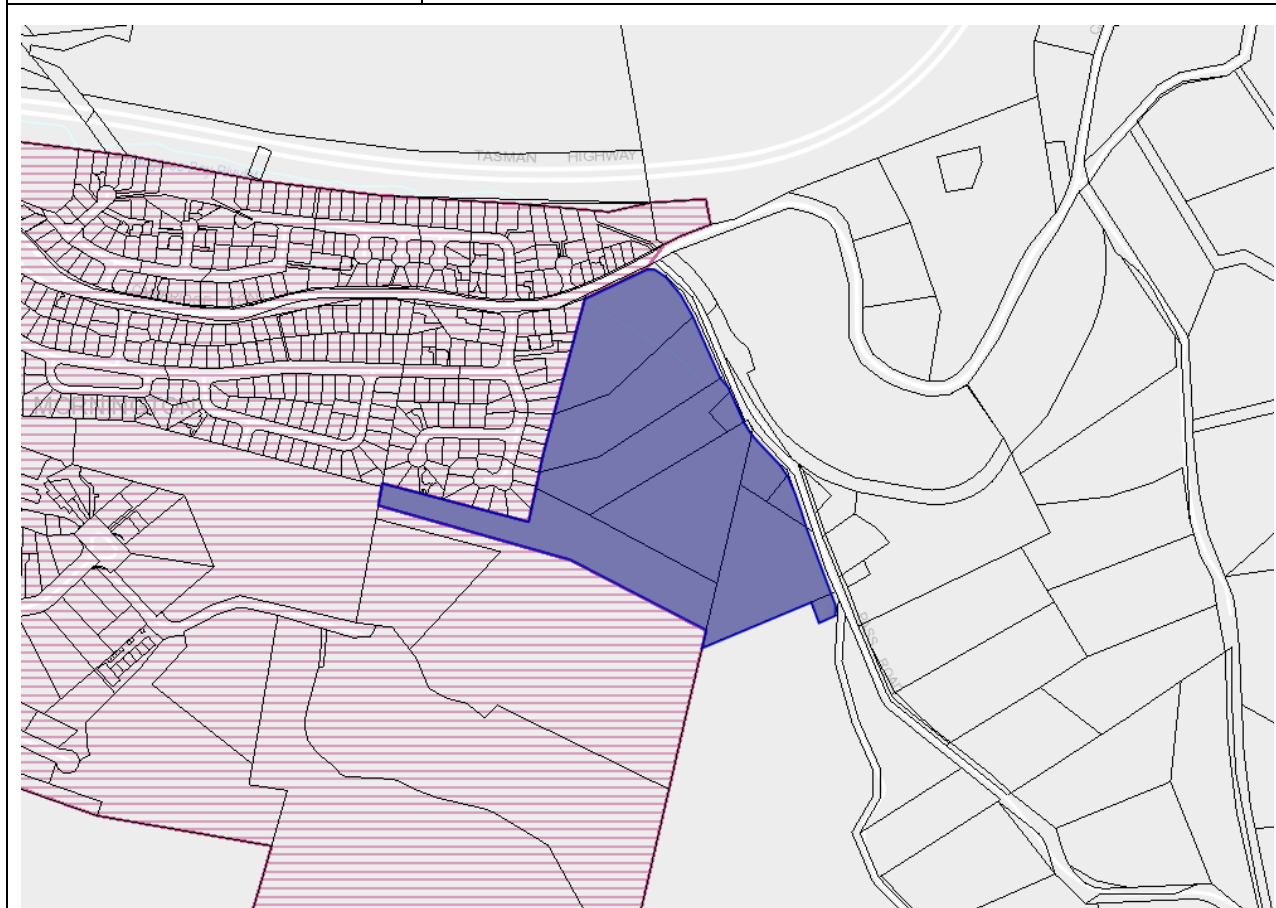
<b>Municipal Area</b>	Clarence
<b>Reference</b>	Sugarloaf Road, Risdon Vale
<b>Current Zoning</b>	20.0 Rural
<b>Current Use</b>	Residential
<b>Approximate Total Land Area</b>	1.5 ha
<b>Approximate Maximum Dwelling Yield</b>	26
<b>Comments</b>	Identified through dialogue with council officers



**Table 6.** Clarence – Area 2.

#### 4.2.3 Area 3

<b>Municipal Area</b>	Clarence
<b>Reference</b>	Pass Road (North), Rokeby
<b>Current Zoning</b>	11.0 Rural Living (Zone B) 19.0 General Industrial 29.0 Open Space
<b>Current Use</b>	Residential, Storage & Vacant Land
<b>Approximate Total Land Area</b>	13.7 ha
<b>Approximate Maximum Dwelling Yield</b>	243
<b>Comments</b>	Identified through dialogue with council officers

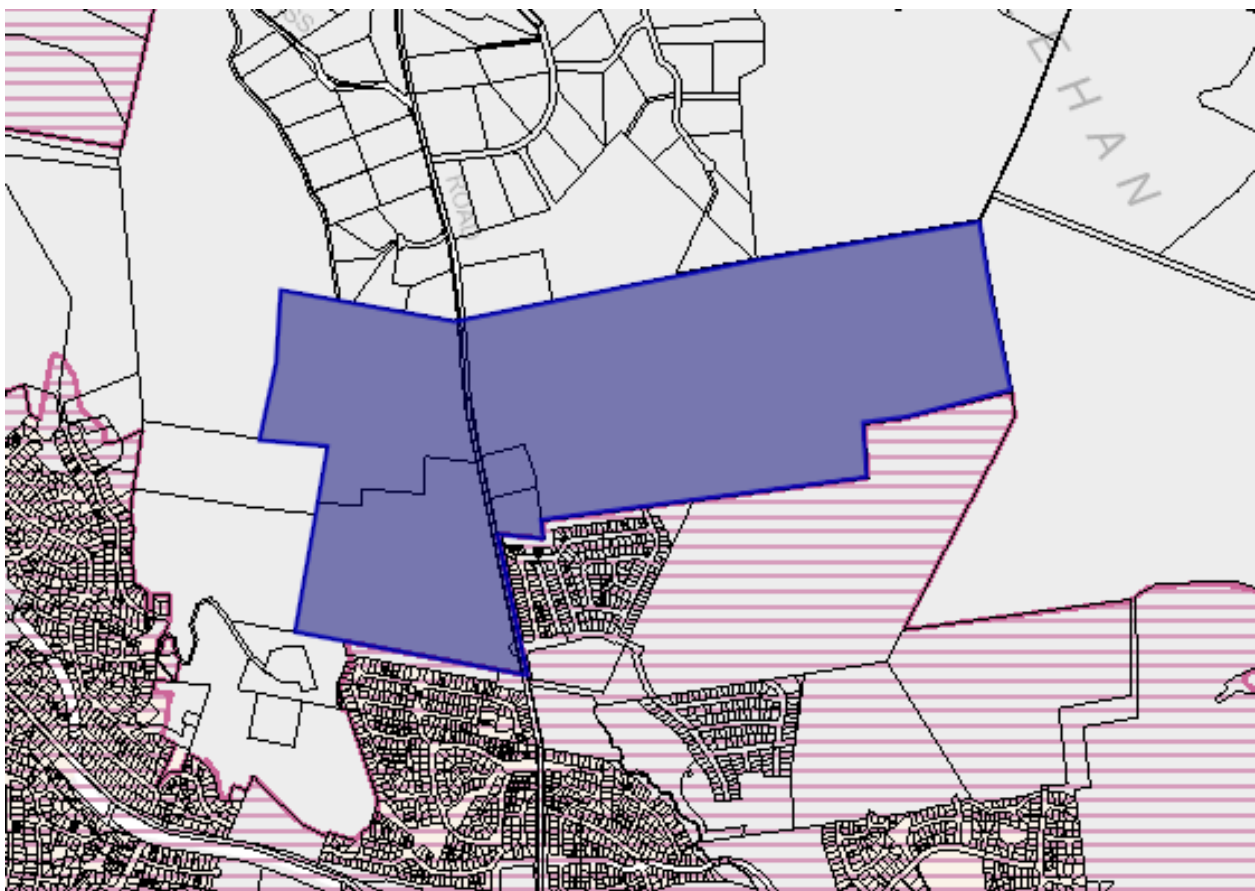


**Table 7.** Clarence – Area 3.



#### 4.2.4 Area 4

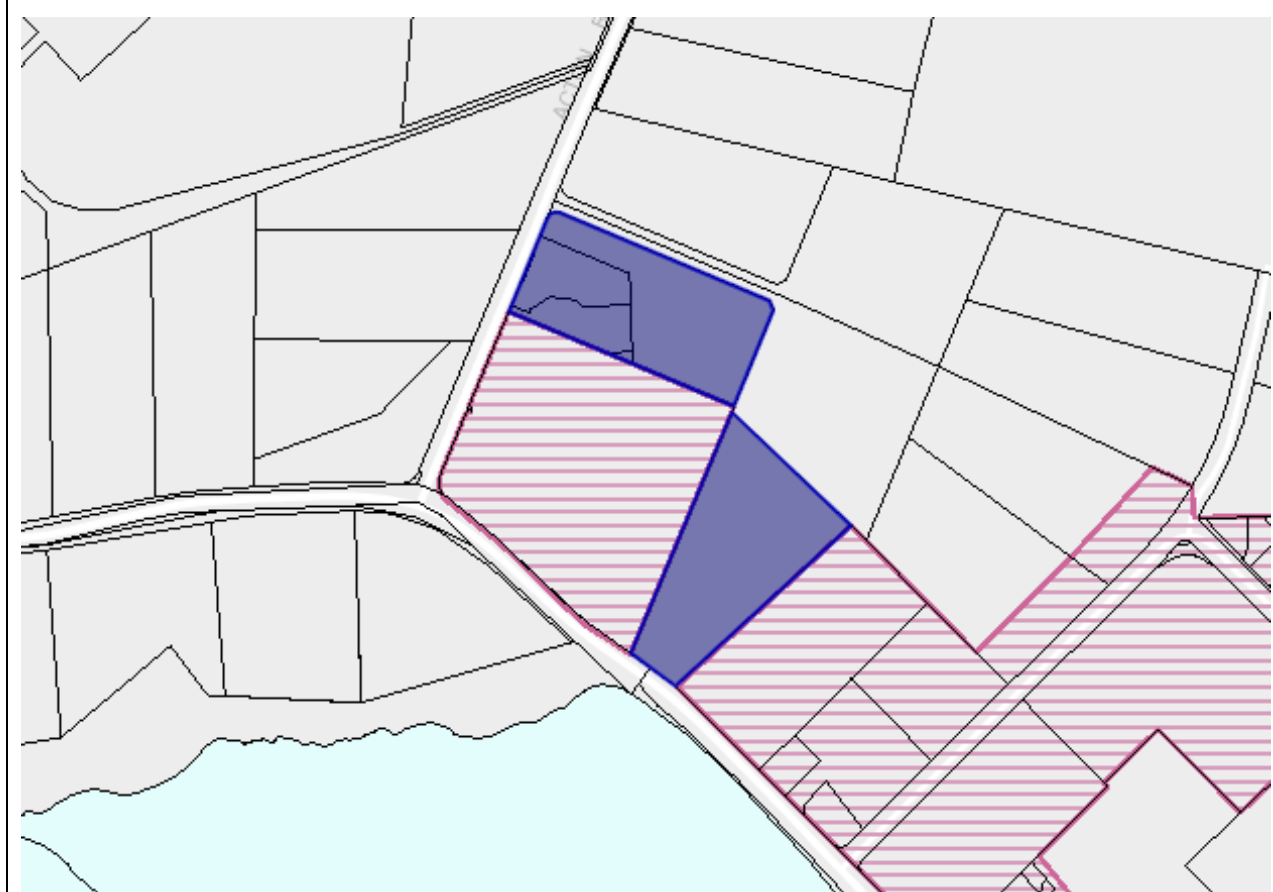
<b>Municipal Area</b>	Clarence
<b>Reference</b>	Pass Road (South), Rokeby
<b>Current Zoning</b>	8.0 General Residential 20.0 Rural 22.0 Landscape Conservation 29.0 Open Space
<b>Current Use</b>	Residential, Resource Development, Utilities & Vacant Land
<b>Approximate Total Land Area</b>	176.0 ha
<b>Approximate Maximum Dwelling Yield</b>	3,128
<b>Comments</b>	Identified through dialogue with council officers



**Table 8.** Clarence – Area 4.

#### 4.2.5 Area 5

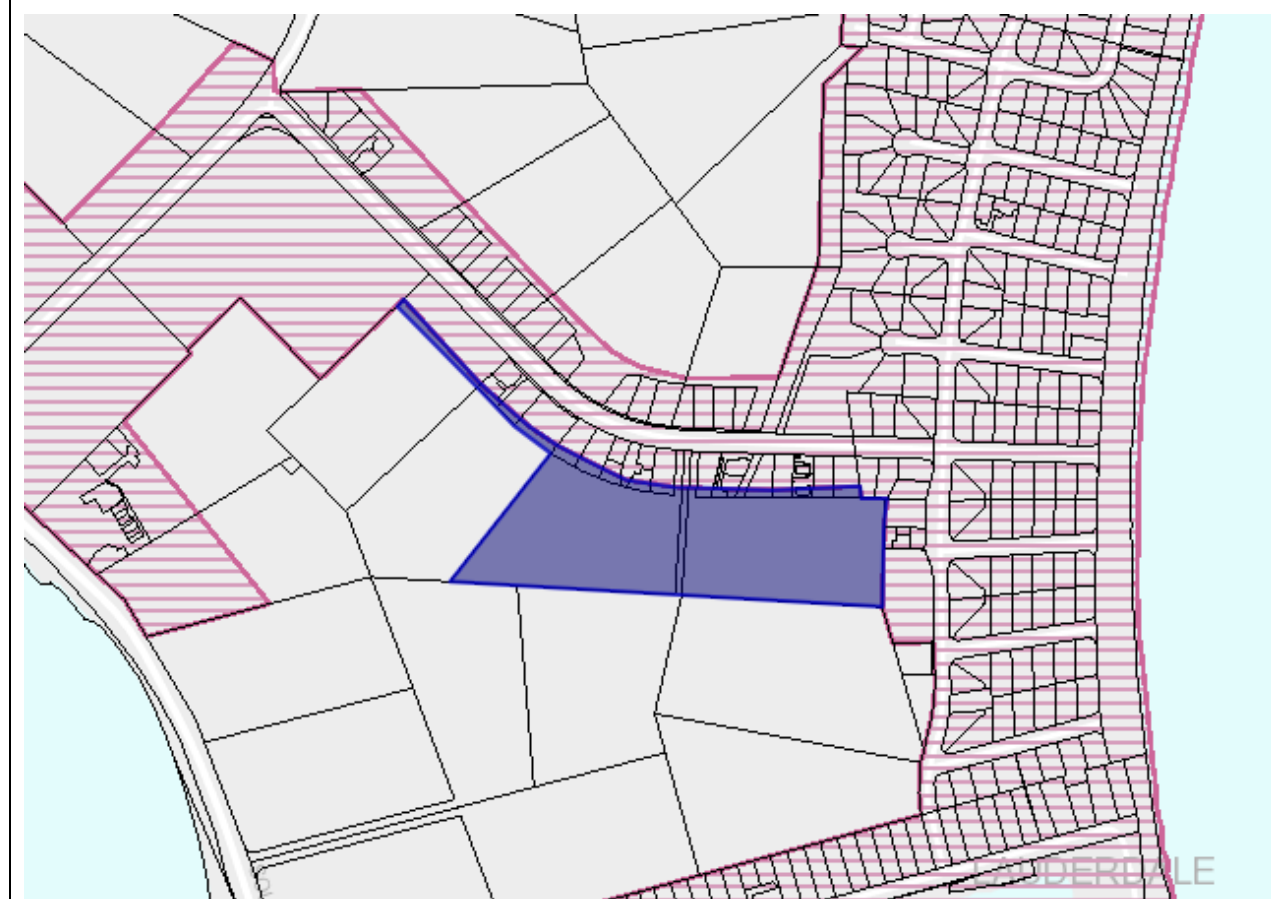
<b>Municipal Area</b>	Clarence
<b>Reference</b>	Acton Road & South Arm Road, Acton Park & Lauderdale
<b>Current Zoning</b>	11.0 Rural Living (Zone B) 27.0 Community Purpose
<b>Current Use</b>	Education and Occasional Care & Residential
<b>Approximate Total Land Area</b>	4.1 ha (Out of which 2.1 ha are for community purpose)
<b>Approximate Maximum Dwelling Yield</b>	35
<b>Comments</b>	Identified through dialogue with council officers



**Table 9.** Clarence – Area 5.

#### 4.2.6 Area 6

<b>Municipal Area</b>	Clarence
<b>Reference</b>	Mannata Street, Lauderdale
<b>Current Zoning</b>	8.0 General Residential 11.0 Rural Living (Zone B) 14.0 Local Business
<b>Current Use</b>	Residential & Vacant Land
<b>Approximate Total Land Area</b>	3.7 ha
<b>Approximate Maximum Dwelling Yield <sup>2</sup></b>	44
<b>Comments</b>	Identified through dialogue with a developer

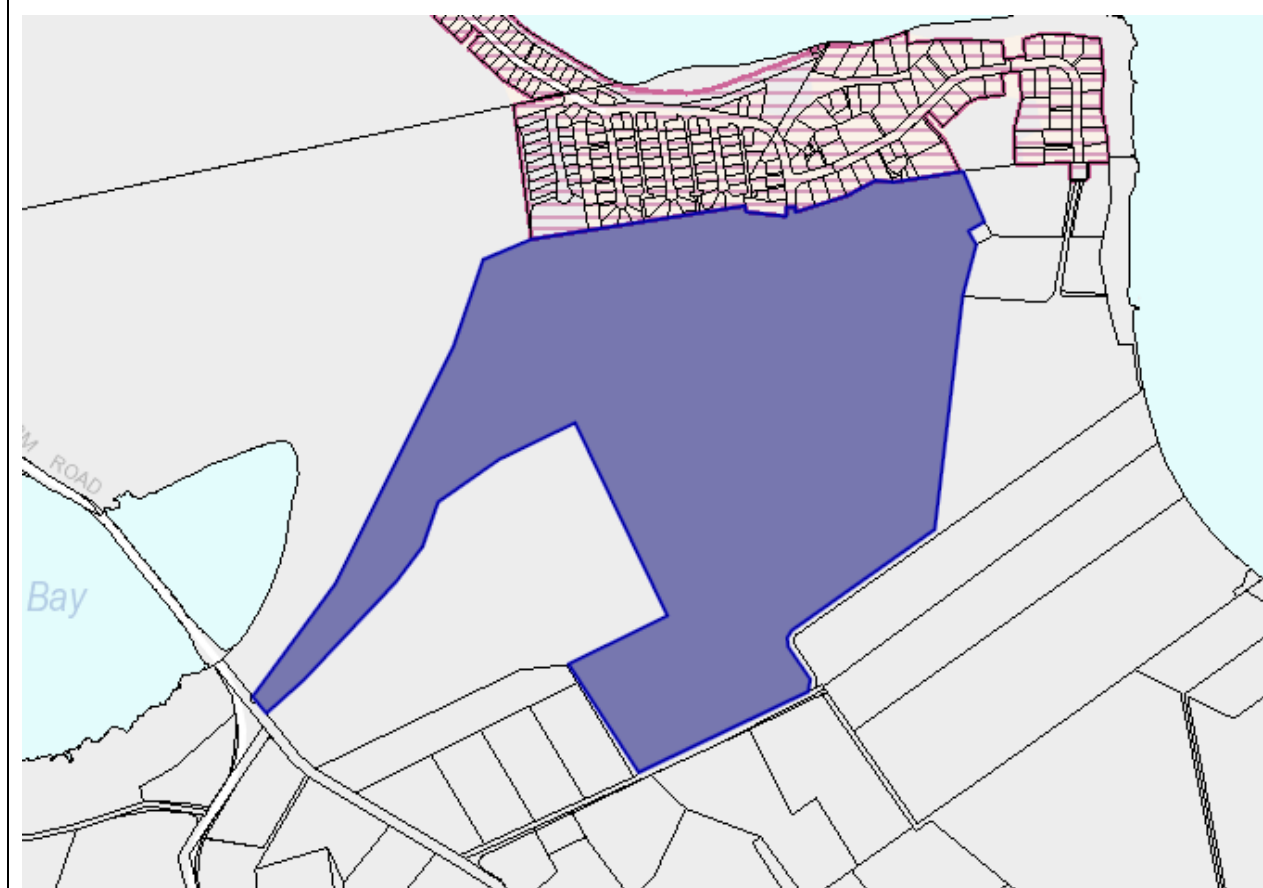


**Table 10.** Clarence – Area 6.

<sup>2</sup> The approximate maximum dwelling yield was calculated using proposed subdivision plans for the site.

#### 4.2.7 Area 7

<b>Municipal Area</b>	Clarence
<b>Reference</b>	Richardsons Road, Sandford
<b>Current Zoning</b>	20.0 Rural 22.0 Landscape Conservation
<b>Current Use</b>	Vacant Land
<b>Approximate Total Land Area</b>	72.9 ha
<b>Approximate Maximum Dwelling Yield<sup>3</sup></b>	147
<b>Comments</b>	Identified through dialogue with a developer

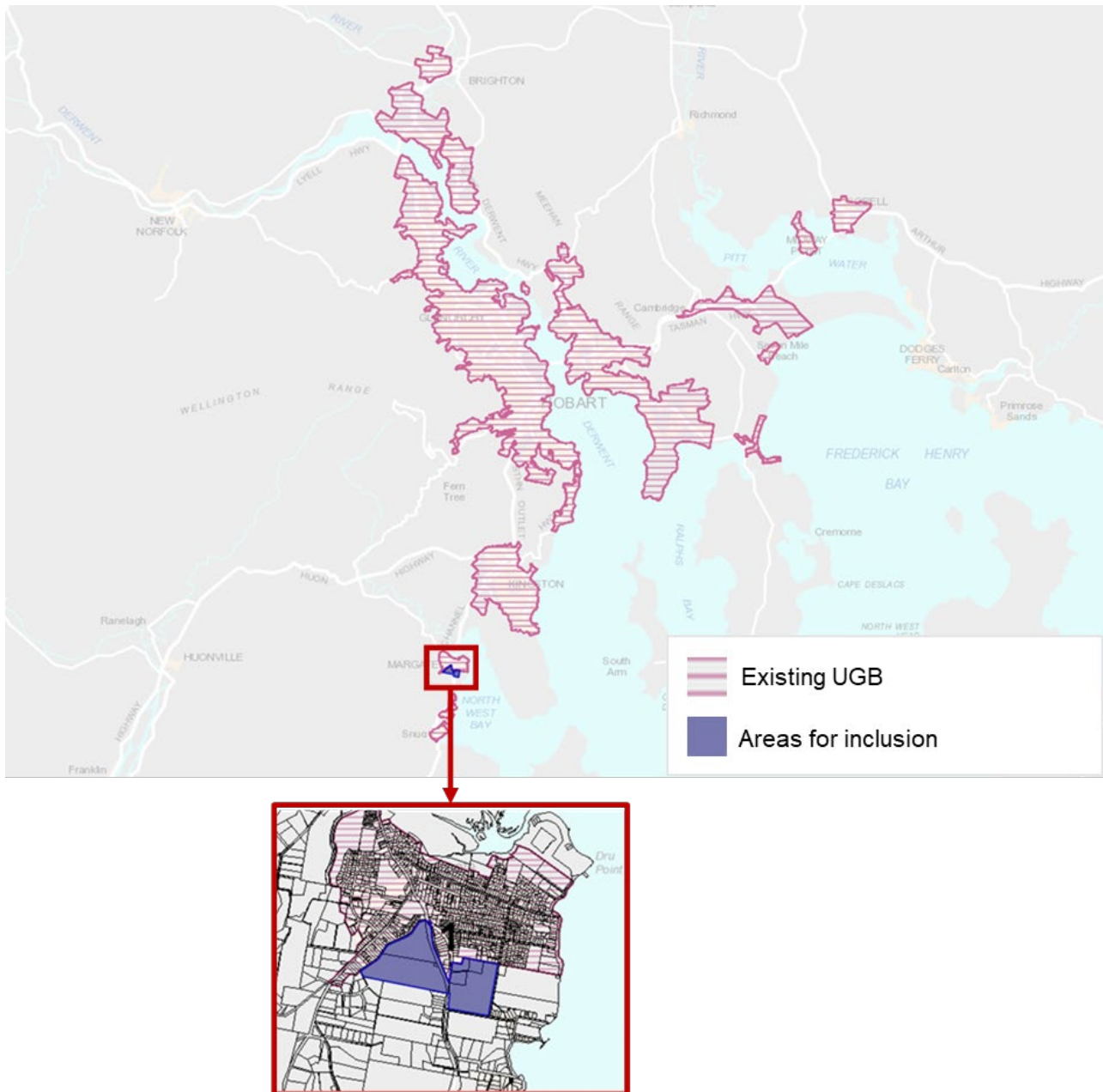


**Table 11.** Clarence – Area 7.

<sup>3</sup> The approximate maximum dwelling yield was calculated using proposed subdivision plans for the site.

### 4.3 Kingborough

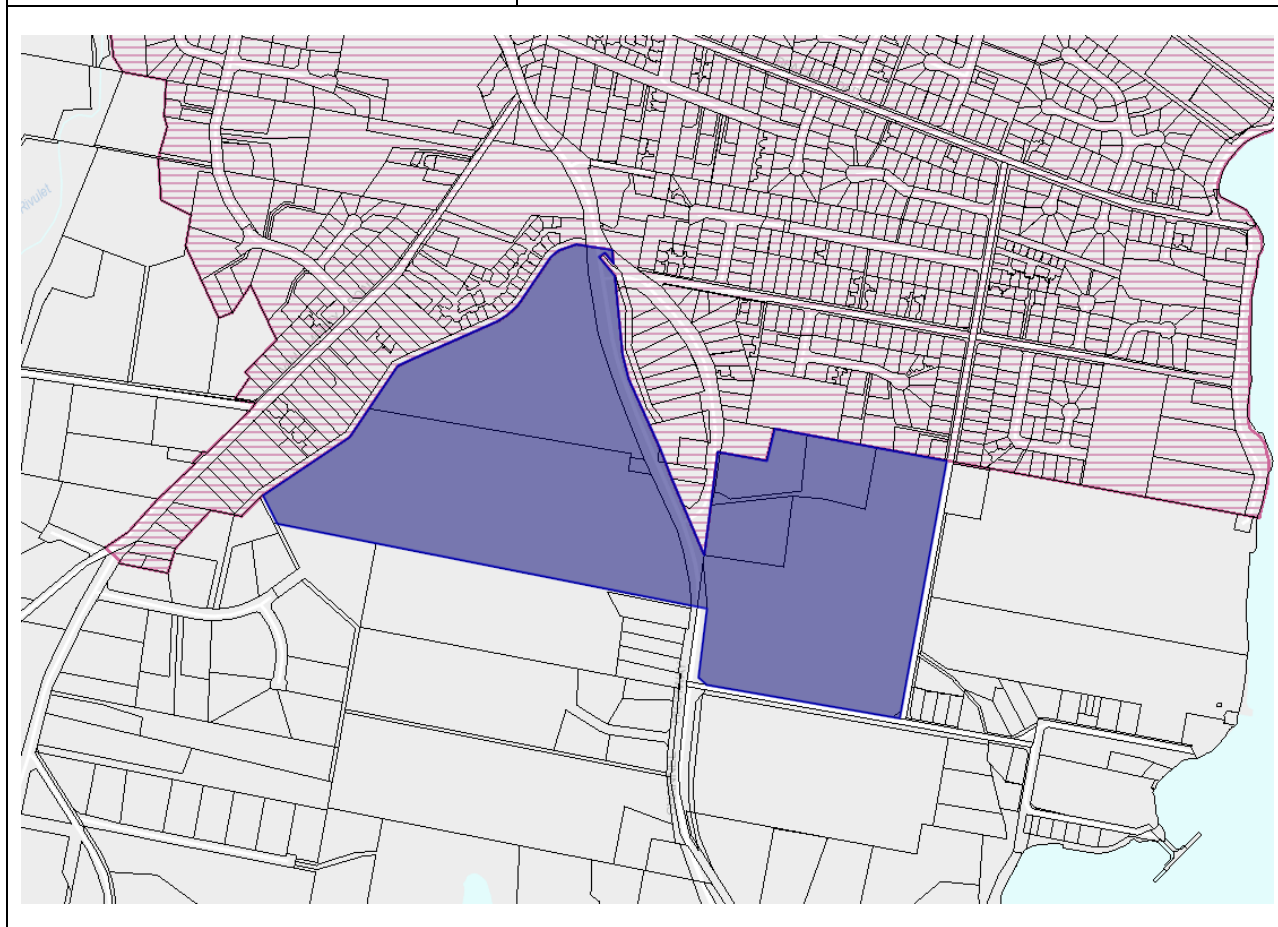
Figure 3 shows the areas for inclusion in the UGB at Kingborough.



**Figure 3.** Areas for inclusion in the UGB at Kingborough.

#### 4.3.1 Area 1

<b>Municipal Area</b>	Kingborough
<b>Reference</b>	Channel Highway, Margate
<b>Current Zoning</b>	13.0 Rural Living* 26.0 Rural Resource* 28.0 Utilities* *Under the Kingborough Interim Planning Scheme 2015
<b>Current Use</b>	General Retail and Hire, Residential, Utilities & Vacant Land
<b>Approximate Total Land Area</b>	33.1 ha
<b>Approximate Maximum Dwelling Yield</b>	588
<b>Comments</b>	Identified through the STRLUS comprehensive review process

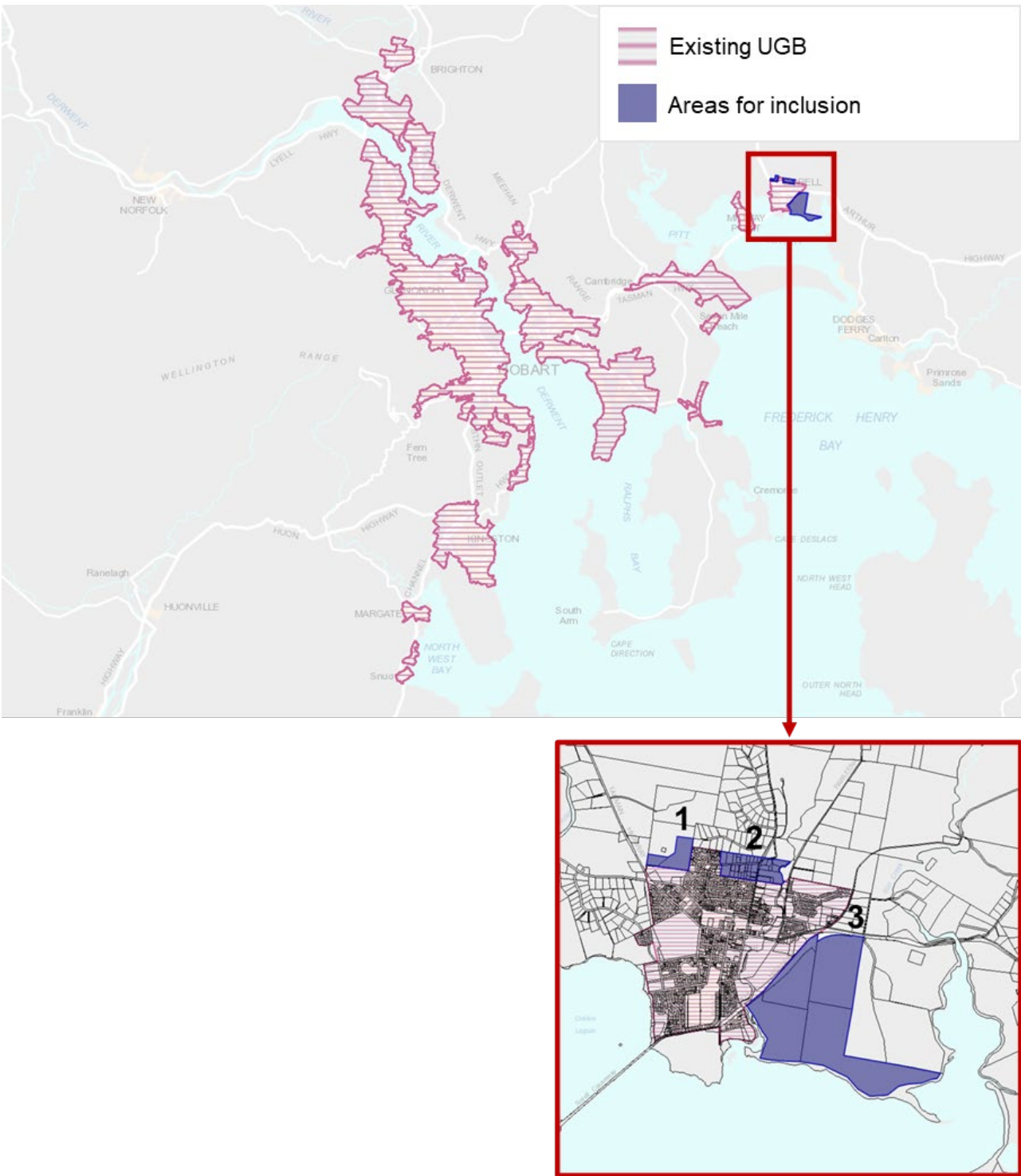


**Table 12.** Kingborough – Area 1.




# 4.4 Sorell

Figure 4 shows the areas for inclusion in the UGB at Sorell.




**Figure 4.** Areas for inclusion in the UGB at Sorell.

#### 4.4.1 Area 1

<b>Municipal Area</b>	Sorell
<b>Reference</b>	Tasman Highway, Sorell
<b>Current Zoning</b>	21.0 Agriculture
<b>Current Use</b>	Residential & Utilities
<b>Approximate Total Land Area</b>	10.9 ha
<b>Approximate Maximum Dwelling Yield</b>	193
<b>Comments</b>	Identified through the STRLUS comprehensive review process
	

**Table 13.** Sorell – Area 1.

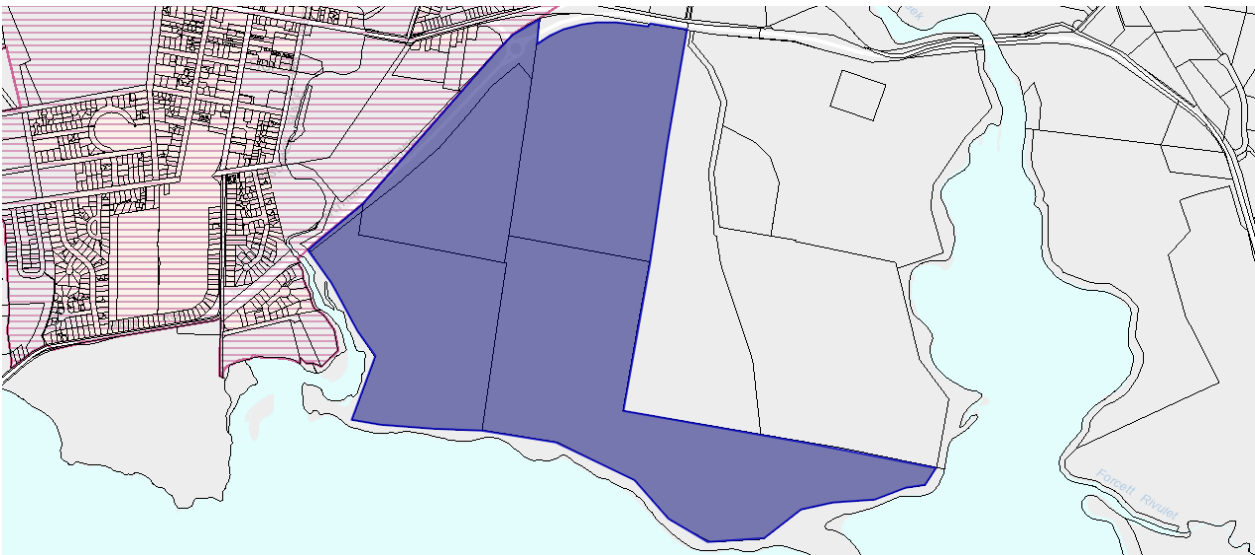
#### 4.4.2 Area 2

<b>Municipal Area</b>	Sorell
<b>Reference</b>	Gatehouse Drive & Weston Hill Road, Sorell
<b>Current Zoning</b>	10.0 Low-Density Residential
<b>Current Use</b>	Residential & Utilities
<b>Approximate Total Land Area</b>	20.0 ha
<b>Approximate Maximum Dwelling Yield</b>	355
<b>Comments</b>	Identified through the STRLUS comprehensive review process
	

**Table 14.** Sorell – Area 2.

#### 4.4.3 Area 3

<b>Municipal Area</b>	Sorell
<b>Reference</b>	Arthur Highway, Sorell
<b>Current Zoning</b>	21.0 Agriculture 26.0 Utilities
<b>Current Use</b>	Residential, Utilities & Vacant Land
<b>Approximate Total Land Area</b>	166.0 ha
<b>Approximate Maximum Dwelling Yield</b>	2,951
<b>Comments</b>	Identified through the STRLUS comprehensive review process



The map displays a coastal area with various land parcels. A large, irregularly shaped area in the center is highlighted in dark blue, representing Area 3. To the left of this area, there is a residential development with numerous small, rectangular lots. The area to the right of the blue-shaded region is mostly light grey, indicating undeveloped or agricultural land. A light blue body of water, labeled 'Forest River', is visible on the right side of the map. The entire area is bounded by a thin black line.

**Table 15.** Sorell – Area 3.

## 5.0 Approximate Maximum Dwelling Yield Summary

Municipality	Reference	Approx. total land area (in ha)	Approx. max. dwelling yield (in units)
Brighton	Cartwright Street, Brighton	26.7	474
	Brighton Road, Brighton	35.9	638
	Plymouth Road, Gagebrook	18.1	321
	Baskerville Road, Old Beach	23.8	423
	<b>Subtotal</b>	<b>104.5</b>	<b>1,856</b>
Clarence	Downhams Road, Risdon Vale	11.5	204
	Sugarloaf Road, Risdon Vale	1.5	26
	Pass Road (North), Rokeby	13.7	243
	Pass Road (South), Rokeby	176.0	3,128
	Acton Road & South Arm Road, Acton Park & Lauderdale	4.1	35
	Mannata Street, Lauderdale	3.7	44
	Richardsons Road, Sandford	72.9	147
	<b>Subtotal</b>	<b>281.3</b>	<b>3,827</b>
Glenorchy	No areas for inclusion	0.0	0
	<b>Subtotal</b>	<b>0.0</b>	<b>0</b>
Hobart	No areas for inclusion	0.0	0
	<b>Subtotal</b>	<b>0.0</b>	<b>0</b>
Kingborough	Channel Highway, Margate	33.1	588
	<b>Subtotal</b>	<b>33.1</b>	<b>588</b>
Sorell	Tasman Highway, Sorell	10.9	193
	Gatehouse Drive & Weston Hill Road, Sorell	20.0	355
	Arthur Highway, Sorell	166.0	2,951
	<b>Subtotal</b>	<b>196.9</b>	<b>3,499</b>
<b>Altogether</b>	<b>Total</b>	<b>615.8</b>	<b>9,770</b>

**Table 16.** Approximate Maximum Dwelling Yield Summary.

Note: Table 16 summarises the approximate maximum dwelling yield that may result from this UGB update. It does not factor in dwelling yield that may result from residential infill development or the conversion of Future Urban-zoned land in the UGB for residential purposes.

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