

Critical Signing Date MIG25/137
31/01/2025

| APPROVED/NOT APPROVED |
|---|
| <p>SIGNED:</p> <p>DATE:</p> |

MINUTE FOR THE MINISTER FOR HOUSING, PLANNING & CONSUMER AFFAIRS

SUBJECT: SOUTHERN TASMANIAN REGIONAL LAND USE STRATEGY – URBAN GROWTH BOUNDARY (UGB) UPDATE

Minister's notation:

Recommendation:

That you:

1. **Note** the contents of this Minute and attachments
2. **Agree** to commence a 6-week public consultation process on potential changes the Urban Growth Boundary (UGB) within the Southern Tasmanian Regional Land Use Strategy (STRLUS) as outlined in the *STRLUS Urban Growth Boundary Update Consultation Paper - February 2025* (Attachment 1); and
3. **Approve** the attached letter (Attachment 2) for sending by the State Planning Office on **Monday, 3 February 2025** to the southern Councils, the Tasmanian Planning Commission, and relevant State agencies and authorities.

Current Situation:

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).

The reason for the update is to bring forward changes to the UGB which would otherwise not occur until after the STRLUS comprehensive review is completed later in 2025, thereby ensuring the UGB does not unnecessarily constrain (or be perceived as constraining) housing supply.

The land identified for possible inclusion in the UGB comprises the following:

1. Land identified through the STRLUS comprehensive review process;

2. Land identified by councils and/or the SPO independent of, and/or subsequent to, the STRLUS comprehensive review process; and
3. Opportunities identified by landowners and requested by the Minister's Office

The attached STRLUS Urban Growth Boundary Update Consultation Paper – February 2025 (attachment 1) includes a map and a summary of each of the proposed sites.

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, a six-week public consultation period is also recommended.

Once approved, changes to the UGB are brought into effect through the Minister's declaration of an amended STRLUS (with a revised Map 10), noting that declaration of an amended STRLUS will again be required in mid-late 2025 following completion of the comprehensive review process.

Communications Strategy:

Refer comments above.

Once approved, a copy of the *STRLUS Urban Growth Boundary Update – January 2025* will be published on the SPO website here: www.stateplanning.tas.gov.au, along with a Frequently Asked Questions (FAQ). This is scheduled to go live late afternoon on Friday, 31 January 2025 to be available for the media release on Sunday, 2 February 2025.

| Who needs to know | Method of delivery | Tasked to | Timeframe |
|--|---|-------------------------|---|
| Tasmanian Planning Commission, Southern Councils, State Agencies and Authorities | Letter from Minister | SPO / Minister's Office | 6 week public consultation period officially commencing on 2 February 2025 following the media release. |
| General Public | State Planning Office Website - with link to Consultation Paper | SPO | |
| | FAQ | | |

Background:

Establishment and Function of the Urban Growth Boundary (UGB)

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

The UGB describes the preferred extent of urban development for Greater Hobart, taking 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.

Map 10 also describes “densification areas” where infrastructure and services can support a comparatively higher density of residential development.

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 provision of land for urban development should not only be economically and environmentally sustainable, but should also encourage the creation of well serviced, connected and liveable communities.

Importantly, the UGB should provide certainty for both the land development industry and communities by describing where urban growth should occur, and when.

Mechanisms for Amending the Regional Land Use Strategies

The regional land use strategies are given statutory effect through 5A of the Land Use Planning and Approvals Act 1993 (LUPAA) and may be amended by the Minister for Planning as part of a regular review of the strategy, or from time to time under exceptional circumstances.

Amendments to regional strategies may also be requested by planning authorities, and due to the strategic nature of RLUSs it is the responsibility of the relevant planning authority to justify a proposed amendment to a RLUS, to the Minister’s satisfaction.

In considering a request to amend a regional strategy, the Minister must ensure that the proposed amendment;

- furthers the objectives of Schedule 1 of LUPAA;
- is in accordance with State Policies;
- is consistent with the Tasmanian Planning Policies once they are made; and
- meets the overarching strategic directions and related policies in the regional Land use strategy over a 25 year time horizon.

In the case of an amendment to the UGB within the STRLUS, it must be demonstrated that additional residential land supply is required beyond that already identified within the

strategy. It must also be demonstrated that the proposed changes to the UGB are in locations that are supported by infrastructure and services, in accordance with the strategy.

Recent Amendments to the STRLUS

An amendment to STRLUS was declared in 2021 and involved the introduction of the Regional Policy known as SRD 2.12.

The intention of SRD 2.12 was to provide the Tasmanian Planning Commission with greater flexibility when considering the planning merit of proposed small and logical extensions to the UGB to be considered for re-zoning, without first requiring modification to the UGB itself.

A subsequent amendment was declared in May 2023 involving modification to the wording of SRD 2.12, and the inclusion of approximately 136ha of additional land within the UGB (refer Minute 23/13591 - copy attached). The additional land included part of the proposed "Skylands" development in Droughty Point/Tranmere, effectively removing the constraint to rezoning of the land being considered by council, and unlocking the development potential for up to 2,500 new homes. The amendment also included land opposite the Risdon Prison complex identified for expansion of an adjacent retirement living complex, creating opportunity for retirement living and/or affordable housing.

Since its introduction in 2021 (and subsequent modification in 2023), the SPO is aware of only one occasion whereby SRD 2.12 has been applied, namely, the land at Crescent Drive/Gemalla Road, Margate (also known as the "Meredith's Land"). At its meeting on 20 January 2025, Kingborough Council unanimously approved an application to rezone the land to General Residential, which will now be referred to the Tasmanian Planning Commission. The subject land is included in the proposed changes to UGB being put forward under this Minute.

According to Clarence Council, a portion of 52 Richardsons Road, Sandford has been (informally) considered for assessment under this provision, but the developer has not as yet progressed with a formal application for rezoning.

STRLUS Comprehensive Review

The first draft of the revised STRLUS has now been prepared and reviewed by council and state agency groups, with the SPO finalising state agency comments. Included in the draft are proposed growth/settlement boundaries for each municipality and a revised UGB for greater Hobart.

Under the revised STRLUS as drafted, the revised UGB (to be known as the Metropolitan Urban Boundary) would no longer include Lauderdale, Margate or Snug, with growth in those locations managed through specific growth settlement strategies for each location.

The intention is to distinguish metropolitan from non-metropolitan areas of Hobart to ensure the growth management strategies for each can be tailored more appropriately.

Consultation and Next Steps

Following the proposed 6-week public consultation period, the SPO will provide a report on the submissions received, including any suggested modifications to the UGB changes proposed.

Subject to the Minister’s agreement, a Minute will then be prepared for the Minister to formally declare the new STRLUS with the amended UGB, as required under the Act.

out of scope

Denise McIntyre
Deputy Secretary, Strategy, Housing, Infrastructure and Planning

31 January 2025

| | | | |
|--------------|-------------------------------------|-------------|------------------------|
| Prepared by: | out of scope | Cleared by: | out of scope |
| Position: | out of scope | Position: | |
| Email: | out of scope@stategrowth.tas.gov.au | Email: | stategrowth.tas.gov.au |
| Date: | 30 January 2025 | Date: | 5 |
| Phone: | out of scope | Phone: | |

Released under RTI

Department of State Growth State Planning Office

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Our Ref: D24/352186



Mr Rodney Dillon
Chair
Aboriginal Heritage Council
GPO Box 123
HOBART TAS 7001

By email: aboriginalheritagecouncil@dpac.tas.gov.au

Dear Mr Dillon

Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS): Consultation on Proposed Changes to the Urban Growth Boundary (Map 10)

The Hon Felix Ellis MP, Minister for Housing, Planning and Consumer Affairs, has commenced public consultation on potential changes to the Greater Hobart Urban Growth Boundary (UGB). This would amend Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS).

Map 10 of the STRLUS shows the preferred extent of urban development for Greater Hobart, and also includes identified densification areas and greenfield development precincts. It is a key tool to support the implementation of both the regional strategy and policies for managing residential growth within the UGB and its immediate surroundings.

The UGB facilitates a more orderly and sustainable use and development of land in Greater Hobart 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.

Periodic review of the Urban Growth Boundary is important to ensure the strategy remains relevant and fit for purpose, and 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 17 May 2023 in response to residential growth needs identified as part of the Greater Hobart Plan. That amendment involved the following:

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Concurrent with the proposed UGB changes described above, the STRLUS is undergoing a comprehensive review to ensure that it is best positioned to respond to Southern region's strategic land use planning needs into the future. The revised draft STRLUS is expected to be released for

public consultation by mid-2025. The proposed UGB changes include those areas identified by councils through the current comprehensive review process.

In accordance with section 5A(4) of the *Land Use Planning and Approvals Act 1993*, the Minister is required to consult with all councils in the Southern region, the Tasmanian Planning Commission, and relevant State Agencies and authorities on the proposed amendment to the STRLUS. Given the extent of changes proposed, the Minister is undertaking a full public consultation process. The proposed UGB changes are outlined in the *STRLUS Urban Growth Boundary Update Consultation Paper - February 2025* which is available on the [Planning in Tasmania website](https://www.stateplanning.tas.gov.au):
www.stateplanning.tas.gov.au

If you wish to provide any comment, please make a submission by email to haveyoursay@stateplanning.tas.gov.au by **5:00 PM, Friday 14 March 2025**.

If you have any questions or would like to discuss this further, please contact the State Planning Office by email at spo@stateplanning.tas.gov.au, or phone on 1300 703 977.

Yours sincerely

out of scope

out of scope, State Planning Office

3 February 2025

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Mr Steve Gall
Director
Aboriginal Heritage Tasmania
GPO Box 123
HOBART TAS 7001

By email: aboriginalheritage@dpac.tas.gov.au

Dear Director

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Yours sincerely

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3 February 2025

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Department of State Growth State Planning Office

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Councillor Leigh Gray
Mayor
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

By email: admin@brighton.tas.gov.au

Dear Mayor

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Yours sincerely

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CC: General Manager - Mr James Dryburgh

3 February 2025

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Our Ref: D24/352186



Ms Robyn Pearcer
Executive Director
Consumer Building and Occupational Services
PO Box 56
ROSNY PARK TAS 7018

By email: cbosinfo@justice.tas.gov.au

Dear Mr Wheeler

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Councillor Loueen Triffitt
Mayor
Central Highlands Council
PO Box 20
HAMILTON TAS 7140

By email: council@centralhighlands.tas.gov.au

Dear Mayor

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Yours sincerely

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, State Planning Office

CC: General Manager - Mr Kim Hossack

3 February 2025

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Department of State Growth State Planning Office

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Our Ref: D24/352186



Councillor Brendan Blomeley
Mayor
Clarence City Council
PO Box 96
ROSNY TAS 7018

By email: clarence@ccc.tas.gov.au

Dear Mayor

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Yours sincerely

out of scope

out of scope, State Planning Office

CC: General Manager - Mr Ian Nelson

3 February 2025

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Department of State Growth State Planning Office

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Mr John Perry
Coordinator General
Office of the Coordinator General
20 Charles St
LAUNCESTON TAS 7250

By email: john.perry@cg.tas.gov.au

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Yours sincerely

out of scope

out of scope, State Planning Office

3 February 2025

Released under RTI

Department of State Growth State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia
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Our Ref: D24/352186



Mr Tim Bullard
Secretary
Department for Education, Children and Young People
GPO Box 169
HOBART TAS 7001

By email: OfficeoftheSecretary@decyp.tas.gov.au

Dear Secretary

Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS): Consultation on Proposed Changes to the Urban Growth Boundary (Map 10)

The Hon Felix Ellis MP, Minister for Housing, Planning and Consumer Affairs, has commenced public consultation on potential changes to the Greater Hobart Urban Growth Boundary (UGB). This would amend Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS).

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Our Ref: D24/352186



Councillor Michelle Dracoulis
Mayor
Derwent Valley Council
PO Box 595
NEW NORFOLK TAS 7140

By email: dvcouncil@dvc.tas.gov.au

Dear Mayor

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Yours sincerely

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, State Planning Office

CC: General Manager - Mr Ron Sanderson

3 February 2025

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Department of State Growth State Planning Office

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Our Ref: D24/352186



Mr Dale Webster
Secretary
Department of Health
GPO Box 125
HOBART TAS 7001

By email: ots.mailbox@health.tas.gov.au

Dear Secretary

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Web: www.stateplanning.tas.gov.au
Our Ref: D24/352186



Ms Ginna Webster
Secretary
Department of Justice
GPO Box 825
HOBART TAS 7001

By email: secretary@justice.tas.gov.au

Dear Secretary

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Our Ref: D24/352186



Mr Katherine Morgan-Wicks
Secretary
Department of Premier and Cabinet
GPO Box 123
HOBART TAS 7001

By email: secretary@dpac.tas.gov.au

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Department of State Growth State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia
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Web: www.stateplanning.tas.gov.au
Our Ref: D24/352186



Ms Donna Adams
Commissioner
Department of Police, Fire and Emergency Management
GPO Box 308C
HOBART TAS 7001

By email: commissioner@police.tas.gov.au

Dear Commissioner

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Web: www.stateplanning.tas.gov.au
Our Ref: D24/352186



Mr Craig Limkin
Secretary
Department of State Growth
GPO Box 536
HOBART TAS 7001

By email: craig.limkin@stategrowth.tas.gov.au; coordination@stategrowth.tas.gov.au

Dear Secretary

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Department of State Growth State Planning Office

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Our Ref: D24/352186



Mr Wes Ford
Director
Environmental Protection Authority
GPO Box 1550
HOBART TAS 7001

By email: enquiries@epa.tas.gov.au

Dear Mr Ford

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Our Ref: D24/352186



Mr Andrew Paul
Chair
Environmental Protection Authority Board
GPO Box 1550
HOBART TAS 7001

By email: enquiries@epa.tas.gov.au

Dear Mr Paul

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Yours sincerely

out of scope

out of scope, State Planning Office

3 February 2025

Released under RTI

Department of State Growth State Planning Office

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Our Ref: D24/352186



Councillor Cheryl Arnol
Mayor
Glamorgan-Spring Bay Council
PO Box 6
TRIABUNNA TAS 7190

By email: admin@freycinet.tas.gov.au

Dear Mayor

Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS): Consultation on Proposed Changes to the Urban Growth Boundary (Map 10)

The Hon Felix Ellis MP, Minister for Housing, Planning and Consumer Affairs, has commenced public consultation on potential changes to the Greater Hobart Urban Growth Boundary (UGB). This would amend Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS).

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Yours sincerely

out of scope

out of scope, State Planning Office

CC: General Manager - Mr Greg Ingham

3 February 2025

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Department of State Growth State Planning Office

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Our Ref: D24/352186



Alderman Sue Hickey
Mayor
Glenorchy City Council
PO Box 103
GLENORCHY TAS 7010

By email: gccmail@gcc.tas.gov.au

Dear Mayor

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Yours sincerely

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out of scope, State Planning Office

CC: General Manager - Mr Tony McMullen

3 February 2025

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Department of State Growth State Planning Office

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Our Ref: D24/352186



Ms Brett Torossi
Chair
Heritage Council
GPO Box 618
HOBART TAS 7001

By email: enquiries@heritage.tas.gov.au

Dear Ms Torossi

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Ms Melissa Ford
Director
Heritage Tasmania
GPO Box 618
HOBART TAS 7001

By email: enquiries@heritage.tas.gov.au

Dear Ms Ford

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Our Ref: D24/352186



Councillor Anna Reynolds
Lord Mayor
Hobart City Council
GPO Box 503
HOBART TAS 7001

By email: coh@hobartcity.com.au

Dear Lord Mayor

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CC: General Manager - Mr Michael Stretton

3 February 2025

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Department of State Growth State Planning Office

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Our Ref: D24/352186



Ms Eleri Morgan-Thomas
Chief Executive Officer
Homes Tasmania
GPO Box 65
HOBART TAS 7001

By email: eleri.morgan-thomas@homes.tas.gov.au; Businessops@homes.tas.gov.au

Dear Ms Morgan-Thomas

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3 February 2025

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Our Ref: D24/352186



Councillor Sally Doyle
Mayor
Huon Valley Council
PO Box 210
HUONVILLE TAS 7109

By email: hvc@huonvalley.tas.gov.au

Dear Mayor

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Yours sincerely

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CC: General Manager - Mr Lachlan Kranz

3 February 2025

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Department of State Growth State Planning Office

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Our Ref: D24/352186



Mr Ian Brooksbank
Chief Executive Officer
Hydro Tasmania
GPO Box 355
HOBART TAS 7001

By email: contactus@hydro.com.au; rebecca.carter@hydro.com.au

Dear Ms Brooksbank

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Councillor Paula Wriedt
Mayor
Kingborough Council
Locked Bag 1
KINGSTON TAS 7050

By email: kc@kingborough.tas.gov.au

Dear Mayor

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Yours sincerely

out of scope

out of scope, State Planning Office

CC: General Manager - Mr Dave Stewart

3 February 2025

Released under RTI

Department of State Growth State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia
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Our Ref: D24/352186



Ms Anne Beach
Chief Executive Officer
Macquarie Point Development Corporation
GPO BOX 251
HOBART TAS 7001

By email: contact@macpoint.com

Dear Ms Beach

Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS): Consultation on Proposed Changes to the Urban Growth Boundary (Map 10)

The Hon Felix Ellis MP, Minister for Housing, Planning and Consumer Affairs, has commenced public consultation on potential changes to the Greater Hobart Urban Growth Boundary (UGB). This would amend Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS).

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Our Ref: D24/352186



Mr Terry Bailey
Chair
National Parks and Wildlife Advisory Council
GPO Box 1751
HOBART TAS 7001

By email: EO-NPWAC@parks.tas.gov.au

Dear Mr Bailey

Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS): Consultation on Proposed Changes to the Urban Growth Boundary (Map 10)

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Our Ref: D24/352186



Mr Jason Jacobi
Secretary
Department of Natural Resources and Environment Tasmania
GPO Box 44
HOBART TAS 7001

By email: Secretary@nre.tas.gov.au

Dear Secretary

Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS): Consultation on Proposed Changes to the Urban Growth Boundary (Map 10)

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Our Ref: D24/352186



Ms Emma Missen
Secretariat Support
Premier's Health and Wellbeing Advisory Council

By email: emma.missen@dpac.tas.gov.au; kris.mccracken@dpac.tas.gov.au

Dear Ms Missen

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Mr Michael Lowe
Executive Director - SES and Volunteers
Department of Police, Fire and Emergency Management - SES
GPO Box 1290
HOBART TAS 7001

By email: ses@ses.tas.gov.au

Dear Executive Director

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Our Ref: D24/352186



Councillor Janet Gatehouse
Mayor
Sorell Council
PO Box 126
SORELL TAS 7172

By email: sorell.council@sorell.tas.gov.au

Dear Mayor

Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS): Consultation on Proposed Changes to the Urban Growth Boundary (Map 10)

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CC: General Manager - Mr Robert Higgins

3 February 2025

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Our Ref: D24/352186



Councillor Edwin Batt
Mayor
Southern Midlands Council
PO Box 21
OATLANDS TAS 7120

By email: mail@southernmidlands.tas.gov.au

Dear Mayor

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out of scope, State Planning Office

CC: General Manager - Mr Tim Kirkwood

3 February 2025

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Mr Lindsay Ward
Chief Executive Officer
Tasmanian Gas Pipeline

By email: Gregory.Donald@zinfra.com.au

Dear Mr Ward

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Ms Samantha Hogg
Chair
Tasmanian Irrigation Board
PO Box 84
EVANDALE TAS 7212

By email: enquiries@tasirrigation.com.au

Dear Ms Hogg

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Yours sincerely

out of scope

out of scope, State Planning Office

3 February 2025

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Department of State Growth State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia
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Our Ref: D24/352186



Mr Andrew Dietrich
Chief Executive Officer
Tasmanian Irrigation Pty Ltd
PO Box 84
EVANDALE TAS 7212

By email: enquiries@tasirrigation.com.au

Dear Mr Kneebone

Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS): Consultation on Proposed Changes to the Urban Growth Boundary (Map 10)

The Hon Felix Ellis MP, Minister for Housing, Planning and Consumer Affairs, has commenced public consultation on potential changes to the Greater Hobart Urban Growth Boundary (UGB). This would amend Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS).

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Mr Wacek Lipski
Chief Executive Officer
Tasmanian Gas Pipeline

By email: Wacek.Lipski@palisadeims.com.au

Dear Mr Lipski

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Ms Phaedra Deckart
Chief Executive Officer
Tas Gas
PO Box 858
LAUNCESTON TAS 7250

By email: Phaedra.Deckart@tasgas.com.au

Dear Ms Deckart

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Our Ref: D24/352186



Councillor Rod MacDonald
Mayor
Tasman Council
Council Chambers
NUBEENA TAS 7184

By email: tasman@tasman.tas.gov.au

Dear Mayor

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CC: General Manager - Mr Blake Repine

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Ms Sean McGoldrick
Chief Executive Officer
TasNetworks
PO Box 606
MOONAH TAS 7009

By email: customerenquiries@tasnetworks.com.au

Dear Dr McGoldrick

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Our Ref: D24/352186



Mr Anthony Donald
Chief Executive Officer
TasPorts
PO Box 1060
LAUNCESTON TAS 7250

By email: reception@tasports.com.au

Dear Mr Donald

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Mr Dietrich
Chief Executive Officer
TasRail
PO Box 335
KINGS MEADOWS 7AS 7249

By email: property@tasrail.com.au

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Mr George Theo
Chief Executive Officer
TasWater
GPO Box 1393
HOBART TAS 7001

By email: development@taswater.com.au

Dear George Theo

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Mr Jeremy Smith
A/Chief Officer
Tasmania Fire Service
GPO Box 308
HOBART TAS 7001

By email: fire@fire.tas.gov.au

Dear Mr Smith

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Ms Sarah Clark
Chief Executive Officer
Tourism Tasmania
GPO Box 399
HOBART TAS 7001

By email: reception@tourism.tas.gov.au

Dear Ms Clark

Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS): Consultation on Proposed Changes to the Urban Growth Boundary (Map 10)

The Hon Felix Ellis MP, Minister for Housing, Planning and Consumer Affairs, has commenced public consultation on potential changes to the Greater Hobart Urban Growth Boundary (UGB). This would amend Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS).

Map 10 of the STRLUS shows the preferred extent of urban development for Greater Hobart, and also includes identified densification areas and greenfield development precincts. It is a key tool to support the implementation of both the regional strategy and policies for managing residential growth within the UGB and its immediate surroundings.

The UGB facilitates a more orderly and sustainable use and development of land in Greater Hobart 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.

Periodic review of the Urban Growth Boundary is important to ensure the strategy remains relevant and fit for purpose, and 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 17 May 2023 in response to residential growth needs identified as part of the Greater Hobart Plan. That amendment involved the following:

- Changes to the UGB on Map 10 to rectify some anomalies and errors and provide for logical, moderate extensions to the UGB; and
- An amended Settlement and Residential Development Regional Policy SRD 2.12 to allow for land adjoining the UGB but currently outside it to be considered for urban development, if it meets all requirements in that policy.

Concurrent with the proposed UGB changes described above, the STRLUS is undergoing a comprehensive review to ensure that it is best positioned to respond to Southern region's strategic land use planning needs into the future. The revised draft STRLUS is expected to be released for

public consultation by mid-2025. The proposed UGB changes include those areas identified by councils through the current comprehensive review process.

In accordance with section 5A(4) of the *Land Use Planning and Approvals Act 1993*, the Minister is required to consult with all councils in the Southern region, the Tasmanian Planning Commission, and relevant State Agencies and authorities on the proposed amendment to the STRLUS. Given the extent of changes proposed, the Minister is undertaking a full public consultation process. The proposed UGB changes are outlined in the *STRLUS Urban Growth Boundary Update Consultation Paper - February 2025* which is available on the [Planning in Tasmania website](http://www.stateplanning.tas.gov.au):
www.stateplanning.tas.gov.au

If you wish to provide any comment, please make a submission by email to haveyoursay@stateplanning.tas.gov.au by **5:00 PM, Friday 14 March 2025**.

If you have any questions or would like to discuss this further, please contact the State Planning Office by email at spo@stateplanning.tas.gov.au, or phone on 1300 703 977.

Yours sincerely

out of scope

out of scope, State Planning Office

3 February 2025

Released under RTI

Department of State Growth State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia
GPO Box 536 HOBART TAS 7001 Australia
Ph: 1300 703 977
Email: spo@stateplanning.tas.gov.au
Web: www.stateplanning.tas.gov.au
Our Ref: D24/352186



Mr John Ramsay
Executive Commissioner
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

By email: tpc@planning.tas.gov.au

Dear Mr Ramsay

Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS): Consultation on Proposed Changes to the Urban Growth Boundary (Map 10)

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out of scope

out of scope

, State Planning Office

3 February 2025

Released under RTI

Department of State Growth State Planning Office

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GPO Box 536 HOBART TAS 7001 Australia
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Web: www.stateplanning.tas.gov.au
Our Ref: D24/352186



Mr Gary Swain
Secretary
Department of Treasury and Finance
GPO Box 147
HOBART TAS 7001

By email: secretary@treasury.tas.gov.au

Dear Secretary

Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS): Consultation on Proposed Changes to the Urban Growth Boundary (Map 10)

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Yours sincerely

out of scope

out of scope, State Planning Office

3 February 2025

Released under RTI

Department of State Growth State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia
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Ph: 1300 703 977
Email: spo@stateplanning.tas.gov.au
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Our Ref: D24/352186



Dr Christine Mucha
Chair
Wellington Park Management Trust
GPO Box 738
HOBART TAS 7001

By email: info@wellingtonpark.org.au; cmucha@inet.net.au

Dear Dr Mucha

Southern Tasmania Regional Land Use Strategy 2010 – 2035 (STRLUS): Consultation on Proposed Changes to the Urban Growth Boundary (Map 10)

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Yours sincerely

out of scope

out of scope

, State Planning Office

3 February 2025

Released under RTI

Dept. Ref MIG25/561
Critical Signing Date 8 May 2025

| APPROVED/NOT APPROVED |
|-----------------------|
| SIGNED: _____ |
| DATE: _____ |

MINUTE FOR THE MINISTER FOR HOUSING, PLANNING & CONSUMER AFFAIRS

SUBJECT: SOUTHERN TASMANIAN REGIONAL LAND USE STRATEGY – URBAN GROWTH BOUNDARY (UGB) – CONSULTATION REPORT UPDATE AND RECOMMENDATIONS

Minister's notation:

Recommendation:

That you:

1. NOTE the contents of this Minute and attachments.

section 27

Current Situation:

You have requested in your capacity as Minister for Housing, Planning and Consumer Affairs, updates to the Urban Growth Boundary (UGB) of the Southern Tasmanian Regional Land Use Strategy (STRLUS), with the intent to ensure sufficient land for housing in Greater Hobart. This would bring forward changes that would otherwise not occur until after the STRLUS comprehensive review is completed in 2026.

The proposed updates identified through one or more of the following mechanisms are:

- The STRLUS comprehensive review process
- Strategic growth opportunities identified through consultation with councils; and/or
- Sites put forward by landholders / developers.

Public consultation on the proposed updates was undertaken over a six-week period commencing 3 February 2025 and concluding 14 March 2025. A Consultation Paper dated February 2025 was prepared by the State Planning Office (SPO) to support public consultation.

Consultation Report:

The SPO has prepared a detailed consultation report (refer to Attachment 1): STRLUS UGB Update Consultation Report - May 2025. The report includes a summary of submissions received and a detailed analysis and recommendation for each site. A total of ninety-five (95) submissions were received.

For the purposes of the report, submissions were grouped into two categories:

- Comments of a general and/or strategic nature, such as the impact of additional land on overall supply, and comments relating to the process itself.
- Comments about a specific area or areas.

The consultation report includes a qualitative assessment of each area against relevant strategic land-use planning objectives and policies such as the objectives in Schedule 1 objectives of the *Land Use Planning and Approvals Act 1993* (LUPAA) and the State Policies and draft Tasmanian Planning Policies.

The report also includes a quantitative analysis of the impact of the proposed changes on residential supply within the UGB at a sub-regional and local level. This includes an estimate of the potential oversupply or undersupply of land for residential development in each municipality based on residential demand projections over the life of the strategy.

The land supply and potential dwelling yield calculations for the current UGB and for the proposed additional areas, are based on data from independent consultant REMPLAN prepared as part of a series of state-wide residential land demand and supply studies. While the SPO has a high level of confidence in the accuracy of the data and calculations, the methodologies applied to calculate residential land demand and land supply are subject to a range of variables and assumptions.

The consultation report includes discussion on a range of related issues, such as the consequences of oversupply and its impact on vacant residential land within the existing UGB, the economic and social cost of continued development on the urban fringe, and the need/opportunity to align the STRLUS with broader strategic objectives and policies.

Options:

Based on the SPO's analysis and feedback received through public consultation, including from state agencies and councils, the following three scenarios are proposed for consideration:

section 27

section 27

Recommended amendments to Guideline No. 1 issued under Section 8A of LUPAA

The recommended amendment to Guideline No.1 issued under Section 8A of LUPAA was put forward by the Tasmanian Planning Commission in its respective submission. This recommendation, which is supported by the SPO, would assist the Commission in assessing the suitability of applying higher-order urban zones in the Tasmanian Planning Scheme.

Timing and Implementation:

If approved, changes to the UGB would be brought into effect through the Minister's declaration of an amended STRLUS (comprising a revised Map 10), noting that a further amendment to the STRLUS will be required within the next twelve months following completion of the comprehensive review.

If approved, changes to Guideline No. 1 will be made by the Tasmanian Planning Commission.

Communications Strategy:

If approved, a copy of the STRLUS Urban Growth Boundary Consultation Report – April 2025 will be published on the SPO website here: www.stateplanning.tas.gov.au, along with a Frequently Asked Questions (FAQ).

It is recommended that the Minister also write to the stakeholders with whom he consulted through the consultation process, advising of his decision.

| Who needs to know | Method of delivery | Tasked to | Timeframe |
|--|---|-------------------------|-----------------------------------|
| Tasmanian Planning Commission, planning authorities in the Southern Tasmania Region, and relevant State Agencies and Authorities | Letter from Minister | SPO / Minister's Office | Immediately following declaration |
| Developers / Landholders with land identified as part of the initial (proposed) UGB changes* | Letter from Minister | SPO / Minister's Office | Immediately following declaration |
| General Public | State Planning Office Website - with link to Consultation Paper | SPO | Immediately following declaration |
| | FAQ | SPO | |

* Not including unsolicited proposals for sites outside those initially identified.

Background:

Establishment and Function of the Urban Growth Boundary (UGB)

The UGB is shown in Map 10 of the STRLUS and comprises the metropolitan areas within Hobart, Glenorchy, Clarence and Kingborough and the two of the adjacent councils of Brighton and Sorell. The UGB describes the preferred extent of urban development for Greater Hobart, taking 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.

Map 10 also describes “densification areas” where infrastructure and services can support a comparatively higher density of residential development.

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 provision of land for urban development should be economically and environmentally sustainable, and should encourage the creation of well serviced, connected and liveable communities.

The UGB provides certainty for the residential development industry, infrastructure and service providers, and communities, by describing where urban growth should occur.

Mechanisms for Amending the Regional Land Use Strategies

The regional land use strategies are given statutory effect through 5A of the Land Use Planning and Approvals Act 1993 (LUPAA) and may be amended by the Minister for Planning as part of a regular review of the strategy, or from time to time under exceptional circumstances.

Amendments to regional strategies may also be requested by planning authorities, and due to the strategic nature of RLUSs it is the responsibility of the relevant planning authority to justify a proposed amendment to a RLUS, to the Minister's satisfaction.

When considering an amendment to a regional strategy, the Minister must ensure that the proposal;

- furthers the objectives of Schedule 1 of LUPAA;
- is consistent with State Policies; and
- is consistent with the Tasmanian Planning Policies once they are made.

In the case of an amendment to the UGB within the STRLUS, it must be demonstrated that additional residential land supply is required beyond that already identified within the strategy. It must also be demonstrated that the proposed changes to the UGB are in locations that are supported by infrastructure and services, in accordance with the strategy.

Previous Amendments to the STRLUS

An amendment to STRLUS was declared in 2021 and involved the introduction of the Regional Policy known as SRD 2.12. The intention of SRD 2.12 was to provide the Tasmanian Planning Commission with greater flexibility when considering the planning merit of proposed small and logical extensions to the UGB to be considered for re-zoning, without first requiring modification to the UGB itself.

A subsequent amendment was declared in May 2023 involving modification to the wording of SRD 2.12, and the inclusion of approximately 136ha of additional land within the UGB (refer Minute 23/13591 - copy attached). The additional land included part of the proposed "Skylands" development in Droughty Point/Tranmere, effectively removing the constraint to rezoning of the land being considered by council, and unlocking the development potential for up to 2,500 new homes. The amendment also included land opposite the Risdon Prison complex identified for expansion of an adjacent retirement living complex, creating opportunity for retirement living and/or affordable housing.

Since its introduction in 2021 (and subsequent modification in 2023), the SPO is aware of only one occasion whereby SRD 2.12 has been applied, namely, land at Crescent Drive/Gemalla Road, Margate (also known as the **out of scope**). At its meeting on 20 January 2025, Kingborough Council unanimously approved an application to rezone the land to General Residential, which has since been referred to the Tasmanian Planning

Commission. The subject land forms part of the proposed changes to UGB being put forward under this Minute (refer Kingborough Area 1).

According to Clarence Council, a portion of 52 Richardsons Road, Sandford has been informally considered for rezoning under this provision; however, the developer has not as yet progressed with a formal application.

STRLUS Comprehensive Review

The first draft of the revised STRLUS has now been prepared and reviewed by council and state agency groups, with the SPO finalising state agency comments. Included in the draft are proposed growth/settlement boundaries for each municipality and a revised UGB for greater Hobart.

Under the revised STRLUS as drafted, the revised UGB (to be known as the Metropolitan Urban Boundary) would no longer include Lauderdale, Margate or Snug, with growth in those locations managed through specific growth settlement strategies for each location. The intention is to distinguish metropolitan from non-metropolitan areas of Hobart to ensure the growth management strategies for each can be tailored more appropriately.

The draft STRLUS is expected to be released for public exhibition in late 2025.

out of scope

Denise McIntyre

Deputy Secretary, Strategy, Housing, Infrastructure and Planning

2 May 2025

| | | | |
|--------------|--|-------------|--|
| Prepared by: | out of scope | Cleared by: | Anthony Reid |
| Position: | | Position: | Director |
| Email: | out of scope@stategrowth.tas.gov.au | Email: | out of scope@stategrowth.tas.gov.au |
| Date: | | Date: | 2 May 2025 |
| Phone: | | Phone: | |



STRLUS Urban Growth Boundary Update

Consultation Report

1 May 2025

Released under RTI

Released under RTI

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

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State Planning Office, Department of State Growth
Level 6 – 144 Macquarie Street | GPO Box 536, Hobart TAS 7001
Phone: 1300 703 977
Email: spo@stateplanning.tas.gov.au

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1.0 Introduction

The Minister for Housing, Planning and Consumer Affairs (the Minister) has requested updates to the Urban Growth Boundary (UGB) within the Southern Tasmanian Regional Land Use Strategy (STRLUS). His request involves considering including 15 additional areas in the UGB.

This report provides:

- Background information on the UGB, including its purpose, recent changes to it, and the proposed 2025 updates;
- A summary of the consultation process for the proposed 2025 updates;
- A summary of the submissions received during that consultation process, including comments of a general nature and about a specific area or areas;
- A discussion of the effect of the proposed inclusions on residential land demand and supply at a Greater Hobart and local level; and
- The State Planning Office's (SPO) recommendations, which are divided into general and area-specific recommendations.

Including additional areas in the UGB signals them as preferred areas for urban growth in Greater Hobart; however, rezoning land for urban purposes within those areas will be subject to meeting the LPS criteria under Section 34 and other requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA), and the requirements of Guideline No. 1 issued under Section 8A of LUPAA.

2.0 Background

2.1 Purpose of the UGB

The UGB and Settlement and Residential Development Regional Policies in SRD 1 and 2 of the STRLUS are strategic land-use planning tools for managing settlement and residential growth in Greater Hobart.

The UGB is shown in Map 10 of the STRLUS and comprises land within Brighton, Clarence, Glenorchy, Hobart, Kingborough, and Sorell municipalities. It shows the preferred extent of urban growth in Greater Hobart, as well as identified densification areas and greenfield development precincts. The densification areas show where infrastructure and services can support a comparatively higher density of urban development. The greenfield development precincts show vacant land in the urban periphery suitable for urban development. These precincts are also listed in Policy SRD 2.3 and growth within them should be managed through 'Precinct Structure Plans'¹, as required by Policy SRD 2.5.

The UGB facilitates more orderly, efficient and sustainable growth by helping to contain urban development to areas already zoned for urban purposes or strategically identified as suitable for future urban growth from an economic, environmental, and liveability perspective. The UGB and associated densification areas allow for:

- Forward planning of infrastructure and services (road, water, sewer, electricity, telecommunications) and the coordination of their delivery with growth to provide for more efficient and certain land release processes;
- Growth to be directed to locations where infrastructure capacity can be absorbed to minimise the provision of these costs to the community, developers and homeowners;
- Our business and commercial hubs, such as retail and entertainment centres, to remain viable by maintaining or improving accessibility to them;
- Public transport initiatives reliant on residential density thresholds, such as the Northern Suburbs Transit Corridor and rapid transport corridors to achieve viability;

¹ The STRLUS defines 'Precinct Structure Plan' as follows: *A Precinct Structure Plan provides detail on the spatial arrangement of the future use and development in the defined Greenfield Development Precincts (see SRD 2.3). In addition to illustrating details such as road configuration, infrastructure provision and the location of retail and community facilities such as shops, schools and public open space, a [Precinct] Structure Plan should also show details such as desired housing density, land use classification and buffer zones.*

- Improved access to services, such as health, education, and public transport minimising travel times and costs to the community to support more equitable outcomes;
- The protection of natural and environmental values, landscape and heritage values and productive resources critical to the health of our environment, culture and economy; and
- The management of risks arising from natural hazards.

By identifying where urban growth should occur, the UGB provides certainty for State and local government, infrastructure and service providers, developers, industry, landholders, and the community.

2.2 Recent changes to the UGB

Periodic reviews of the STRLUS are important to ensure that it remains relevant and fit for purpose. This includes ensuring that the supply of land for urban development—including residential development—can meet projected demand.

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

- Changes to the UGB to rectify anomalies and errors and to expand it to include additional areas; and
- Amendments to Policy SRD 2.12 to allow for land outside but adjoining the UGB to be considered for urban development if it meets the requirements in that policy.

2.3 Proposed 2025 updates

The proposed 2025 updates involve considering including 15 additional areas in the UGB, as outlined in the associated [Consultation Paper](#) dated February 2025. These updates were identified through one or more of the following mechanisms:

- The STRLUS comprehensive review process currently underway;
- Strategic growth opportunities identified in consultation with council officers; and/or
- Sites put forward by developers / landholders.

These updates intend to ensure there is sufficient land for housing in Greater Hobart, bringing forward changes that would otherwise not occur until after the STRLUS comprehensive review is completed in 2026.

3.0 Consultation

Under Section 5A of LUPAA, before declaring an amended Regional Land Use Strategy, the Minister must consult with the Tasmanian Planning Commission (the Commission), all councils in the respective Region, and any State Service Agencies and State Authorities that he or she thinks fit.

Consultation was undertaken over a six-week period, starting on 3 February 2025 and closing on 14 March 2025.

In accordance with Section 5A of LUPAA, the Minister sought advice on the proposed updates from:

- The Commission;
- All planning authorities in the Southern Tasmania Region;
- The Local Government Association of Tasmania (LGAT);
- Aboriginal Heritage Council; Aboriginal Heritage Tasmania; 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; Department of Premier and Cabinet; Department of State Growth; Department of Treasury and Finance; Environment Protection Authority; Environment Protection Authority Board; Heritage Council; Heritage Tasmania; Homes Tasmania; Macquarie Point Development Corporation; National Parks and Wildlife Advisory Council; Office of the Coordinator-General; Premier's Health and Wellbeing Advisory Council; Tasmania Fire Service; Tasmania State Emergency Service; Tourism Tasmania and Wellington Park Management Trust; and
- Hydro Tasmania; Tasmanian Gas Pipeline; Tasmanian Irrigation Board; Tasmanian Irrigation Pty Ltd; Tas Gas; TasNetworks, TasPorts; TasRail; TasWater, and Zinfra.

Given the nature and scale of the proposed updates, the Minister decided to also consult with the general public, having given notice in the Mercury Newspaper and the SPO's "Have Your Say" webpage.

Several extensions were granted to allow respondents additional time to provide submissions, with the last submission received on 26 March 2025.

4.0 Submissions

A total of 95 submissions were received (see Appendix 1).

A summary of comments is provided in the following sections and grouped according to whether they are comments of a general nature (section 4.1) or about a specific area or areas (section 4.2).

Section 4.3 lists unsolicited proposals requesting the expansion of proposed areas or the inclusion of additional areas, sites, or land.

4.1 General comments

4.1.1 The importance of ensuring orderly and sustainable urban growth

While some submissions welcomed the inclusion of some proposed areas, many of them flagged the importance of ensuring orderly and sustainable urban growth and questioned the necessity of including additional areas within the UGB. Particularly, they noted that strategic plans, like the Greater Hobart Plan, have established that there is sufficient land within the UGB to satisfy the future demand for housing through to 2050 and called for a greater focus on higher-density dwellings in appropriate locations.

The orderly and sustainable provision of infrastructure to support additional housing was also frequently quoted as a key consideration, reinforcing the importance of increased alignment between infrastructure and land-use strategic planning.

4.1.2 Recommended amendments to Guideline No. 1 issued under Section 8A of LUPAA

The Commission has recommended that Guideline No.1, issued under section 8A of LUPAA and related to the application of planning zones and codes, be amended to assist with the assessment and suitability of applying higher-order urban zones.

This recommendation was made: *“to ensure sound planning outcomes and decision making, consistent with the Resource Management and Planning System and specifically the Schedule 1 Objectives of [LUPAA]”*.

In its submission, the Commission also noted that: *“it is critically important that appropriate decision criteria [are] available to the Commission to inform the assessment of future zone application.”*

The recommended amendment to Guideline No. 1 is in Appendix 2.

4.2 Area-specific comments

For the purposes of this report, the area-specific comments arising from the submissions have been arranged as follows:



- Comments that identify challenges, constraints or issues, whether a recommendation is made or not; and/or
- are opposed to the area being included in the UGB.



- Comments that identify opportunities, enablers or positive features, whether a recommendation is made or not; and/or
- are in favour of the area being included in the UGB.

The comments have then been grouped in the following categories:

Cultural heritage Where the comments relate to Aboriginal or historic cultural heritage values.

Environmental values Where the comments relate to natural values that support life or the economy.

Environmental hazards Where the comments relate to natural or human-made conditions or events that have the potential to expose people, property, infrastructure or the environment to risks associated with hazards.

Infrastructure & services Where the comments relate to physical and social infrastructure and services.

Other Where the comments relate to other relevant issues.

Note that where submissions have requested confidentiality, these have been moderated accordingly.

4.2.1 Brighton

4.2.1.1 Area 1

About this area

| | |
|---|--|
| Municipal area | Brighton |
| Reference | Cartwright Street, Brighton |
| Current zoning | 11.0 Rural Living (Zone A) |
| Current use | Residential & Utilities |
| Approximate total land area | 26.7 ha |
| Approximate maximum dwelling yield | 474 |
| Comments | Identified through the STRLUS comprehensive review process |



What did submissions say?



| | |
|--------------------------------------|---|
| Environmental values | <ul style="list-style-type: none">• It adjoins land with recorded threatened flora.• Further development might disturb listed species. |
| Environmental hazards | <ul style="list-style-type: none">• It is subject to low (H1 and H2) flood hazard. |
| Infrastructure & services | <ul style="list-style-type: none">• It is located beyond a reasonable walking distance of bus stops and/or would be difficult to service with public transport, which is challenging due to the lack of recurrent funding to expand those services.• Its inclusion may result in infrastructure and service cost inefficiencies. |
| Other | <ul style="list-style-type: none">• Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. |



| | |
|------------------------------|---|
| Environmental values | <ul style="list-style-type: none">• It involves heavily modified land. |
| Environmental hazards | <ul style="list-style-type: none">• Flood hazards may be managed at the subdivision stage. |
| Other | <ul style="list-style-type: none">• Its inclusion is consistent with the work conducted to date as part of the STRLUS comprehensive review. |

4.2.1.2 Area 2

About this area

| | |
|---|--|
| Municipal area | Brighton |
| Reference | Brighton Road, Brighton |
| Current zoning | 8.0 General Residential 11.0 Rural Living (Zone A) 29.0 Open Space |
| Current use | Residential & Utilities |
| Approximate total land area | 35.9 ha |
| Approximate maximum dwelling yield | 638 |
| Comments | Identified through the STRLUS comprehensive review process |



What did submissions say?



| | |
|--------------------------------------|---|
| Cultural heritage | <ul style="list-style-type: none">• It may contain Aboriginal heritage, so undertaking an Aboriginal Heritage Assessment is recommended. |
| Environmental values | <ul style="list-style-type: none">• Threatened flora has been recorded within it and in adjacent land.• Further development might disturb listed species.• It is within 200m of land with recorded threatened fauna.• Environmental impact mitigation may be required. |
| Environmental hazards | <ul style="list-style-type: none">• It is subject to low (H1 and H2) flood hazard. |
| Infrastructure & services | <ul style="list-style-type: none">• It is located beyond a reasonable walking distance of bus stops and/or would be difficult to service with public transport, which is challenging due to the lack of recurrent funding to expand those services.• Its inclusion may result in infrastructure and service cost inefficiencies. |
| Other | <ul style="list-style-type: none">• Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. |



Environmental values

- It involves heavily modified land.

Environmental hazards

- Flood hazards may be managed at the subdivision stage.

Other

- Its inclusion is consistent with the work conducted to date as part of the STRLUS comprehensive review.

Released under RTI

4.2.1.3 Area 3

About this area

| | |
|---|--|
| Municipal area | Brighton |
| Reference | Plymouth Road, Gagebrook |
| Current zoning | 20.0 Rural |
| Current use | Utilities & Vacant Land |
| Approximate total land area | 18.1 ha |
| Approximate maximum dwelling yield | 321 |
| Comments | Identified through the STRLUS comprehensive review process |



What did submissions say?



| | |
|--------------------------------------|--|
| Environmental values | <ul style="list-style-type: none">It includes part of Cove Creek and its riparian areas, which should be retained as open space and restored to connect neighbouring patches of threatened native vegetation communities. |
| Environmental hazards | <ul style="list-style-type: none">It is subject to H1 to H5 flood hazards, with the highest level of hazard around Cove Creek, limiting its development potential.Depending on how it is developed, this may increase existing flood risk in adjacent land and, more specifically, compromise flood-free access and egress from Deak Street, Tottenham Road and Laurence Place in certain flood events.Before deciding whether to include this area or not, a comprehensive flood analysis should be undertaken.It may contain acid sulfate soils, particularly around Cove Creek and its riparian areas. |
| Infrastructure & services | <ul style="list-style-type: none">The existing reticulated sewerage system may need to be augmented to service this area.Its inclusion may result in infrastructure and service cost inefficiencies. |
| Other | <ul style="list-style-type: none">It is heavily constrained by electricity transmission easements and waterways, which will result in a lower dwelling yield than approximated.Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. |

**Infrastructure
& services**

- It has access to reticulated water and council's stormwater network.
- It can be accessed via existing road infrastructure, including Plymouth Road, Briggs Road and the East Derwent Highway.
- It is next to existing bus stops.
- It is within walking distance to Gagebrook Primary School.

Other

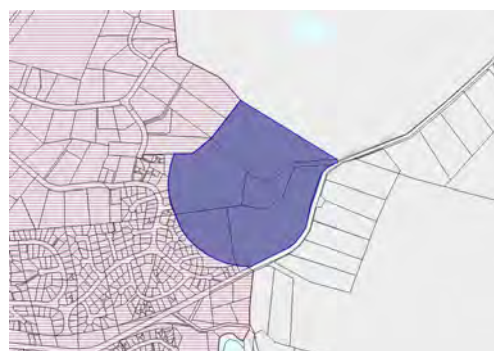
- It provides for a logical extension of the existing UGB.
- It is within a 5-minute drive of the Bridgewater Major Activity Centre and a 7-minute drive of the Brighton Industrial Hub.
- It is within walking distance of Cris Fitzpatrick Park.
- Constrained land can be incorporated into the design to provide for additional open space.
- Its inclusion is consistent with the work conducted to date as part of the STRLUS comprehensive review.

Released under RTI

4.2.1.4 Area 4

About this area

| | |
|---|--|
| Municipal area | Brighton |
| Reference | Baskerville Road, Old Beach |
| Current zoning | 8.0 General Residential 20.0 Rural |
| Current use | Extractive Industry, Residential, Resource Development & Vacant Land |
| Approximate total land area | 23.8 ha |
| Approximate maximum dwelling yield | 423 |
| Comments | Identified through the STRLUS comprehensive review process |



What did submissions say?



| | |
|--------------------------------------|--|
| Environmental values | <ul style="list-style-type: none"> • A large portion of it is mapped as containing threatened ecological communities, which should be retained as open space. • It contains native vegetation communities that may provide habitat for threatened fauna. • Threatened fauna has been recorded on the road beside the area. • Environmental impact mitigation may be required. |
| Environmental hazards | <ul style="list-style-type: none"> • A portion of it was previously used for Extractive Industry (i.e., quarry). |
| Infrastructure & services | <ul style="list-style-type: none"> • If this area were developed as anticipated, the East Derwent Highway may not be capable of absorbing any associated additional traffic. • Development of this area will likely require upgrades to the East Derwent Highway, which is challenging due to existing competing priorities. • It is located beyond a reasonable walking distance of bus stops and/or would be difficult to service with public transport, which is challenging due to the lack of recurrent funding to expand those services. • Its inclusion may result in infrastructure and service cost inefficiencies. |
| Other | <ul style="list-style-type: none"> • Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. |

**Environmental hazards**

- There are no flood hazards that constrain it from being included.
- The Extractive Industry use has ceased, and the land where it occurred has now been rehabilitated.

Infrastructure & services

- All lots within it are either currently serviced with reticulated water, sewerage and stormwater or can be serviced.

Other

- Its inclusion is consistent with the work conducted to date as part of the STRLUS comprehensive review.

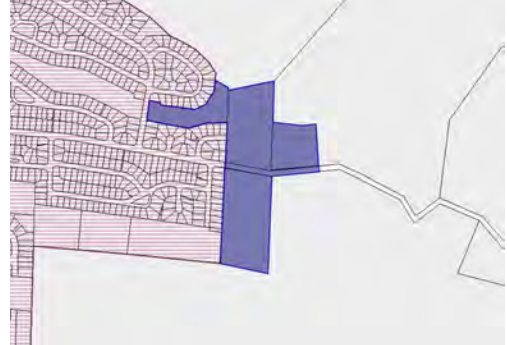
Released under RTI

4.2.2 Clarence

4.2.2.1 Area 1

About this area

| | |
|---|--|
| Municipal area | Clarence |
| Reference | Downhams Road, Risdon Vale |
| Current zoning | 20.0 Rural 22.0 Landscape Conservation 29.0 Open Space |
| Current use | Passive Recreation & Residential |
| Approximate total land area | 11.5 ha |
| Approximate maximum dwelling yield | 204 |
| Comments | Identified through dialogue with council officers |



What did submissions say?



| | |
|------------------------------|--|
| Environmental values | <ul style="list-style-type: none">• Portions of it are mapped as containing a threatened native vegetation community, particularly around Risdon Vale Creek and its riparian areas. It is also adjacent to land mapped as containing another threatened native vegetation community.• It is within 1 km of land that can support threatened flora.• It is within 1 km of land with recorded threatened fauna.• Environmental impact mitigation may be required. |
| Environmental hazards | <ul style="list-style-type: none">• Its northern part is subject to H1 to H5 flood hazards, with the highest level of hazard around Risdon Vale Creek, limiting its development potential.• The council-owned parcel of land should not be included because the highest flood risk is concentrated there.• Before deciding whether to include this area or not, a comprehensive flood analysis should be undertaken. |
| Other | <ul style="list-style-type: none">• There is a substantial area of developable land already within the existing UGB at Risdon Vale. |

**Infrastructure
& services**

- Most of it has access to reticulated water and sewerage.
- It can be accessed via existing road infrastructure, including Matipo Street and Palm Road.

Other

- It is considered to provide for a logical extension of the existing UGB and will allow for the capping and completion of this section of the urban form of Risdon Vale.
- The area has been nominated by Council officers for inclusion within the UGB.

Released under RTI

4.2.2.2 Area 2

About this area

| | |
|---|---|
| Municipal area | Clarence |
| Reference | Sugarloaf Road, Risdon Vale |
| Current zoning | 20.0 Rural |
| Current use | Residential & Business |
| Approximate total land area | 1.5 ha |
| Approximate maximum dwelling yield | 26 |
| Comments | Identified through dialogue with council officers |



What did submissions say?



| | |
|--------------------------------------|--|
| Environmental Values | <ul style="list-style-type: none">It contains a vegetation community that forms part of a biodiversity corridor that extends through this area and adjacent properties and can support threatened flora. |
| Infrastructure & services | <ul style="list-style-type: none">It is not currently mapped as having access to reticulated water and sewerage.It is located beyond a reasonable walking distance of bus stops and/or would be difficult to service with public transport. |
| Other | <ul style="list-style-type: none">There is a substantial area of developable land already within the existing UGB at Risdon Vale. |



| | |
|------------------------------|--|
| Environmental Hazards | <ul style="list-style-type: none">There are no flood hazards that constrain it from being included. |
| Other | <ul style="list-style-type: none">It is considered to provide for a small and logical extension of the existing UGB.The area has been nominated by Council officers for inclusion within the UGB. |

4.2.2.3 Area 3

About this area

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



What did submissions say?



| | |
|--------------------------------------|---|
| Environmental values | <ul style="list-style-type: none">It contains environmental values, such as the Kangaroo Bay Rivulet, which can support threatened flora. It is recommended that those values be retained as open space and that the Kangaroo Bay Rivulet be rehabilitated. |
| Environmental hazards | <ul style="list-style-type: none">It is subject to low (H1 and H2) flood hazard. |
| Infrastructure & services | <ul style="list-style-type: none">Further development will increase traffic volumes on the Tasman and South Arm Highways, which is challenging due to the limited opportunities to mitigate adverse impacts, at least in the short term.The area of land for a potential future new interchange connecting Pass Road with the Tasman Highway should be protected from development.It has limited public and active transport.It has limited access to key social infrastructure. |
| Other | <ul style="list-style-type: none">It has limited access to employment. |

**Environmental hazards**

- Flood hazards may be managed at the subdivision stage.

Infrastructure & services

- It has access to reticulated water and can be serviced with reticulated sewerage.

Other

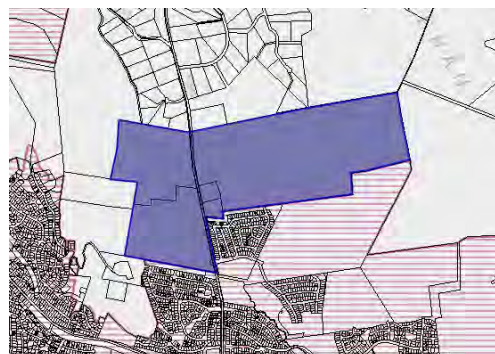
- It is considered to provide for a logical extension of the existing UGB since it was designated as 'Reserved Residential' land under a former planning scheme and is adjacent to the existing urban form.
- The area has been nominated by Council officers for inclusion within the UGB.

Released under RTI

4.2.2.4 Area 4

About this area

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



What did submissions say?



| | |
|-----------------------------|---|
| Cultural heritage | <ul style="list-style-type: none">• It may contain Aboriginal heritage, so undertaking an Aboriginal Heritage Assessment is recommended.• It involves a place listed within the Tasmanian Heritage Register, so it would be essential to protect this place's historic cultural heritage significance through suitable zoning or, alternatively, to undertake a Heritage Impact Assessment to provide greater certainty to stakeholders. |
| Environmental values | <ul style="list-style-type: none">• Portions of it are mapped as containing a threatened native vegetation community, which should be retained as open space to create amenity and connectivity between native vegetation communities.• It includes part of Clarence Plains Rivulet, Stokell Creek and their tributaries, which should also be retained as open space.• It is within 1 km of land that can support threatened flora.• It is within 1 km of land with recorded threatened fauna.• Environmental impact mitigation may be required. |

| | |
|--------------------------------------|---|
| Environmental hazards | <ul style="list-style-type: none"> • It is subject to H1 to H5 flood hazards, including from Clarence Plains Rivulet and Stokell Creek. • Before deciding whether to include this area or not, a comprehensive flood analysis should be undertaken. |
| Infrastructure & services | <ul style="list-style-type: none"> • It is not currently mapped as having access to reticulated sewerage. • The anticipated development will have significant transport and infrastructure impacts, with modelling showing that it will contribute to higher traffic volumes, increased travel times, and increased vehicle hours travelled across key road infrastructure. • It is located beyond a reasonable walking distance of bus stops and/or would be difficult to service with public transport, which is challenging due to the lack of recurrent funding to expand those services. In turn, such limitations are likely to exacerbate car dependency. |
| Other | <ul style="list-style-type: none"> • Its inclusion exceeds current land supply requirements. |



| | |
|--------------------------------------|--|
| Cultural heritage | <ul style="list-style-type: none"> • Aboriginal heritage values have been surveyed and can be appropriately managed. |
| Environmental values | <ul style="list-style-type: none"> • Environmental values have been surveyed and can be appropriately managed. |
| Infrastructure & services | <ul style="list-style-type: none"> • It has access to reticulated water and could be serviced with reticulated sewerage from the south. • It will link to the Stokell Creek walking trail and active transport infrastructure. • It has 'excellent access' to social infrastructure. |
| Other | <ul style="list-style-type: none"> • It is considered to provide for a logical extension of the existing UGB since it was designated as 'Reserved Residential' land under a former planning scheme and is adjacent to the existing urban form. • It is located close to the existing centres of Glebe Hill Village, Mornington, Rokeby, Rosny Park, Cambridge and the Hobart CBD. • It will provide an affordable alternative to Droughty Point and diversify the ownership of greenfield development land on the Eastern Shore and with detailed Precinct Planning could support increased densities and a range of housing options to meet the needs of the ageing demographic. • It is relatively unconstrained. • It does not involve significant agricultural land. • The area has been nominated by Council officers for inclusion within the UGB. |

4.2.2.5 Area 5

About this area

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



What did submissions say?



| | |
|--------------------------------------|--|
| Cultural heritage | <ul style="list-style-type: none">It may contain additional Aboriginal heritage, so undertaking an Aboriginal Heritage Assessment is recommended. |
| Environmental hazards | <ul style="list-style-type: none">It may contain acid sulfate soils. |
| Infrastructure & services | <ul style="list-style-type: none">Existing infrastructure and services will not be able to cope with the needs of additional households. |
| Other | <ul style="list-style-type: none">Although the relevant Council recommended zoning changes to the affected parcels of land through the transition to the Tasmanian Planning Scheme-Clarence, the Tasmanian Planning Commission did not support this recommendation since those parcels were not included in the Lauderdale Structure Plan. |

**Environmental values**

- It contains little to no environmental values, making growth in this area more environmentally sustainable.

Environmental hazards

- There are no flood hazards that constrain it from being included.
- If acid sulfate soils are observed, they can be managed in accordance with the Tasmanian Acid Sulfate Soil Management Guidelines.

Infrastructure & services

- Its inclusion may help improve infrastructure and services in the Lauderdale area.
- It has access to reticulated water and could be serviced with reticulated sewerage.

Other

- Its inclusion will help the Lauderdale area to respond to growth pressures, foster economic development and promote social cohesion.
- The area has been nominated by Council officers for inclusion within the UGB.

Released under RTI

4.2.2.6 Area 6

About this area

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



What did submissions say?



| | |
|--------------------------------------|---|
| Environmental hazards | <ul style="list-style-type: none">• It falls within the 2100 predicted sea level rise area, so much of it will be lost to coastal inundation by 2100.• 34 and 46 Mannata St are subject to medium coastal inundation hazard, which may make them unsuitable for inclusion.• 34 Mannata St is subject to H1 to H4 flood hazards.• Due to the combined coastal inundation and flood hazards, the inclusion of 34 Mannata St is not supported.• Parts of 46 Mannata St may be suitable for inclusion if it can be demonstrated that further development will not increase the risk of inundation and flooding to neighbouring land and that flood-free access/egress can be achieved.• Before deciding whether to include this area or not, a comprehensive flood analysis should be undertaken.• It may contain acid sulfate soils. |
| Infrastructure & services | <ul style="list-style-type: none">• Existing infrastructure and services will not be able to cope with the needs of additional households. |

- The relevant Council has investigated stormwater solutions to manage overland inundation and flow from this area and found them cost-prohibitive.
- It has not been considered or catered for in future road corridor planning.

Other

- It was considered for change through the Lauderdale Structure Plan but not supported due to significant land constraints, such as its low-lying location and the presence of medium to high coastal inundation hazard bands.
- Council officers do not support its inclusion other than to align the UGB with the General Residential Zone, particularly considering less constrained land is available for urban development.



Environmental values

- It contains little to no environmental values, making growth in this area more environmentally sustainable.

Environmental hazards

- It has been progressively filled to raise its elevation above flood level, with the flood-prone areas overlay having been partly removed in mid-2022.
- If acid sulfate soils are observed, they can be managed in accordance with the Tasmanian Acid Sulfate Soil Management Guidelines.

Infrastructure & services

- Its inclusion may help improve infrastructure and services in the Lauderdale area.
- It has access to reticulated water and could be serviced with reticulated sewerage.
- A large sandstone stormwater drainage channel has been developed through the land.
- It is within walking distance of public transport and essential services, making this area ideally suited for housing development.
- There are plans for developing a supermarket within 700m of this area.

Other

- Extending the UGB over this part of Lauderdale is a logical, necessary step that would benefit the entire region by enabling well-planned urban infill development.
- Its inclusion will help the Lauderdale area to respond to growth pressures, foster economic development and promote social cohesion.
- Considerable investment and engineering assessment and design have been undertaken in filling the land and developing the above sandstone stormwater drainage channel.
- Its inclusion will help reduce unnecessary red tape, and ensure a fair, merit-based assessment by the relevant Council.

4.2.2.7 Area 7

About this area


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



What did submissions say?



| | |
|------------------------------|---|
| Environmental values | <ul style="list-style-type: none">• Portions of it are mapped as containing threatened native vegetation communities, which should be retained as landscape conservation and/or open space.• Portions of it are mapped as containing rarely recorded threatened flora.• Portions of it may provide habitat for threatened fauna.• Land mapped as 'future coastal refugia area' should be retained for future persistence of wetland communities and for managing inundation hazards.• Land mapped as 'agricultural land' that is already cleared should be the focus of future development.• Before deciding whether to include this area or not, a comprehensive natural values survey be undertaken. |
| Environmental hazards | <ul style="list-style-type: none">• Portions of it will be lost to coastal inundation by 2100.• Its western portion is subject to medium-low coastal inundation hazards.• There are H1 to H5 flood hazards along its western portion and to the south of this area.• Before deciding whether to include this area or not, a comprehensive flood analysis should be undertaken.• It may contain acid sulfate soils. |

| | |
|---|---|
| Infrastructure & services | <ul style="list-style-type: none"> Existing infrastructure and services will not be able to cope with the needs of additional households. The parcel could be serviced with reticulated water and sewerage subject to a significant upgrade of infrastructure. Development of this area will exacerbate traffic congestion and create traffic safety issues. For instance, it is likely to result in substantial delays for right turn movements out of Bayview Road to South Arm Highway. It has limited public transport services and is located beyond a reasonable walking distance of high-frequency bus stops, which is challenging due to competing higher priorities to upgrade those services. |
| Other | <ul style="list-style-type: none"> Its inclusion is opportunistic and not strategically justified. It does not promote the consolidation of development within a contained area but encourages unrestrained urban sprawl in a southerly direction on the South Arm Peninsula, which undermines the purpose of applying an UGB. Its inclusion may create an incongruous, separated urban form, which would be more difficult to service and less liveable. Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. It has a high prospectivity for strategic minerals and this should be investigated before enabling future development. If such minerals are found in the land, a 500 to 750 metre attenuation distance from residential areas may be required. Its inclusion is not supported by Council officers. |
|  | |
| Environmental values | <ul style="list-style-type: none"> A master plan has been prepared for a portion of this area to facilitate residential development. It proposes retaining 35 hectares of public open space to help preserve natural values. |
| Environmental hazards | <ul style="list-style-type: none"> Areas affected by coastal inundation and flood hazards could be excised and retained as public open space or a use compatible with the flood risk. Residential development is proposed on the most elevated portion of this area, which protects it against flood risk. If acid sulfate soils are observed, they can be managed in accordance with the Tasmanian Acid Sulfate Soil Management Guidelines. |
| Infrastructure & services | <ul style="list-style-type: none"> Extensive civil engineering modelling and concept design confirm that the proposed residential area is fully serviced by existing water and pressure sewer networks. A comprehensive Traffic Impact Assessment concluded that the proposed residential development will not reduce the level of service of the existing road network. |

- The proposed residential area includes an alternative road link to South Arm Road, which the developer will pay for, helping to ease congestion for existing residents.
- The proposed residential area is well-connected, with a 12-minute drive to Glebe Hill and Shoreline Shopping Centre and a 35-minute bus ride to the Hobart CBD.
- The proposed residential area aligns with the Government's commitments to upgrading infrastructure, including Rokeby Road, South Arm Road and Lauderdale Primary School.

Other

- Even though demand for land in Lauderdale is exceptionally high, there is no vacant land within the existing UGB at this location.
- Its inclusion will help the Lauderdale area to respond to growth pressures and foster economic development.
- Site investigations and specialist reports show that this area is ideally suited to accommodate new housing.
- The proposed residential development includes 35 hectares of public open space, which will benefit the community by supporting community recreation.
- Its inclusion will facilitate the rezoning process.

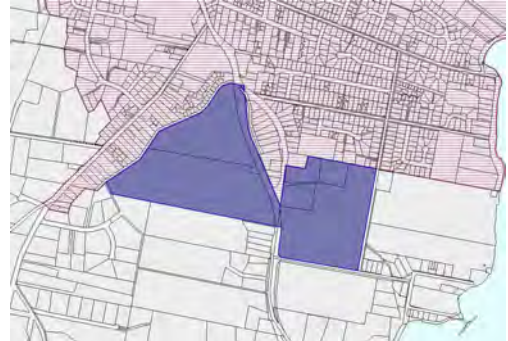
Released under RTI

4.2.3 Kingborough

4.2.3.1 Area 1

About this area

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



What did submissions say?



| | |
|--------------------------------------|---|
| Cultural heritage | <ul style="list-style-type: none">It may contain Aboriginal heritage, so undertaking an Aboriginal Heritage Assessment is recommended. |
| Environmental values | <ul style="list-style-type: none">Portions of it are mapped as containing threatened native vegetation communities, which should be retained as open space.Wetland and creek areas (including Tramway Creek) and their riparian areas should also be retained as open space.Environmental impact mitigation may be required. |
| Infrastructure & services | <ul style="list-style-type: none">Some infrastructure and services are at capacity and inadequate to support further expansion in this area.Impacts on the State road network are unknown.Its development will likely trigger the need to upgrade public transport-related infrastructure on the Channel Highway.There are no plans to alter existing bus routes to service this area. |

- It has limited active transport to the Hobart CBD and beyond.
- Its inclusion may trigger the need for additional social infrastructure, but in the absence of that infrastructure, it will likely exacerbate car dependency, resulting in increased travel times and fuel costs for residents.
- Its inclusion may result in infrastructure and service cost inefficiencies.

Other

- It will exacerbate sprawl, which is lazy planning.
- There is no need to release additional land in the Kingston area, with various residential developments ongoing or about to happen.
- It will facilitate the delivery of additional broad-acre housing development, which is a “cookie cutter” approach to planning.
- There are virtually no jobs in the local surroundings, forcing new residents to use cars for their daily commute to Hobart. This situation, coupled with limited public transport, will result in high reliance on private cars for transportation and thus create liveability issues.
- Further development in this area could result in a loss of amenity.



Environmental values

- It largely involves heavily modified land.

Environmental hazards

- There are no flood hazards that constrain it from being included.

Other

- Its inclusion is supported by the relevant Council.

Released under RTI

4.2.4 Sorell

4.2.4.1 Area 1

About this area

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



What did submissions say?



| | |
|--------------------------------------|--|
| Environmental values | <ul style="list-style-type: none">• It is within 1 km of land that can support threatened flora.• It is within 1 km of land with recorded threatened fauna. |
| Environmental hazards | <ul style="list-style-type: none">• It is subject to low (H1) flood hazard. |
| Infrastructure & services | <ul style="list-style-type: none">• Some infrastructure and services are at capacity and inadequate to support further expansion in this area.• Its inclusion may result in infrastructure and service cost inefficiencies. |
| Other | <ul style="list-style-type: none">• It will exacerbate sprawl.• It is constrained by electricity transmission overlays and limitations around reticulated water supply, which will result in a lower dwelling yield than approximated.• Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. |



Environmental hazards

- Flood hazards may be managed at the subdivision stage.

Infrastructure & services

- It can be serviced and therefore it is appropriate to include it in the existing UGB ahead of rezoning.

Other

- Its inclusion is consistent with the work conducted to date as part of the STRLUS comprehensive review.
- The relevant Council has estimated a practical dwelling yield of 30 to 60 dwellings.

Released under RTI

4.2.4.2 Area 2

About this area

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



What did submissions say?



| | |
|--------------------------------------|--|
| Environmental values | <ul style="list-style-type: none">It includes part of the Sorell Rivulet and riparian areas, which should be protected through a future planning process to maintain appropriate water-quality. |
| Environmental hazards | <ul style="list-style-type: none">It is subject to H1 to H5 flood hazards, with the highest level of hazard along its eastern boundary.Before deciding whether to include this area or not, a comprehensive flood analysis should be undertaken. |
| Infrastructure & services | <ul style="list-style-type: none">Some infrastructure and services are at capacity and inadequate to support further expansion in this area.It is located beyond a reasonable walking distance of bus stops and/or would be difficult to service with public transport, which is challenging due to the lack of recurrent funding to expand those services.Its inclusion may result in infrastructure and service cost inefficiencies. |
| Other | <ul style="list-style-type: none">It will exacerbate sprawl.It is constrained by limitations around reticulated sewer supply, which will result in a lower dwelling yield than approximated.Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. |

**Environmental hazards**

- Areas affected by the highest flood hazards may be excised and retained as public open space or a use compatible with the flood risk.

Infrastructure & services

- It can be serviced and therefore it is appropriate to include it in the existing UGB ahead of rezoning.

Other

- Its inclusion is supported by the relevant Council, which has estimated a practical dwelling yield of 15 dwellings without reticulated sewerage augmentation and 190 to 250 with reticulated sewerage augmentation.

Released under RTI

4.2.4.3 Area 3

About this area

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



What did submissions say?



| | |
|------------------------------|--|
| Cultural heritage | <ul style="list-style-type: none">It may contain Aboriginal heritage, so undertaking an Aboriginal Heritage Assessment is recommended. |
| Environmental values | <ul style="list-style-type: none">The surrounding waters have high conservation value and feed into an internationally significant wetland's site. They should be protected from activities which may adversely impact those waters and that site.It is within 1 km of land with recorded threatened flora, which may also occur in the proposed area and be adversely impacted by the inclusion of this area.It is within 5 km of land with recorded threatened fauna, which may be adversely impacted by the inclusion of this area.Given the significance and sensitivity of this proposal, it should be referred to the Department of Climate Change, Energy, the Environment and Water for review.Before deciding whether to include this area or not, comprehensive natural values surveys and impact assessment should be undertaken. |
| Environmental hazards | <ul style="list-style-type: none">It is subject to low (H1) flood hazard.It is subject to an airport noise exposure area, creating significant amenity concerns. |

Infrastructure & services

- Some infrastructure and services are at capacity and inadequate to support further expansion in this area.
- Existing road and transport infrastructure is already under pressure and this proposal will significantly exacerbate existing issues.
- The anticipated development will have significant infrastructure and transport impacts, with modelling showing that it will contribute to higher traffic volumes, increased travel times, and increased vehicle hours travelled across key road infrastructure.
- Its inclusion may trigger the need for additional social infrastructure, but in the absence of that infrastructure, it will likely exacerbate car dependency.
- Its inclusion may result in infrastructure and service cost inefficiencies.
- The area is currently serviced by low frequency public transport with limited opportunity to increase frequency or extend current routes.

Other

- Council previously indicated that this area was intended to be a long-term growth area, and it may be more appropriate to flag it as a future investigation area.
- Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing.

**Environmental values**

- Refer to comments below.

Environmental hazards

- Flood hazards may be managed at the subdivision stage.
- Future development can plan for environmental hazards, including bushfire risk management and flood mitigation strategies.

Infrastructure & services

- The land is serviceable and will contribute to infrastructure and service improvements in the Sorell area.
- It is accessible via the Arthur Highway and Sorell Bypass.
- It is supported by existing public transport routes, including bus services to and from Greater Hobart.

Other

- Preliminary conceptual planning indicates that the site could accommodate:
 - a range of environmental, sustainability and open space features;
 - a light industrial/service precinct;
 - capacity for up to 1,500 dwellings subject to density; and
 - a school site.
- Its inclusion will help the Sorell area respond to growth pressures, foster economic development and contribute to the self-sustainability of this area.

- It does not involve significant agricultural land.
- Its inclusion is consistent with the work conducted to date as part of the STRLUS comprehensive review and is supported by the relevant Council.

Released under RTI

4.3 Unsolicited proposals

In addition to the proposed areas, developers and/or landholders put forward various unsolicited proposals, including but not limited to recommending approximately 64 cadastral parcels for possible inclusion in the UGB, as listed in Appendix 3.

Assessment of the unsolicited proposals would have required further consultation with the Commission, planning authorities in the Southern Tasmania Region, relevant State Service Agencies and State Authorities, and the general public for the SPO to form a view on their merit.

As this was outside the scope of the Minister's instructions, those proposals are not assessed in this report. However, those developers and/or landholders will have an opportunity to make further submissions as part of the STRLUS comprehensive review process for which the public exhibition period is expected to occur in late 2025.

Released under RTI

5.0 Discussion

5.1 Residential land demand and supply

A comprehensive residential land demand and supply study for Southern Tasmania was recently undertaken to inform the STRLUS comprehensive review. This study included detailed population and dwelling forecasts for each municipality, cross-referenced for consistency with the data and methodologies used for the metropolitan areas in the Greater Hobart Plan.

The approximate maximum dwelling yield for each proposed area was included in the [Consultation Paper](#) dated February 2025. Those dwelling yield calculations have now been supplemented by others that show the practical dwelling yield for those areas. A summary of the approximate maximum and practical dwelling yield is included in Appendix 4.

The above summary is accompanied by the summary of residential land demand and supply in Greater Hobart shown in Appendix 5.

5.1.1 Residential land demand and supply at the Greater Hobart level

Based on available information, Greater Hobart's projected dwelling demand is 15,662 over the next 22-23 years.

This report considers three potential options:

- **Option 1:** To include all proposed areas, which may result in an additional practical dwelling yield of 23,610 dwellings and, therefore, a potential oversupply of 7,948 dwellings (51% more than what is projected as needed in the next 22-23 years);
- **Option 2:** To include the areas recommended in section 6.2.2 of this report, which may result in an additional practical dwelling yield of 18,761 dwellings and, therefore, a potential oversupply of 3,546 dwellings (20% more than what is projected as needed in the next 22-23 years); or
- **Option 3:** Not to include any areas and leave the UGB in its current location, which may result in an additional practical dwelling yield of 17,253 dwellings and, therefore, a potential oversupply of 1,591 dwellings (10% more than what is projected as needed in the next 22-23 years).

Under any of the above options, there is potential for an oversupply of residential land in Greater Hobart; however, a relatively slight oversupply can be healthy in helping address issues outside the control of the planning system, such as economic interests that could

hinder the release of residential land in the short to medium term, resulting, for instance, in “land banking”. Key issues then are what an acceptable oversupply of residential land in Greater Hobart is and how to ensure its release does not undermine orderly and sustainable growth in this area.

5.1.2 Potential consequences of an excessive oversupply of residential land or its disorderly release

Although it is important to ensure that Greater Hobart has sufficient residential land to facilitate timely responses to actual and perceived housing pressures, it is also important to recognise that an excessive oversupply of residential land or its disorderly release has the potential to result in unintended and undesired consequences. Having this in mind:

- **Option 1** will likely result in an excessive oversupply of residential land, potentially undermining sound infrastructure and strategic land-use planning outcomes. For instance, Option 1 may:
 - Place unreasonable pressure on the timing of infrastructure and service planning and delivery, seriously undermining the ability of relevant providers to respond efficiently and sequentially to future residential growth.
 - Reduce certainty for the development sector and create delays and potential barriers to land release;
 - Significantly increase the costs of infrastructure and service provision associated with residential growth;
 - Undermine the Tasmanian Government’s ability to fund capital works programs.
 - Unreasonably compromise desirable infill development targets agreed under the Greater Hobart Plan, upon which critical initiatives such as rapid transport corridors, including the Northern Suburbs Transit Corridor are dependent.
 - Reduce the rate of absorption of existing vacant residential land within the UGB (whether currently on the market or not), potentially worsening “land banking” until such oversupply is absorbed.
 - Lead to a housing glut, undermining the housing market’s stability
 - Exacerbate socio-economic outcomes for some sectors of the community;
- **Option 2** supports more orderly and sustainable urban growth in Greater Hobart, provided Guideline No. 1 issued under Section 8A of LUPAA is amended in line with the Commission’s recommendation with additional provisions to manage the staged release of land across Greater Hobart.
- **Option 3** aligns better with existing strategic infill development targets. However, it is recognised that the UGB updates require a balanced approach and that some councils and stakeholders expect more land to be included in the boundary. This is

in part due to the belief that such inclusion will facilitate responses to housing pressures and ensure that the boundary accommodates growth aspirations and/or economic sustainability at a local level.

These aspirations are acknowledged and have been factored in the making of recommendations in section 6 of this report.

5.1.3 The benefits of infill over greenfield development

One key reason strategic land-use planning instruments like the Greater Hobart Plan and STRLUS include infill development targets is that this type of development usually results in more efficient and sustainable outcomes than greenfield development.

Increasing housing density within established settlements, particularly when those settlements are near or well-connected to existing activity centres, provides future residents more equitable access to employment opportunities and key social infrastructure and services (e.g., through access to more transport modes, lower transport costs, and shorter travel distances and travel times). It can also strengthen the role, function and economic viability of those centres by maintaining and increasing the number of people within the retail catchment and providing for additional foot traffic.

In contrast, housing in the urban fringe tends to be located away from adequate public transport, employment opportunities, and key social infrastructure and services, potentially translating into inequalities for future residents, particularly those already experiencing socio-economic disadvantage. The costs associated with the provision of services and infrastructure are also significantly higher on the urban fringe compared to locations where they already exist, and in many instances the provision of reliable public transport becomes impracticable.

Arguably, if developers and landholders were to bear the underlying costs described above, land in outer-urban areas would likely be much less competitive when released to the market. In effect, a built-in subsidy exists that favours development of land at the urban fringe compared with infill. This subsidy is effectively paid for overtime by households and the broader community.

5.1.4 Residential land demand and supply at the local level

Table 1 shows the projected dwelling demand for each municipality in relation to their practical dwelling yield under the above three options. These calculations are considered in the making of recommendations in relation to specific areas in section 6.2.2 of this report.

| Municipality | Projected Dwelling Demand (units) ² | Practical Dwelling Yield (units) under Option 1 | Practical Dwelling Yield (units) under Option 2 | Practical Dwelling Yield (units) under Option 3 |
|---------------------------|--|---|---|---|
| Brighton | 1704 | 5190 | 4589 | 3716 |
| Surplus (+)/Shortfall (-) | | 3486 | 2885 | 2012 |
| Clarence | 4160 | 10544 | 7425 | 7224 |
| Surplus (+)/Shortfall (-) | | 6384 | 3265 | 3064 |
| Glenorchy | 3214 | 3929 | 3929 | 3929 |
| Surplus (+)/Shortfall (-) | | 715 | 715 | 715 |
| Hobart | 3280 | 613 | 613 | 613 |
| Surplus (+)/Shortfall (-) | | -2667 | -2667 | -2667 |
| Kingborough | 2296 | 1139 | 1139 | 885 |
| Surplus (+)/Shortfall (-) | | -1157 | -1157 | -1157 |
| Sorell | 1008 | 2195 | 1066 | 886 |
| Surplus (+)/Shortfall (-) | | 1187 | 58 | -122 |

Table 1. Residential land demand and supply at the local level

² Data sourced from: REMPLAN - Southern Regional Tasmania Residential Demand and Supply Study: Demand and Supply Report Final; and REMPLAN - Southern Tasmania Residential Demand and Supply Study: LGA Summary Report Final.

6.0 Recommendations

6.1 General recommendation

It is recommended that the decision to include additional areas in the UGB be balanced against demand projections so that it does not result in an excessive oversupply of residential land in Greater Hobart.

Consequently:

- Option 1 is not recommended.
- Option 2 is recommended if Guideline No. 1 issued under Section 8A of LUPAA is amended in line with the Commission's submission (Appendix 2) with additional provisions to manage the staged release of land across Greater Hobart.
- Option 3 is recommended if Guideline No. 1 issued under Section 8A of LUPAA is not amended.

6.2 Area-specific assessment and recommendations

6.2.1 Assessment methodology

In reaching the above recommendations, the SPO undertook an assessment of each proposed area, which involved considering the submissions received through the consultation process against the three criteria (i.e., land constraints, liveability, and strategic alignment). To enable the assessment of each criterion in relation to a proposed area, colour codes (i.e., green, orange, and red) were used.

The meaning of each criterion is explained below:

Land constraints

Refers to natural or artificial impediments that may limit the proposed areas' urban development potential, including those imposed by the presence of cultural heritage values, environmental values and hazards, or the lack of availability or capacity of reticulated infrastructure services.

For instance, does a proposed area contain a heritage-listed place or threatened flora? Is it subject to flood risk? Is it connected to a reticulated water and sewerage?

Liveability*

Refers to the degree to which the proposed areas would be suitable for urban living, including how well connected they are to the physical and social infrastructure and services required to support community wellbeing.

For instance, is a proposed area near an established public transport route or a school?

* Note that consideration has been given to the proposed areas' immediate and longer-term impact on infrastructure and service provision at a Greater Hobart and local level.

Strategic alignment

Refers to how well the inclusion of the proposed areas would support high-level land use planning objectives and policy. This includes but is not limited to furthering the objectives of Schedule 1 of the *Land Use Planning and Approvals Act 1993* and being consistent with the State Policies and draft Tasmanian Planning Policies.

For instance, would including a proposed area support the fair, orderly and sustainable use and development of land, or is it strategically justified?

The meaning of each colour code is explained below:



There are few if any issues for the criterion in relation to a proposed area, and, if required, those issues can be considered and addressed through subsequent processes (e.g., structure or master planning, LPS amendments, development approval, infrastructure planning and delivery, etc.).



There are important issues for the criterion in relation to a proposed area, but those issues can be considered and addressed through subsequent processes.






There are critical issues for the criterion in relation to a proposed area, which should be resolved before deciding whether to include that area within the existing STRLUS UGB.

After assessing each criterion, additional comments and a recommendation are provided for each area.

6.2.2 Assessment and recommendations

The assessment and recommendations for each specific area are presented in Table 2.

| Municipality | Area | Assessment and recommendations | |
|--------------|--------------------------------------|---|---|
| Brighton | Area 1 – Cartwright Street, Brighton |  Land constraints | This area has land constraints that can be considered and addressed through subsequent processes. |
| | |  Liveability | This area is near the Brighton Rural Service Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs of future residents. Providing adequate public transport for it in the short to medium term might not be possible. |
| | |  Strategic alignment | This area was identified through the STRLUS comprehensive review process. While there are more sustainable locations for urban residential growth at the Greater Hobart level, its inclusion contributes to efficiencies at |

| Municipality | Area | Assessment and recommendations | |
|--------------|----------------------------------|---|---|
| | | | the local level without unreasonably compromising regional strategic outcomes. |
| | | <p>Additional comment(s): This area is subject to the Brighton Local Provision Schedule's Urban-Rural Interface Specific Area Plan.</p> <p>Most parcels of land within this area contain single dwellings on large lots (i.e., 5,000m² or more per lot). The current development configuration in this area will likely limit increased residential density in the short to medium term, enabling future infrastructure and service provision to expand gradually to meet future requirements.</p> <p>The inclusion of this area, along with Area 2 for Brighton, has the potential to contribute to an oversupply of residential land at both the Greater Hobart and local level; however, it will allow for the consolidation of the Brighton township's urban form, and improve the functionality of its associated activity centre.</p> | |
| | | <p>Recommendation: That this area, along with Area 2 for Brighton, be included within the existing STRLUS UGB.</p> | |
| | Area 2 – Brighton Road, Brighton | <p>● Land constraints</p> | <p>This area has land constraints that can be considered and addressed through subsequent processes.</p> <p>An Aboriginal Heritage Assessment should be undertaken before initiating any future LPS amendment.</p> |
| | | <p>● Liveability</p> | <p>This area is near the Brighton Rural Service Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs of future residents.</p> <p>Providing adequate public transport for it in the short to medium term might not be possible.</p> |
| | | <p>● Strategic alignment</p> | <p>This area was identified through the STRLUS comprehensive review process. While there are more sustainable locations for urban residential growth at the Greater Hobart level, its inclusion contributes to efficiencies at the local level without unreasonably compromising regional strategic outcomes.</p> |

| Municipality | Area | Assessment and recommendations | |
|--------------|-----------------------------------|---|---|
| | | <p>Additional comment(s): This area is subject to the Brighton Local Provision Schedule's Urban-Rural Interface Specific Area Plan.</p> <p>Most parcels of land within this area contain single dwellings on large lots (i.e., 5,000m² or more per lot). The current development configuration in this area will likely limit increased residential density in the short to medium term, enabling future infrastructure and service provision to expand gradually to meet future requirements.</p> <p>The inclusion of this area, along with Area 1 for Brighton, has the potential to contribute to an oversupply of residential land at both the Greater Hobart and local level; however, it will allow for the consolidation of the Brighton township's urban form, and improve the functionality of its associated activity centre.</p> | |
| | | <p>Recommendation: That this area, along with Area 1 for Brighton, be included within the existing STRLUS UGB.</p> | |
| | Area 3 – Plymouth Road, Gagebrook | <p>● Land constraints</p> | <p>This area has land constraints that can be considered and addressed through subsequent processes.</p> |
| | | <p>● Liveability</p> | <p>This area is near the Bridgewater Major Activity Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs of future residents.</p> |
| | | <p>● Strategic alignment</p> | <p>This area was identified through the STRLUS comprehensive review process, and the Brighton Structure Plan 2018 noted it as a logical extension of the Gagebrook suburb.</p> <p>However, the above structure plan did not recommend rezoning this land for urban growth for considering that it was highly constrained and that experience indicated that the cost of creating lots in such a location was unviable. It is unclear if the circumstances that led to this recommendation have changed but further strategic justification could be provided through the STRLUS comprehensive review process in order to include this area.</p> |
| | | <p>Additional comment(s): With the inclusion of Areas 1 and 2 for Brighton, it is anticipated that there would be sufficient land</p> | |

| Municipality | Area | Assessment and recommendations | |
|--------------|--------------------------------------|--|---|
| | | at the local level, at least while the STRLUS comprehensive review process is finalised. | |
| | | Recommendation: That this area not be included within the existing STRLUS UGB at this time. | |
| | Area 4 – Baskerville Road, Old Beach | ● Land constraints | <p>This area has land constraints that could be considered and addressed through subsequent processes.</p> <p>However, given that a portion of this area was previously used for Extractive Industry (i.e., quarry), its suitability for future urban residential growth should be better understood before deciding whether to include it within the existing STRLUS UGB.</p> |
| | | ● Liveability | <p>This area is at a distance from activity centres and established public transport routes.</p> <p>Urban residential growth in this area will likely contribute to further pressure on State and local road networks, potentially leading to the need for upgrades to those networks.</p> <p>There are limited opportunities to mitigate the impacts of increased traffic volumes along the East Derwent Highway.</p> <p>Until those issues are resolved, urban residential growth in this area will likely result in poor liveability outcomes.</p> |
| | | ● Strategic alignment | <p>This area was identified through the STRLUS comprehensive review process.</p> <p>However, urban residential growth in this area is not recommended until it is better understood that it is suitable for that purpose and the above liveability issues are resolved.</p> |
| | | <p>Additional comments: This area is subject to the Brighton Local Provision Schedule's Old Beach Quarry Specific Area Plan, which prohibits new residential use and development.</p> <p>Following consultation through the STRLUS comprehensive review process, there are uncertainties around the site's capacity to adequately overcome constraints.</p> | |
| | | Recommendation: That this area not be included within the existing STRLUS UGB. | |

| Municipality | Area | Assessment and recommendations | |
|--------------|--------------------------------------|--|--|
| Clarence | Area 1 – Downhams Road, Risdon Vale | ● Land constraints | This area has land constraints that can be considered and addressed through subsequent processes. |
| | | ● Liveability | This area is near the Risdon Vale Neighbourhood Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs of future residents. |
| | | ● Strategic alignment | <p>This area was identified through dialogue with council officers.</p> <p>It provides for a logical extension of the existing UGB since it will allow for the completion of this section of the urban form of Risdon Vale and support the provision of land for residential purposes in proximity to the Risdon Vale Greenfield Development Precinct.</p> |
| | | <p>Additional comments: The inclusion of this area has the potential to contribute to an oversupply of residential land at both the Greater Hobart and local level; however, it is arguably one of the most sustainable proposed areas for this purpose due to its relative proximity to key activity centres, such as Rosny Park and the Hobart CBD.</p> | |
| | | <p>Recommendation: That this area be included within the existing STRLUS UGB.</p> | |
| | Area 2 – Sugarloaf Road, Risdon Vale | ● Land constraints | This area has land constraints that can be considered and addressed through subsequent processes. |
| | | ● Liveability | <p>This area is near the Risdon Vale Neighbourhood Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs of future residents.</p> <p>Providing adequate public transport for it in the short to medium term might not be possible.</p> |
| | | ● Strategic alignment | This area was identified through dialogue with council officers, who manifested that a Structure Plan for it is in the early stages of development. |

| Municipality | Area | Assessment and recommendations | |
|--------------|------------------------------------|--|---|
| | | <p>Additional comments: This area has the potential to contribute to an additional oversupply of 23 dwellings, which is relatively inconsequential at the Greater Hobart and local level.</p> <p>Incorporation of this area corrects an apparent anomaly and enables the land to be planned for through future processes.</p> | |
| | | <p>Recommendation: That this area be included within the existing STRLUS UGB.</p> | |
| | Area 3 – Pass Road (North), Rokeby | <p>● Land constraints</p> | <p>This area has land constraints that can be considered and addressed through subsequent processes.</p> |
| | | <p>● Liveability</p> | <p>Urban residential growth in this area will likely contribute to further pressure on State and local road networks, potentially leading to the need for upgrades to those networks.</p> <p>There are limited opportunities to mitigate the impacts of increased traffic volumes along the South Arm and Tasman Highways.</p> <p>Until those issues are resolved, urban residential growth in this area will likely result in poor liveability outcomes.</p> |
| | | <p>● Strategic alignment</p> | <p>This area was identified through dialogue with council officers.</p> <p>However, urban residential growth in this area is not recommended until the above liveability issues are resolved.</p> |
| | | <p>Additional comments: This area has the potential to develop as part of a future urban growth corridor between the South Arm and Tasman Highways.</p> | |
| | | <p>Recommendation: That this area not be included within the existing STRLUS UGB at this time.</p> | |
| | Area 4 – Pass Road (South), Rokeby | <p>● Land constraints</p> | <p>This area has land constraints that can be considered and addressed through subsequent processes.</p> <p>Aboriginal Heritage and Heritage Impact Assessments should be undertaken before initiating any future LPS amendment.</p> |
| | | <p>● Liveability</p> | <p>Enabling urban residential growth in this area at the proposed scale will significantly impact</p> |

| Municipality | Area | Assessment and recommendations | |
|--------------|---|--|---|
| | | | <p>existing physical and social infrastructure and services, including the State and local road networks.</p> <p>However, this area's scale and proximity to key activity centres provide an opportunity for future structure planning to deliver positive liveability outcomes in the long term.</p> |
| | | ● Strategic alignment | <p>This area was identified through dialogue with council officers.</p> <p>However, urban residential growth in this area is not recommended until future structure planning provides strategic justification.</p> |
| | | <p>Additional comments: This area has the potential to develop as part of a future urban growth corridor between the South Arm and Tasman Highways.</p> | |
| | | <p>Recommendation: That this area not be included within the existing STRLUS UGB at this time.</p> | |
| | Area 5 – Acton Road & South Arm Road, Acton Park & Lauderdale | ● Land constraints | <p>This area has land constraints that can be considered and addressed through subsequent processes.</p> <p>An Aboriginal Heritage Assessment should be undertaken before initiating any future LPS amendment.</p> |
| | | ● Liveability | <p>This area is near the Lauderdale Neighbourhood Centre but at a distance of the employment land and social infrastructure required to cater for the basic needs of future residents. Therefore, further urban residential growth in this minor satellite of Greater Hobart will likely result in poor liveability outcomes.</p> <p>However, liveability issues can be considered and addressed through subsequent processes undertaken by the relevant Council (see strategic alignment).</p> |
| | | ● Strategic alignment | <p>This area was identified through dialogue with council officers, who have manifested that future rezoning of this land will require the Lauderdale Structure Plan to be amended.</p> |

| Municipality | Area | Assessment and recommendations | |
|--------------|-------------------------------------|---|---|
| | | <p>Additional comments: No additional dwellings are expected due to this area's inclusion, at least in the short to medium term.</p> <p>Incorporation of this area corrects an apparent anomaly and enables the land to be planned for through future processes, such as structure planning.</p> | |
| | | <p>Recommendation: That this area be included within the existing STRLUS UGB.</p> | |
| | Area 6 – Mannata Street, Lauderdale | <p>● Land constraints</p> | <p>This area has land constraints that severely limit its sustainable development. These constraints primarily relate to coastal inundation and flood hazards.</p> |
| | | <p>● Liveability</p> | <p>This area is near the Lauderdale Neighbourhood Centre but at a distance of the employment land and social infrastructure required to cater for the basic needs of future residents. Therefore, further urban residential growth in this minor satellite of Greater Hobart will likely result in poor liveability outcomes.</p> |
| | | <p>● Strategic alignment</p> | <p>This area was not put forward as part of the STRLUS comprehensive review.</p> <p>Its inclusion is not supported by the relevant Council and is not identified for future urban residential growth by the Lauderdale Structure Plan.</p> |
| | | <p>Additional comments: This area and its surrounds fall within the 2100 predicted sea level rise area. While significant works have been undertaken to raise the area's elevation profile and manage stormwater from the site, coastal inundation and flood risks must be considered in relation to both the area and its surrounds (including surrounding infrastructure such as roads).</p> | |
| | | <p>Recommendation: That this area not be included within the existing STRLUS UGB, other than aligning the UGB with the current General Residential Zone (as recommended by the relevant Council).</p> | |
| | Area 7 – Richardsons | <p>● Land constraints</p> | <p>This area has land constraints that can be considered and addressed through subsequent processes.</p> |

| Municipality | Area | Assessment and recommendations | |
|--------------|-----------------------------------|---|--|
| | Road, Sandford | ● Liveability | <p>The land has limited public transport services and is located beyond a reasonable walking distance to local shops and services, and to higher frequency bus stops.</p> <p>Urban residential growth in this area will likely contribute to further pressure on State and local road networks, potentially leading to the need for upgrades.</p> <p>There are limited opportunities to mitigate the impacts of increased traffic volumes along the South Arm and Tasman Highways.</p> <p>Until those issues are resolved, further residential development will likely result in poor liveability outcomes.</p> |
| | | ● Strategic alignment | <p>This area was not put forward as part of the STRLUS comprehensive review.</p> <p>Its inclusion is not supported by the relevant Council.</p> <p>Additionally, its inclusion would not promote urban consolidation, in that, while it adjoins the existing urban growth boundary at Lauderdale, it will effectively result in urban sprawl in a southerly direction.</p> <p>Urban residential growth in this area will likely result in a disorderly and unsustainable use and development of land and, hence, may not further the objectives of Schedule 1 of LUPAA or be consistent with good planning principles.</p> |
| | | Additional comments: None. | |
| | | Recommendation: That this area not be included within the existing STRLUS UGB. | |
| Kingborough | Area 1 – Channel Highway, Margate | ● Land constraints | <p>This area has land constraints that can be considered and addressed through subsequent processes.</p> <p>An Aboriginal Heritage Assessment should be undertaken before initiating any future LPS amendment.</p> |
| | | ● Liveability | <p>This area is near the Margate Neighbourhood Centre and is relatively well-connected to employment land and essential social</p> |




























| Municipality | Area | Assessment and recommendations | |
|--------------|---------------------------------|---|--|
| | | | <p>infrastructure likely to cater for the basic needs of future residents.</p> <p>Providing adequate public transport for it in the short to medium term might not be possible.</p> |
| | | <p>● Strategic alignment</p> | <p>This area was identified through the STRLUS comprehensive review process.</p> <p>While there are more sustainable locations for urban residential growth at the Greater Hobart level, its inclusion contributes to efficiencies at the local level without unreasonably compromising regional strategic outcomes.</p> |
| | | <p>Additional comments: The inclusion of this area has the potential to contribute to an oversupply of residential land at the Greater Hobart level; however, it will help respond to shortages at the local level.</p> <p>While impacts on the State road network are not yet fully understood, this area is connected by robust road infrastructure to key activity centres, such as Kington and the Hobart CBD.</p> | |
| | | <p>Recommendation: That this area be included within the existing STRLUS UGB.</p> | |
| Sorell | Area 1 – Tasman Highway, Sorell | <p>● Land constraints</p> | <p>This area has land constraints that can be considered and addressed through subsequent processes.</p> |
| | | <p>● Liveability</p> | <p>This area is near the Sorell Rural Service Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs of future residents.</p> <p>Providing adequate public transport for it in the short to medium term might not be possible.</p> |
| | | <p>● Strategic alignment</p> | <p>This area was identified through the STRLUS comprehensive review process, and the Sorell Land Supply Strategy 2019 identified it as a potential urban residential expansion option.</p> <p>While there are more sustainable locations for urban residential growth at the Greater Hobart level, its inclusion contributes to efficiencies at the local level without unreasonably compromising regional strategic outcomes.</p> |

| Municipality | Area | Assessment and recommendations | |
|--------------|---|--|--|
| | | <p>Additional comments: This area is subject to a Site-specific Qualification that may have implications for future subdivision of the land within it.</p> <p>The inclusion of this area has the potential to contribute to an oversupply of residential land at the Greater Hobart level; however, it will help respond to shortages at the local level.</p> | |
| | | <p>Recommendation: That this area be included within the existing STRLUS UGB.</p> | |
| | Area 2 – Gatehouse Drive & Weston Hill Road, Sorell | <p>● Land constraints</p> | <p>This area has land constraints that can be considered and addressed through subsequent processes.</p> |
| | | <p>● Liveability</p> | <p>This area is near the Sorell Rural Service Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs of future residents.</p> <p>Providing adequate public transport for it in the short to medium term might not be possible.</p> |
| | | <p>● Strategic alignment</p> | <p>This area was identified through the STRLUS comprehensive review process.</p> <p>While there are more sustainable locations for urban residential growth at the Greater Hobart level, its inclusion contributes to efficiencies at the local level without unreasonably compromising regional strategic outcomes.</p> |
| | | <p>Additional comments: The inclusion of this area has the potential to contribute to an oversupply of residential land at the Greater Hobart level; however, it will help respond to shortages at the local level.</p> | |
| | | <p>Recommendation: That this area be included within the existing STRLUS UGB.</p> | |
| | Area 3 – Arthur Highway, Sorell | <p>● Land constraints</p> | <p>This area has land constraints that can be considered and addressed through subsequent processes.</p> <p>An Aboriginal Heritage Assessment should be undertaken before initiating any future LPS amendment.</p> |
| | | <p>● Liveability</p> | <p>This area is near the Sorell Rural Service Centre. At present, the scale of the proposed</p> |

| Municipality | Area | Assessment and recommendations | |
|--------------|------|--|---|
| | | | <p>urban residential growth in this area is incompatible with the role and function of this centre, likely resulting in the need for significant road infrastructure upgrades to cater for new traffic conditions.</p> <p>There are limited opportunities to mitigate the impacts of increased traffic volumes along the Tasman Highway.</p> <p>Until those issues are resolved, urban residential growth in this area at this scale will likely result in poor liveability outcomes.</p> |
| | | <p>● Strategic alignment</p> | <p>This area was identified through the STRLUS comprehensive review process.</p> <p>Nonetheless, urban residential growth in this area at this scale is not recommended until future structure planning provides strategic justification.</p> |
| | | <p>Additional comments: This area is subject to the Sorell Local Provision Schedule's Township Investigation Specific Area Plan, which recognises it as being strategically important in catering for the potential growth of the Sorell township.</p> <p>In its decision regarding the Sorell LPS, dated 25 October 2022, the Commission recommended inserting the above Specific Area Plan into the Sorell LPS for accepting the proposition that:</p> <p><i>"(...) due to the location and characteristics of the land between the bypass and Mt Garrett, the area is suited to cater for the identified potential future growth of the township subject to further and appropriate investigation, and that sound strategic planning should aim to conserve this potential."</i> (emphasis added).</p> <p>It is unclear if such an investigation has been undertaken to understand the impacts of growth on the broader Greater Hobart settlement strategy and strategically justify the inclusion of that land at this time.</p> | |
| | | <p>Recommendation: That this area not be included within the existing STRLUS UGB.</p> | |

Table 2. Area-specific assessment and recommendations

A summary of the assessment and recommendations for each specific area are presented in Table 3.

| Municipality | Area | Summary of assessment | | | Summary of recommendation |
|--------------|---------------------------------------|---|---|---|----------------------------|
| | | Land constraints | Liveability | Strategic alignment | Recommended for inclusion? |
| Brighton | Area 1 – Cartwright Street, Brighton |  |  |  | Yes |
| | Area 2 – Brighton Road, Brighton |  |  |  | Yes |
| | Area 3 – Plymouth Road, Gagebrook |  |  |  | No |
| | Area 4 – Baskerville Road, Old Beach |  |  |  | No |
| Clarence | Area 1 – Downhams Road, Risdon Vale |  |  |  | Yes |
| | Area 2 – Sugarloaf Road, Risdon Vale |  |  |  | Yes |
| | Area 3 – Pass Road (North), Rokeby |  |  |  | No |
| | Area 4 – Pass Road (South), Rokeby |  |  |  | No |
| | Area 5 – Acton Road & South Arm Road, |  |  |  | Yes |



















| Municipality | Area | Summary of assessment | | | Summary of recommendation |
|--------------------|---|---|---|---|----------------------------|
| | | Land constraints | Liveability | Strategic alignment | Recommended for inclusion? |
| | Acton Park & Lauderdale | | | | |
| | Area 6 – Mannata Street, Lauderdale |  |  |  | No |
| | Area 7 – Richardson's Road, Sandford |  |  |  | No |
| Kingborough | Area 1 – Channel Highway, Margate |  |  |  | Yes |
| Sorell | Area 1 – Tasman Highway, Sorell |  |  |  | Yes |
| | Area 2 – Gatehouse Drive & Weston Hill Road, Sorell |  |  |  | Yes |
| | Area 3 – Arthur Highway, Sorell |  |  |  | No |

Table 3. Summary of area-specific assessment and recommendations

Appendix 1 – Submissions

Released under RTI

Appendix 2 – Recommended amendments to Guideline No. 1

It is recommended that guideline No. 1 be amended as follows:

- a) After clause 3.5, insert a new clause 3.6 as follows:

| | |
|-----|--|
| 3.6 | <p>The application of one or more higher-order urban zones within Greater Hobart must be supported by a Precinct Structure Plan.</p> <p>The requirement for a Precinct Structure Plan may be waived where a proposal is made under section 40T of the Act and accompanied by a concurrent application for subdivision and/or development proposal fulfilling the function of a Precinct Structure Plan as relevant and within its context.</p> |
|-----|--|

- b) In the Glossary, before “LIST”, insert a new row and the term “higher-order urban zones” as follows:

| | |
|--------------------------|--|
| higher-order urban zones | General Residential, Low Density Residential, Inner Residential, General Business, Central Business, Commercial, Light Industrial and General Industrial |
|--------------------------|--|

- c) In the Glossary, after “LPS”, insert a new row and the term “Precinct Structure Plan” as follows:

| | |
|-------------------------|--|
| Precinct Structure Plan | <p>Precinct Structure Plans and associated documentation, including a demand analysis, supporting the zone application, must be endorsed by the planning authority and demonstrate:</p> <ul style="list-style-type: none"> • how the site connects to, and integrates with, or builds on, the surrounding settlement. • potential sources for land use conflict and any mitigation measures required to reduce conflict if necessary. • traffic and pedestrian connectivity and legibility through and to the site. • servicing capacity and need for any upgrades required to service the use and development potential provided for in the zone. • proximity to existing or future public transport corridors. • allocation of open space and consistency with any applicable adopted strategy. • proximity to hazards and any mitigation measures required to ensure future development furthers the zone purpose. • proximity to activity centres, civic and social infrastructure. • impact on natural assets. |
|-------------------------|--|

Appendix 3 – Unsolicited proposals

| Municipality | Area(s) to which it relates | Proposal | Title reference |
|--------------|-----------------------------|---|-----------------------------|
| Brighton | Area 3 | Include a larger portion of 19 PLYMOUTH RD GAGEBROOK TAS 7030 | 170922/6 |
| | | Include a portion of 198 BRIGGS RD GAGEBROOK TAS 7030 | 157477/1 |
| | Other (Brighton) | Include the entirety of 69 BRIGHTON RD BRIGHTON TAS 7030 | 179925/1 * |
| Clarence | Areas 5 and 6 | Include 25 ACTON RD ACTON PARK TAS 7170 | 184484/15 |
| | | Include 33 ACTON RD ACTON PARK TAS 7170 | 20418/14 |
| | | Include 43 ACTON RD ACTON PARK TAS 7170 | 20418/13 |
| | | Include 146 BALOOK ST LAUDERDALE TAS 7021 | 19913/38 |
| | | Include 148 BALOOK ST LAUDERDALE TAS 7021 | 23315/37 |
| | | Include 150 BALOOK ST LAUDERDALE TAS 7021 | 156974/2 |
| | | Include 2 BANGALEE ST LAUDERDALE TAS 7021 | 24184/27 |
| | | Include 6 BANGALEE ST LAUDERDALE TAS 7021 | 23315/26 |
| | | Include 8 BANGALEE ST LAUDERDALE TAS 7021 | - |
| | | Include 8A BANGALEE ST LAUDERDALE TAS 7021 | 32399/1 |
| | | Include the land with title reference 32399/2 | 32399/2 |
| | | Include the entirety of 25 MANNATA ST LAUDERDALE TAS 7021 | 180398/5 * |
| | | Include the entirety of 36 MANNATA ST LAUDERDALE TAS 7021 | 23315/39 * |
| | | Include the entirety of 41 MANNATA ST LAUDERDALE TAS 7021 | 171546/31 * |

| Municipality | Area(s) to which it relates | Proposal | Title reference |
|--------------|-----------------------------|--|----------------------------------|
| | | Include the entirety of 53 MANNATA ST LAUDERDALE TAS 7021 | <u>167480/7*</u> |
| | | Include the entirety of 56 MANNATA ST LAUDERDALE TAS 7021 | <u>178854/4*</u> |
| | | Include the entirety of 61 MANNATA ST LAUDERDALE TAS 7021 | <u>171959/6*</u> |
| | | Include the entirety of 66 MANNATA ST LAUDERDALE TAS 7021 | <u>188404/6*</u> |
| | | Include the entirety of 2 RINGWOOD RD LAUDERDALE TAS 7021 | <u>23315/19*</u> |
| | | Include the entirety of 4 RINGWOOD RD LAUDERDALE TAS 7021 | <u>23315/18*</u> |
| | | Include the entirety of 5 RINGWOOD RD LAUDERDALE TAS 7021 | <u>23315/34*</u> |
| | | Include 6 RINGWOOD RD LAUDERDALE TAS 7021 | <u>23315/17</u> |
| | | Include 7 RINGWOOD RD LAUDERDALE TAS 7021 | <u>23315/35</u> |
| | | Include 8 RINGWOOD RD LAUDERDALE TAS 7021 | <u>23315/16</u> |
| | | Include the entirety of the land with title reference 127788/0 | <u>127788/0*</u> |
| | | Include the land with title reference 161347/1 | <u>161347/1</u> |
| | | Include the entirety of 488 SOUTH ARM RD LAUDERDALE TAS 7021 | <u>161348/1*</u> |
| | | Include 490 SOUTH ARM RD LAUDERDALE TAS 7021 | <u>20418/3</u> |
| | | Include 506 SOUTH ARM RD LAUDERDALE TAS 7021 | <u>20418/2</u> |
| | | Include 512 SOUTH ARM RD LAUDERDALE TAS 7021 | <u>15614/28</u> |
| | | Include 514 SOUTH ARM RD LAUDERDALE TAS 7021 | <u>24184/29</u> |
| | | Include 526 SOUTH ARM RD LAUDERDALE TAS 7021 | <u>20418/1</u> |

| Municipality | Area(s) to which it relates | Proposal | Title reference |
|--------------------|-----------------------------|--|-----------------------------|
| | Other (Acton Park) | Include Lot 1 SHELOMITH DR ACTON PARK TAS 7170 | 247952/1 |
| | | Include the entirety of 73 SHELOMITH DR ACTON PARK TAS 7170 | 173148/1 * |
| | Other (Cambridge) | Include the land that generally has frontage to Cambridge Road and extends from the slip road of the Tasman Highway to the 'Cambridge Township'. | - |
| | | Include the entirety of 1047 ACTON RD CAMBRIDGE TAS 7170 | 107856/2 * |
| | | Include the land with title reference 140647/67 | 140647/67 |
| | | Include the land with title reference 140647/106 | 140647/106 |
| | | Include the entirety of the land with title reference 165297/2 | 165297/2 * |
| | | Include the entirety of the land with title reference 168876/1 | 168876/1 * |
| | | Include the entirety of 93 CRANSTON PDE CAMBRIDGE TAS 7170 | 156582/1 * |
| | | Include 115 RICHMOND RD CAMBRIDGE TAS 7170 | 125365/2 |
| | Other (Howrah) | Include a portion of 55 MINNO ST HOWRAH TAS 7018 | 178288/1 * |
| Glenorchy | Glenorchy | Include a portion of 31 MERTON ST GLENORCHY TAS 7010 | 146656/36 * |
| Kingborough | Area 1 | Include the land with title reference 111837/1 | 111837/1 |
| | | Include the land with title reference 166524/1 | 166524/1 |
| | Other (Blackmans Bay) | Include 71 TINDERBOX RD BLACKMANS BAY TAS 7052 | 157127/1 |
| | Other (Kingston) | Include 55 KINGSTON VIEW DR KINGSTON TAS 7050 | 146596/10 |
| | | Include 57 KINGSTON VIEW DR KINGSTON TAS 7050 | 146596/13 |
| | | Include 59 KINGSTON VIEW DR KINGSTON TAS 7050 | 146596/11 |

| Municipality | Area(s) to which it relates | Proposal | Title reference |
|---------------|-----------------------------|--|----------------------------|
| | | Include 61 KINGSTON VIEW DR KINGSTON TAS 7050 | 146596/12 |
| | | Include 63 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/7 |
| | | Include 65 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/6 |
| | | Include 67 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/5 |
| | | Include 81 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/4 |
| | | Include 83 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/3 |
| | | Include 85 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/2 |
| | | Include 87 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/1 |
| Sorell | Area 1 | Include the entirety of Lot 1 TASMAN HWY SORELL TAS 7172 | 186576/1 * |
| | Other (Sorell) | Include 82 MAIN RD SORELL TAS 7172 | 181092/3 |
| | Other (Southern Beaches) | Consider extending the UGB to residential areas of Dodges Ferry, Forcett, Lewisham, and Primrose Sands, and with it, the inclusion of land, such as: | - |
| | | Lot 1 OLD FORCETT RD DODGES FERRY TAS 7173 | 119465/1 |
| | | 15 LEWISHAM SCENIC DR LEWISHAM TAS 7173 | 119733/2 |

* The land is partly included within the existing STRLUS Urban Growth Boundary, whether this was intended or due to mapping errors.

Appendix 4 – Summary of Approximate Dwelling Yield

| Municipality | Existing STRLUS UGB | | | Proposed STRLUS UGB | | | | | | |
|--|-------------------------------|--|--|---|----------------------------------|---|---|----------------------------------|---|---|
| | Current Vacant Land Area (ha) | Current Maximum Dwelling Yield (units) | Current Practical Dwelling Yield (units) | Reference | Option 1 | | | Option 2 | | |
| | | | | | Additional Vacant Land Area (ha) | Additional Maximum Dwelling Yield (units) | Additional Practical Dwelling Yield (units) | Additional Vacant Land Area (ha) | Additional Maximum Dwelling Yield (units) | Additional Practical Dwelling Yield (units) |
| Brighton | 286.2 | 5088 | 3716 | Area 1 - Cartwright Street, Brighton | 26.7 | 474 | 386 | 26.7 | 474 | 386 |
| | | | | Area 2 - Brighton Road, Brighton | 35.9 | 638 | 487 | 35.9 | 638 | 487 |
| | | | | Area 3 - Plymouth Road, Gagebrook | 18.1 | 321 | 258 | 0 | 0 | 0 |
| | | | | Area 4 - Baskerville Road, Old Beach | 23.8 | 423 | 343 | 0 | 0 | 0 |
| | | | | Subtotal Brighton | 104.5 | 1856 | 1474 | 62.6 | 1112 | 873 |
| Total Brighton under each Option (Incl. Existing + Proposed STRLUS UGB Calculations) | | | | | 390.7 | 6944 | 5190 | 348.8 | 6200 | 4589 |
| Clarence | 653.6 | 11620 | 7224 | Area 1 - Downhams Road, Risdon Vale | 11.5 | 204 | 178 | 11.5 | 204 | 178 |
| | | | | Area 2 - Sugarloaf Road, Risdon Vale | 1.5 | 26 | 23 | 1.5 | 26 | 23 |
| | | | | Area 3 - Pass Road (North), Rokeby | 13.7 | 243 | 212 | 0 | 0 | 0 |
| | | | | Area 4- Pass Road (South), Rokeby | 176 | 3128 | 2718 | 0 | 0 | 0 |
| | | | | Area 5 - Acton Road & South Arm Road, Acton Park & Lauderdale | 4.1 | 35 | 0 | 4.1 | 35 | 0 |

| Municipality | Existing STRLUS UGB | | | Proposed STRLUS UGB | | | | | | |
|---|-------------------------------|--|--|-------------------------------------|----------------------------------|---|---|----------------------------------|---|---|
| | Current Vacant Land Area (ha) | Current Maximum Dwelling Yield (units) | Current Practical Dwelling Yield (units) | Reference | Option 1 | | | Option 2 | | |
| | | | | | Additional Vacant Land Area (ha) | Additional Maximum Dwelling Yield (units) | Additional Practical Dwelling Yield (units) | Additional Vacant Land Area (ha) | Additional Maximum Dwelling Yield (units) | Additional Practical Dwelling Yield (units) |
| | | | | Area 6 - Mannata Street, Lauderdale | 3.7 | 44 | 42 | 0 | 0 | 0 |
| | | | | Area 7 - Richardsons Road, Sandford | 72.9 | 147 | 147 | 0 | 0 | 0 |
| | | | | Subtotal (Clarence) | 281.3 | 3827 | 3320 | 15 | 265 | 201 |
| Total Clarence under each Option (Incl. Existing + Proposed STRLUS UGB Calculations) | | | | | 934.9 | 15447 | 10544 | 668.6 | 11885 | 7425 |
| Glenorchy | 304 | 5404 | 3929 | No areas for inclusion | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | Subtotal (Glenorchy) | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Glenorchy under each Option (Incl. Existing + Proposed STRLUS UGB Calculations) | | | | | 304 | 5404 | 3929 | 304 | 5404 | 3929 |
| Hobart | 84 | 1493 | 613 | No areas for inclusion | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | Subtotal (Hobart) | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Hobart under each Option (Incl. Existing + Proposed STRLUS UGB Calculations) | | | | | 84 | 1493 | 613 | 84 | 1493 | 613 |
| Kingborough | 82 | 1458 | 885 | Area 1- Channel Highway, Margate | 33.1 | 588 | 254 | 33.1 | 588 | 254 |
| | | | | Subtotal (Kingborough) | 33.1 | 588 | 254 | 33.1 | 588 | 254 |
| Total Kingborough under each Option (Incl. Existing + Proposed STRLUS UGB Calculations) | | | | | 115.1 | 2046 | 1139 | 115.1 | 2046 | 1139 |

| Municipality | Existing STRLUS UGB | | | Proposed STRLUS UGB | | | | | | |
|--|-------------------------------|--|--|---|----------------------------------|---|---|----------------------------------|---|---|
| | Current Vacant Land Area (ha) | Current Maximum Dwelling Yield (units) | Current Practical Dwelling Yield (units) | Reference | Option 1 | | | Option 2 | | |
| | | | | | Additional Vacant Land Area (ha) | Additional Maximum Dwelling Yield (units) | Additional Practical Dwelling Yield (units) | Additional Vacant Land Area (ha) | Additional Maximum Dwelling Yield (units) | Additional Practical Dwelling Yield (units) |
| Sorell | 62 | 1102 | 886 | Area 1 - Tasman Highway, Sorell | 10.9 | 193 | 30 | 10.9 | 193 | 30 |
| | | | | Area 2 - Gatehouse Drive & Weston Hill Road, Sorell | 20 | 355 | 150 | 20 | 355 | 150 |
| | | | | Area 3 - Arthur Highway, Sorell | 166 | 2951 | 1129 | 0 | 0 | 0 |
| | | | | Subtotal (Sorell) | 196.9 | 3499 | 1309 | 30.9 | 548 | 180 |
| Total Sorell under each Option (Incl. Existing + Proposed STRLUS UGB Calculations) | | | | | 258.9 | 4601 | 2195 | 92.9 | 1650 | 1066 |
| Total | 1471.8 | 26165 | 17253 | Subtotal all | 615.8 | 9770 | 6357 | 141.6 | 2513 | 1508 |
| Total all under each Option (Incl. Existing + Proposed STRLUS UGB Calculations) | | | | | 2087.6 | 35935 | 23610 | 1613.4 | 28678 | 18761 |

Note: The above table summarises the approximate maximum and practical dwelling yield that may result from the proposed update. It does not factor in increased dwelling yield that may result from higher density residential growth.

¹ The current vacant land area includes land zoned Future Urban and practical vacant land.

² The current maximum dwelling yield was calculated by discounting 20% of the current vacant 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 450m², 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.

³ The current practical dwelling yield was calculated in collaboration with the STRLUS Working Group. It differs from the maximum current dwelling yield in that, instead of relying on minimum subdivision lot size for General Residential-zoned land, it factors the existing residential density around a proposed area's surroundings.

⁴ The additional vacant land area has been taken from the consultation paper.

⁵ The additional maximum dwelling yield has been taken from the consultation paper.

⁶The additional practical dwelling yield was calculated in collaboration with the STRLUS Working Group. It differs from the additional maximum dwelling yield in that, instead of relying on minimum subdivision lot size for General Residential-zoned land, it factors the existing residential density around a proposed area's surroundings.

Released under RTI

Appendix 5 – Summary of Residential Land Demand and Supply in Greater Hobart

| Municipality | Demand | Supply | | | | | | | | |
|--------------|--|-------------------------------|--|---|----------------------------------|---|---|----------------------------------|---|---|
| | Estimated dwelling demand (units) ¹ | Existing STRLUS UGB | | | Proposed STRLUS UGB | | | | | |
| | | | | | Option 1 | | | Option 2 | | |
| | | Current Vacant Land Area (ha) | Current Practical Dwelling Yield (units) | Estimated Surplus (+) / Shortfall (-) (units) | Additional Vacant Land Area (ha) | Additional Practical Dwelling Yield (units) | Estimated Surplus (+) / Shortfall (-) (units) | Additional Vacant Land Area (ha) | Additional Practical Dwelling Yield (units) | Estimated Surplus (+) / Shortfall (-) (units) |
| Brighton | 1704 | 286.2 | 3716 | 2012 | 390.7 | 5190 | 3486 | 348.8 | 4589 | 2885 |
| Clarence | 4160 | 653.6 | 7224 | 3064 | 934.9 | 10544 | 6384 | 668.6 | 7425 | 3265 |
| Glenorchy | 3214 | 304 | 3929 | 715 | 304 | 3929 | 715 | 304 | 3929 | 715 |
| Hobart | 3280 | 84 | 613 | -2667 | 84 | 613 | -2667 | 84 | 613 | -2667 |
| Kingborough | 2296 | 82 | 885 | -1411 | 115.1 | 1139 | -1157 | 115.1 | 1139 | -1157 |
| Sorell | 1008 | 62 | 886 | -122 | 258.9 | 2195 | 1187 | 92.9 | 1066 | 58 |
| Total | 15662 | 1471.8 | 17253 | 1591 | 2087.6 | 23610 | 7948 | 1613.4 | 18761 | 3099 |

¹ Data sourced from: *REMPAN - Southern Regional Tasmania Residential Demand and Supply Study: Demand and Supply Report Final*; and *REMPAN - Southern Tasmania Residential Demand and Supply Study: LGA Summary Report Final*

² Refer to Appendix 4.


³ Refer to Appendix 4.

⁴ Calculated by extracting the current practical dwelling yield from the projected dwelling demand.

⁵ Refer to Appendix 4.

⁶ Refer to Appendix 4.

Dept. Ref MIG25/663
Critical Signing Date 16 May 2025

| | |
|---|---|
| <div> <div>APPROVED/NOT APPROVED</div> <div>out of scope</div> </div> | |
| SIGNED: |  |
| DATE: | 16/5/2025 |

MINUTE FOR THE MINISTER FOR HOUSING, PLANNING & CONSUMER AFFAIRS

SUBJECT: SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY URBAN GROWTH BOUNDARY (UGB) CHANGES 2025 – DECLARATION OF AN AMENDED STRLUS

Minister's notation:

Approve Option 1. Progress Gazettal in a Special Gazette on 19 May 2025 to meet 100 day time frames. Letter to Councils not approved with the SPO to draft a letter from that Office to all Councils/agencies etc. Publish all submissions on the website and prepare a draft media release in consultation with my office.

Recommendation:

That you:

1. **NOTE** the contents of this Minute and attachments, including the Consultation Report dated 12 May 2025 (attachment 1).

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Current Situation:

The Minister for Housing, Planning and Consumer Affairs (the Minister) has requested updates to the Urban Growth Boundary (UGB) on Map 10 of the STRLUS.

The intent is to ensure there is sufficient land for housing in Greater Hobart, bringing forward changes that would otherwise not occur until after the STRLUS comprehensive review is completed in 2026.

The proposed updates were identified through one or more of the following mechanisms:

- the STRLUS comprehensive review process
- strategic growth opportunities identified through consultation with councils
- sites put forward by landholders / developers.

Public consultation on the proposed updates was supported by the preparation of a [Consultation Paper](#) and took place over a six-week period commencing 3 February 2025 and concluding 14 March 2025.

Extensions were granted to allow respondents additional time to provide submissions, with the last submission received on 26 March 2025.

A total of ninety-five (95) submissions were received.

Consultation Report (Revised) - 12 May 2025:

Following advice from the Minister's Office, the State Planning Office has prepared a revised Consultation Report dated 12 May 2025. The report includes a summary of submissions received and a detailed analysis of each site.

A total of ninety-five (95) submissions were received.

For the purposes of the report, submissions were grouped into two categories.

- Comments of a general and/or strategic nature, such as the impact of additional land on overall supply, and comments relating to the process itself.
- Comments about a specific area or areas.

The consultation report includes a qualitative analysis of each area against relevant strategic land-use planning objectives and policies such as the objectives in Schedule 1 objectives of the *Land Use Planning and Approvals Act 1993* (LUPAA) and the State Policies and draft Tasmanian Planning Policies.

The report also includes a quantitative analysis of the impact of the proposed changes on residential supply within the UGB at a sub-regional and local level. This includes an estimated range of the potential oversupply or undersupply of land for residential development in each municipality based on residential demand projections over the life of the strategy.

The land supply and potential dwelling yield calculations for the current UGB and for the proposed additional areas, were based on data from independent consultant REMPLAN prepared as part of a series of state-wide residential land demand and supply studies. While the SPO has a high level of confidence in the accuracy of the data and calculations, the methodologies applied to calculate residential land demand and land supply are subject to a range of variables and assumptions.

Options Analysis:

Based on the SPO's analysis and feedback received through public consultation, including from state agencies and councils, three options are proposed for consideration, as described below.

A summary of the additional land supply and resulting dwelling yield under each option is provided in attachments 7 and 8 of this Minute.

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Recommended amendments to Guideline No. 1 issued under Section 8A of LUPAA

The recommended amendment to Guideline No.1 issued under Section 8A of LUPAA was put forward by the Tasmanian Planning Commission in its respective submission. This recommendation, which is supported by the SPO, would assist the Commission in assessing the suitability of applying higher-order urban zones in the Tasmanian Planning Scheme.

Timing and Implementation:

If approved, changes to the UGB would be brought into effect through the Minister's declaration of an amended STRLUS (comprising a revised Map 10), noting that a further amendment to the STRLUS will be required within the next twelve months following completion of the comprehensive review.

If approved, changes to Guideline No. 1 will be made by the Tasmanian Planning Commission.

Communications Strategy:

If approved, a copy of the *STRLUS Urban Growth Boundary Consultation Report – 12 May 2025* will be published on the SPO website here: www.stateplanning.tas.gov.au, along with a Frequently Asked Questions (FAQ).

It is recommended that the Minister also write to the stakeholders with whom he consulted through the consultation process, advising of his decision.

| Who needs to know | Method of delivery | Tasked to | Timeframe |
|--|---|-------------------------|-----------------------------------|
| Tasmanian Planning Commission, planning authorities in the Southern Tasmania Region, and relevant State Agencies and Authorities | Letter from Minister | SPO / Minister's Office | Immediately following declaration |
| Developers / Landholders with land identified as part of the initial (proposed) UGB changes* | Letter from Minister | SPO / Minister's Office | Immediately following declaration |
| General Public | State Planning Office Website - with link to Consultation Paper | SPO | Immediately following declaration |
| | FAQ | SPO | |

Background:

Refer to MIG25/137 for additional information about stage 1 of this process and to MIG25/561 for additional information about stage 2 of this process.

Establishment and Function of the Urban Growth Boundary (UGB)

The UGB is shown in Map 10 of the STRLUS and comprises the metropolitan areas within Hobart, Glenorchy, Clarence and Kingborough and the two of the adjacent councils of Brighton and Sorell. The UGB describes the preferred extent of urban development for Greater Hobart, taking 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.

Map 10 also describes “densification areas” where infrastructure and services can support a comparatively higher density of residential development.

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 provision of land for urban development should be economically and environmentally sustainable, and should encourage the creation of well serviced, connected and liveable communities.

The UGB provides certainty for the residential development industry, infrastructure and service providers, and communities, by describing where urban growth should occur.

Mechanisms for Amending the Regional Land Use Strategies

The regional land use strategies are given statutory effect through 5A of the Land Use Planning and Approvals Act 1993 (LUPAA) and may be amended by the Minister for Planning as part of a regular review of the strategy, or from time to time under exceptional circumstances.

Amendments to regional strategies may also be requested by planning authorities, and due to the strategic nature of RLUSs it is the responsibility of the relevant planning authority to justify a proposed amendment to a RLUS, to the Minister’s satisfaction.

When considering an amendment to a regional strategy, the Minister must ensure that the proposal:

- furthers the objectives of Schedule 1 of LUPAA
- is consistent with State Policies
- is consistent with the Tasmanian Planning Policies once they are made.

In the case of an amendment to the UGB within the STRLUS, it must be demonstrated that additional residential land supply is required beyond that already identified within the strategy. It must also be demonstrated that the proposed changes to the UGB are in locations that are supported by infrastructure and services, in accordance with the strategy.

Previous Amendments to the STRLUS

An amendment to STRLUS was declared in 2021 and involved the introduction of the Regional Policy known as SRD 2.12. The intention of SRD 2.12 was to provide the Tasmanian Planning Commission with greater flexibility when considering the planning merit of proposed small and logical extensions to the UGB to be considered for re-zoning, without first requiring modification to the UGB itself.

A subsequent amendment was declared in May 2023 involving modification to the wording of SRD 2.12, and the inclusion of approximately 136ha of additional land within the UGB (refer Minute DPC/23/451152 - copy attached). The additional land included part of the proposed "Skylands" development in Droughty Point/Tranmere, effectively removing the constraint to rezoning of the land being considered by council, and unlocking the development potential for up to 2,500 new homes. The amendment also included land opposite the Risdon Prison complex identified for expansion of an adjacent retirement living complex, creating opportunity for retirement living and/or affordable housing.

Since its introduction in 2021 (and subsequent modification in 2023), the SPO is aware of only one occasion whereby SRD 2.12 has been applied, namely, land at Crescent Drive/Gemalla Road, Margate (also known as the **out of scope**). At its meeting on 20 January 2025, Kingborough Council unanimously approved an application to rezone the land to General Residential, which has since been referred to the Tasmanian Planning Commission. The subject land forms part of the proposed changes to UGB being put forward under this Minute (refer Kingborough Area 1).

According to Clarence Council, a portion of 52 Richardsons Road, Sandford has been informally considered for rezoning under this provision; however, the developer has not as yet progressed with a formal application.

STRLUS Comprehensive Review

The first draft of the revised STRLUS has now been prepared and reviewed by council and state agency groups, with the SPO finalising state agency comments. Included in the draft are proposed growth/settlement boundaries for each municipality and a revised UGB for greater Hobart.

Under the revised STRLUS as drafted, the revised UGB (to be known as the Metropolitan Urban Boundary) would no longer include Lauderdale, Margate or Snug, with growth in those locations managed through specific growth settlement strategies for each location.

The intention is to distinguish metropolitan from non-metropolitan areas of Hobart to ensure the growth management strategies for each can be tailored more appropriately.

The draft STRLUS is expected to be released for public exhibition in late 2025 or early 2026.

out of scope

Denise McIntyre

Deputy Secretary, Strategy, Housing, Infrastructure and Planning

14 May 2025

| | | | |
|--------------|--|-------------|--|
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Attachments:

- 1 STRLUS UGB Changes 2025 - Stage 3 - Consultation report - Updated post MO review
- 2 STRLUS UGB Changes 2025 - Stage 3 - Instrument of declaration
- 3 STRLUS UGB Changes 2025 - Stage 3 - Gazette notice
- 4 NOT FOR PUBLICATION - STRLUS UGB Changes 2025 - Stage 3
Recommended amendments to Guideline No. 1

- 5 STRLUS UGB Changes 2025 - Stage 3 - Letter to the Commission
- 5A STRLUS UGB Changes 2025 - Stage 3 - Letter to the Commission - Attachment - Amendments to Guideline No. 1
- 6 STRLUS UGB Changes 2025 - Stage 3 - Letters to relevant councils, State Service Agencies and State Authorities
- 6A STRLUS UGB amendment 2025 - Stage 3 - Stakeholder list
- 7 NOT FOR PUBLICATION - STRLUS UGB Changes 2025 - Stage 3 - Summary of approximate dwelling yield under each option
- 8 NOT FOR PUBLICATION - STRLUS UGB Changes 2025 - Stage 3 - Summary of residential land demand and supply in Greater Hobart under each option

Released under RTI



STRLUS Urban Growth Boundary Update

Consultation Report

12 May 2025

Released under RTI

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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 (the Minister) has requested an update to the Urban Growth Boundary (UGB) within the Southern Tasmanian Regional Land Use Strategy (STRLUS). His request involves considering including 15 additional areas in the UGB.

This report provides:

- Background information on the UGB, including its purpose, recent changes to it, and the requested 2025 update.
- A summary of the consultation process for the requested 2025 update.
- A summary of the submissions received during that consultation process, including comments of a general nature and about a specific area or areas.
- A discussion about general issues and the effect of the requested 2025 update on residential land demand and supply at a Greater Hobart and local level.
- Observations in relation to the requested 2025 update.

Including additional areas in the UGB signals them as preferred areas for urban growth in Greater Hobart; however, rezoning land for urban purposes within those areas will be subject to meeting the LPS criteria under Section 34 and other requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA), and the requirements of Guideline No. 1 issued under Section 8A of LUPAA (Guideline No. 1).

2.0 Background

2.1 Purpose of the UGB

The UGB and Settlement and Residential Development Regional Policies in SRD 1 and 2 of the STRLUS are strategic land-use planning tools for managing settlement and residential growth in Greater Hobart.

The UGB is shown in Map 10 of the STRLUS and comprises land within the municipal areas of Brighton, Clarence, Glenorchy, Hobart, Kingborough, and Sorell. It shows the preferred extent of urban growth in Greater Hobart, as well as identified densification areas and greenfield development precincts. The densification areas show where infrastructure and services can support a comparatively higher density of urban development. The greenfield development precincts show vacant land in the urban periphery suitable for urban development. These precincts are also listed in Policy SRD 2.3 of the STRLUS, and growth within them should be managed through 'Precinct Structure Plans'¹.

The UGB facilitates more efficient, orderly, and sustainable growth by helping to contain urban development to areas already zoned for urban purposes or strategically identified as suitable for future urban growth from an economic, environmental, and liveability perspective. The UGB and associated densification areas allow for:

- Forward planning of infrastructure and services (including road, water, sewer, electricity, telecommunications) and the coordination of their delivery with growth to provide for more efficient and certain land release processes;
- Directing growth to locations where infrastructure capacity can be absorbed to minimise the incurrence of these costs to the community, developers and homeowners;
- Our business and commercial hubs, such as retail and entertainment centres, to remain viable by maintaining or improving accessibility to them;
- Public transport initiatives reliant on residential density thresholds, such as the Northern Suburbs Transit Corridor and rapid transport corridors, to achieve viability;
- Improved access to services, such as health, education, and public transport, minimising travel times and costs to the community to support more equitable outcomes;

¹ The STRLUS defines 'Precinct Structure Plan' as follows: *A Precinct Structure Plan provides detail on the spatial arrangement of the future use and development in the defined Greenfield Development Precincts (see SRD 2.3). In addition to illustrating details such as road configuration, infrastructure provision and the location of retail and community facilities such as shops, schools and public open space, a [Precinct] Structure Plan should also show details such as desired housing density, land use classification and buffer zones.*

- The protection of natural and environmental values, landscape and heritage values and productive resources critical to the health of our environment, culture and economy; and
- The management of risks arising from natural hazards.

By identifying where urban growth should occur, the UGB also provides greater certainty for State and local government, infrastructure and service providers, developers, industry, landholders, and the community.

2.2 Recent changes to the UGB

Periodic reviews of the STRLUS are important to ensure that it remains relevant and fit for purpose. This includes ensuring that the supply of land for urban development—including residential development—responds to projected demand.

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

- Changes to the UGB to rectify anomalies and errors and to expand it to include additional areas; and
- Amendments to Policy SRD 2.12 to allow for land outside but adjoining the UGB to be considered for urban development if it meets the requirements in that policy.

2.3 Requested 2025 update

The requested 2025 update involves considering 15 additional areas for inclusion in the UGB as outlined in the associated [Consultation Paper](#) dated February 2025. These areas were identified through one or more of the following mechanisms:

- The STRLUS comprehensive review process currently underway;
- Strategic growth opportunities identified in consultation with council officers; and/or
- Sites put forward by developers/landholders.

This update intends to ensure there is sufficient land for housing in Greater Hobart, bringing forward changes that would otherwise not occur until after the STRLUS comprehensive review is completed in 2026.

3.0 Consultation

Under Section 5A of LUPAA, before declaring an amended Regional Land Use Strategy, the Minister must consult with the Tasmanian Planning Commission (the Commission), all councils in the respective Region, and any State Service Agencies and State Authorities that he or she thinks fit.

Consultation was undertaken over a six-week period, starting on 3 February 2025 and closing on 14 March 2025.

In accordance with Section 5A of LUPAA, the Minister sought advice on the requested 2025 update from:

- The Commission;
- All councils in the Southern Tasmania Region;
- The Local Government Association of Tasmania (LGAT);
- Aboriginal Heritage Council; Aboriginal Heritage Tasmania; 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; Department of Premier and Cabinet; Department of State Growth; Department of Treasury and Finance; Environment Protection Authority; Environment Protection Authority Board; Heritage Council; Heritage Tasmania; Homes Tasmania; Macquarie Point Development Corporation; National Parks and Wildlife Advisory Council; Office of the Coordinator-General; Premier's Health and Wellbeing Advisory Council; Tasmania Fire Service; Tasmania State Emergency Service; Tourism Tasmania and Wellington Park Management Trust; and
- Hydro Tasmania; Tasmanian Gas Pipeline; Tasmanian Irrigation Board; Tasmanian Irrigation Pty Ltd; Tas Gas; TasNetworks, TasPorts; TasRail; TasWater, and Zinfra.

Given the nature and scale of the requested 2025 update, the Minister decided to also consult with the general public, having given notice in the Mercury Newspaper and the State Planning Office's 'Have Your Say' webpage.

Several extensions were granted to allow respondents additional time to provide submissions, with the last submission received on 26 March 2025.

4.0 Submissions

A total of 95 submissions were received (see Appendix 1).

A summary of comments is provided in the following sections and grouped according to whether they are comments of a general nature (section 4.1) or about a specific area or areas (section 4.2).

Section 4.3 lists unsolicited proposals requesting the expansion of areas under consultation or the inclusion of additional areas, sites, or land.

4.1 General comments

4.1.1 The importance of ensuring more efficient, orderly and sustainable urban growth

While some submissions advocated for the inclusion of additional areas in the UGB and provided supporting information; others flagged the importance of ensuring more efficient, orderly, and sustainable urban growth in Greater Hobart. The latter questioned the need for including additional areas in the UGB, noted that strategic plans like the Greater Hobart Plan have established that there is sufficient land in the UGB to satisfy the future demand for housing through 2050, and called for a greater focus on higher-density dwellings in appropriate locations.

The efficient, orderly, and sustainable provision of infrastructure to support additional housing was also frequently quoted as a key consideration, reinforcing the importance of increased alignment between infrastructure and land-use strategic planning.

4.1.2 Recommended amendments to Guideline No. 1

The Commission recommended that Guideline No.1 related to the application of planning zones and codes, be amended to assist with the assessment and suitability of applying higher-order urban zones.

This recommendation was made: *“to ensure sound planning outcomes and decision making, consistent with the Resource Management and Planning System and specifically the Schedule 1 Objectives of [LUPAA]”*.

In its submission, the Commission also noted that: *“it is critically important that appropriate decision criteria [are] available to the Commission to inform the assessment of future zone application.”*

The recommended amendment to Guideline No. 1 is in Appendix 2.

4.2 Area-specific comments

For the purposes of this report, the area-specific comments arising from the submissions have been arranged as follows:



- Comments that identify challenges, constraints or issues, whether a recommendation is made or not; and/or
- are opposed to the area being included in the UGB.



- Comments that identify opportunities, enablers or positive features, whether a recommendation is made or not; and/or
- are in favour of the area being included in the UGB.

The comments have then been grouped in the following categories:

Cultural heritage Where the comments relate to Aboriginal or historic cultural heritage values.

Environmental values Where the comments relate to natural values that support life or the economy.

Environmental hazards Where the comments relate to natural or human-made conditions or events that have the potential to expose people, property, infrastructure or the environment to risks associated with hazards.

Infrastructure & services Where the comments relate to physical and social infrastructure and services.

Other Where the comments relate to other relevant issues.

Note that where submissions have requested confidentiality, these have been moderated accordingly.

4.2.1 Brighton

4.2.1.1 Area 1

About this area

| | |
|---|--|
| Municipal area | Brighton |
| Reference | Cartwright Street, Brighton |
| Current zoning | 11.0 Rural Living (Zone A) |
| Current use | Residential & Utilities |
| Approximate total land area | 26.7 ha |
| Approximate maximum dwelling yield | 474 |
| Comments | Identified through the STRLUS comprehensive review process |



What did submissions say?



| | |
|--------------------------------------|---|
| Environmental values | <ul style="list-style-type: none">• It adjoins land with recorded threatened flora.• Further development might disturb listed species. |
| Environmental hazards | <ul style="list-style-type: none">• It is subject to low (H1 and H2) flood hazard. |
| Infrastructure & services | <ul style="list-style-type: none">• It is located beyond a reasonable walking distance of bus stops and/or would be difficult to service with public transport, which is challenging due to the lack of recurrent funding to expand those services.• Its inclusion may result in infrastructure and service cost inefficiencies. |
| Other | <ul style="list-style-type: none">• Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. |

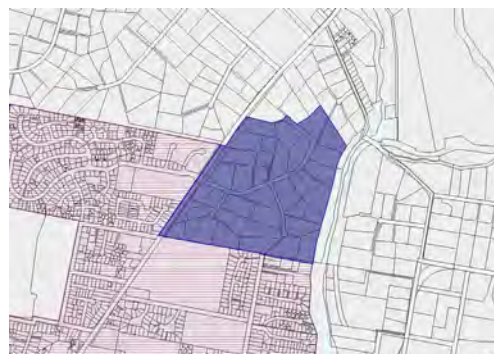


| | |
|------------------------------|---|
| Environmental values | <ul style="list-style-type: none">• It involves heavily modified land. |
| Environmental hazards | <ul style="list-style-type: none">• Flood hazards may be managed at the subdivision stage. |
| Other | <ul style="list-style-type: none">• Its inclusion is consistent with the work conducted to date as part of the STRLUS comprehensive review. |

4.2.1.2 Area 2

About this area

| | |
|---|--|
| Municipal area | Brighton |
| Reference | Brighton Road, Brighton |
| Current zoning | 8.0 General Residential 11.0 Rural Living (Zone A) 29.0 Open Space |
| Current use | Residential & Utilities |
| Approximate total land area | 35.9 ha |
| Approximate maximum dwelling yield | 638 |
| Comments | Identified through the STRLUS comprehensive review process |



What did submissions say?



| | |
|--------------------------------------|---|
| Cultural heritage | <ul style="list-style-type: none">It may contain Aboriginal heritage, so undertaking an Aboriginal Heritage Assessment is recommended. |
| Environmental values | <ul style="list-style-type: none">Threatened flora has been recorded within it and in adjacent land.Further development might disturb listed species.It is within 200m of land with recorded threatened fauna.Environmental impact mitigation may be required. |
| Environmental hazards | <ul style="list-style-type: none">It is subject to low (H1 and H2) flood hazard. |
| Infrastructure & services | <ul style="list-style-type: none">It is located beyond a reasonable walking distance of bus stops and/or would be difficult to service with public transport, which is challenging due to the lack of recurrent funding to expand those services.Its inclusion may result in infrastructure and service cost inefficiencies. |
| Other | <ul style="list-style-type: none">Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. |



Environmental values

- It involves heavily modified land.

Environmental hazards

- Flood hazards may be managed at the subdivision stage.

Other

- Its inclusion is consistent with the work conducted to date as part of the STRLUS comprehensive review.

Released under RTI

4.2.1.3 Area 3

About this area

| | |
|---|--|
| Municipal area | Brighton |
| Reference | Plymouth Road, Gagebrook |
| Current zoning | 20.0 Rural |
| Current use | Utilities & Vacant Land |
| Approximate total land area | 18.1 ha |
| Approximate maximum dwelling yield | 321 |
| Comments | Identified through the STRLUS comprehensive review process |



What did submissions say?



| | |
|--------------------------------------|--|
| Environmental values | <ul style="list-style-type: none">It includes part of Cove Creek and its riparian areas, which should be retained as open space and restored to connect neighbouring patches of threatened native vegetation communities. |
| Environmental hazards | <ul style="list-style-type: none">It is subject to H1 to H5 flood hazards, with the highest level of hazard around Cove Creek, limiting its development potential.Depending on how it is developed, this may increase existing flood risk in adjacent land and, more specifically, compromise flood-free access and egress from Deak Street, Tottenham Road and Laurence Place in certain flood events.Before deciding whether to include this area or not, a comprehensive flood analysis should be undertaken.It may contain acid sulfate soils, particularly around Cove Creek and its riparian areas. |
| Infrastructure & services | <ul style="list-style-type: none">The existing reticulated sewerage system may need to be augmented to service this area.Its inclusion may result in infrastructure and service cost inefficiencies. |
| Other | <ul style="list-style-type: none">It is heavily constrained by electricity transmission easements and waterways, which will result in a lower dwelling yield than approximated.Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. |

**Infrastructure
& services**

- It has access to reticulated water and council's stormwater network.
- It can be accessed via existing road infrastructure, including Plymouth Road, Briggs Road and the East Derwent Highway.
- It is next to existing bus stops.
- It is within walking distance to Gagebrook Primary School.

Other

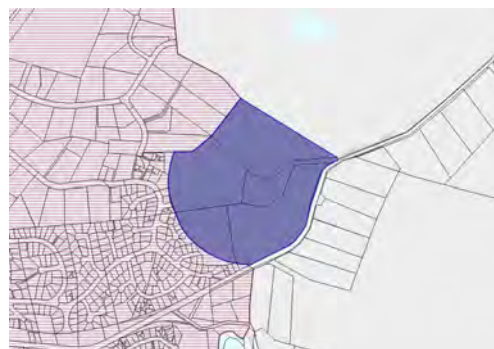
- It provides for a logical extension of the existing UGB.
- It is within a 5-minute drive of the Bridgewater Major Activity Centre and a 7-minute drive of the Brighton Industrial Hub.
- It is within walking distance of Cris Fitzpatrick Park.
- Constrained land can be incorporated into the design to provide for additional open space.
- Its inclusion is consistent with the work conducted to date as part of the STRLUS comprehensive review.

Released under RTI

4.2.1.4 Area 4

About this area

| | |
|---|--|
| Municipal area | Brighton |
| Reference | Baskerville Road, Old Beach |
| Current zoning | 8.0 General Residential 20.0 Rural |
| Current use | Extractive Industry, Residential, Resource Development & Vacant Land |
| Approximate total land area | 23.8 ha |
| Approximate maximum dwelling yield | 423 |
| Comments | Identified through the STRLUS comprehensive review process |



What did submissions say?



| | |
|--------------------------------------|---|
| Environmental values | <ul style="list-style-type: none">• A large portion of it is mapped as containing threatened ecological communities, which should be retained as open space.• It contains native vegetation communities that may provide habitat for threatened fauna.• Threatened fauna has been recorded on the road beside the area.• Environmental impact mitigation may be required. |
| Environmental hazards | <ul style="list-style-type: none">• A portion of it was previously used for Extractive Industry (i.e., quarry). |
| Infrastructure & services | <ul style="list-style-type: none">• If this area were developed as anticipated, the East Derwent Highway may not be capable of absorbing any associated additional traffic.• Development of this area will likely require upgrades to the East Derwent Highway, which is challenging due to existing competing priorities.• It is located beyond a reasonable walking distance of bus stops and/or would be difficult to service with public transport, which is challenging due to the lack of recurrent funding to expand those services.• Its inclusion may result in infrastructure and service cost inefficiencies. |
| Other | <ul style="list-style-type: none">• Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. |

**Environmental hazards**

- There are no flood hazards that constrain it from being included.
- The Extractive Industry use has ceased, and the land where it occurred has now been rehabilitated.

Infrastructure & services

- All lots within it are either currently serviced with reticulated water, sewerage and stormwater or can be serviced.

Other

- Its inclusion is consistent with the work conducted to date as part of the STRLUS comprehensive review.

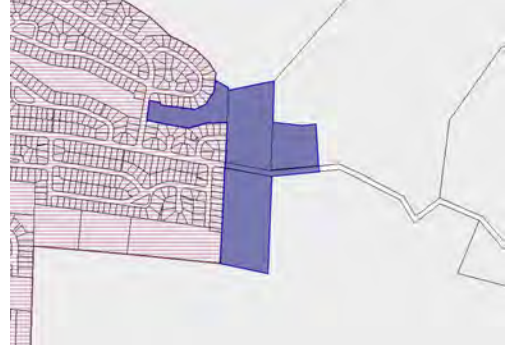
Released under RTI

4.2.2 Clarence

4.2.2.1 Area 1

About this area

| | |
|---|--|
| Municipal area | Clarence |
| Reference | Downhams Road, Risdon Vale |
| Current zoning | 20.0 Rural 22.0 Landscape Conservation 29.0 Open Space |
| Current use | Passive Recreation & Residential |
| Approximate total land area | 11.5 ha |
| Approximate maximum dwelling yield | 204 |
| Comments | Identified through dialogue with council officers |



What did submissions say?



| | |
|------------------------------|--|
| Environmental values | <ul style="list-style-type: none">• Portions of it are mapped as containing a threatened native vegetation community, particularly around Risdon Vale Creek and its riparian areas. It is also adjacent to land mapped as containing another threatened native vegetation community.• It is within 1 km of land that can support threatened flora.• It is within 1 km of land with recorded threatened fauna.• Environmental impact mitigation may be required. |
| Environmental hazards | <ul style="list-style-type: none">• Its northern part is subject to H1 to H5 flood hazards, with the highest level of hazard around Risdon Vale Creek, limiting its development potential.• The council-owned parcel of land should not be included because the highest flood risk is concentrated there.• Before deciding whether to include this area or not, a comprehensive flood analysis should be undertaken. |
| Other | <ul style="list-style-type: none">• There is a substantial area of developable land already within the existing UGB at Risdon Vale. |



**Infrastructure
& services**

- Most of it has access to reticulated water and sewerage.
- It can be accessed via existing road infrastructure, including Matipo Street and Palm Road.

Other

- It is considered to provide for a logical extension of the existing UGB and will allow for the capping and completion of this section of the urban form of Risdon Vale.
- The area has been nominated by Council officers for inclusion within the UGB.

Released under RTI

4.2.2.2 Area 2

About this area

| | |
|---|---|
| Municipal area | Clarence |
| Reference | Sugarloaf Road, Risdon Vale |
| Current zoning | 20.0 Rural |
| Current use | Residential & Business |
| Approximate total land area | 1.5 ha |
| Approximate maximum dwelling yield | 26 |
| Comments | Identified through dialogue with council officers |



What did submissions say?



| | |
|--------------------------------------|--|
| Environmental Values | <ul style="list-style-type: none">It contains a vegetation community that forms part of a biodiversity corridor that extends through this area and adjacent properties and can support threatened flora. |
| Infrastructure & services | <ul style="list-style-type: none">It is not currently mapped as having access to reticulated water and sewerage.It is located beyond a reasonable walking distance of bus stops and/or would be difficult to service with public transport. |
| Other | <ul style="list-style-type: none">There is a substantial area of developable land already within the existing UGB at Risdon Vale. |



| | |
|------------------------------|--|
| Environmental Hazards | <ul style="list-style-type: none">There are no flood hazards that constrain it from being included. |
| Other | <ul style="list-style-type: none">It is considered to provide for a small and logical extension of the existing UGB.The area has been nominated by Council officers for inclusion within the UGB. |

4.2.2.3 Area 3

About this area

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



What did submissions say?



| | |
|--------------------------------------|---|
| Environmental values | <ul style="list-style-type: none">It contains environmental values, such as the Kangaroo Bay Rivulet, which can support threatened flora. It is recommended that those values be retained as open space and that the Kangaroo Bay Rivulet be rehabilitated. |
| Environmental hazards | <ul style="list-style-type: none">It is subject to low (H1 and H2) flood hazard. |
| Infrastructure & services | <ul style="list-style-type: none">Further development will increase traffic volumes on the Tasman and South Arm Highways, which is challenging due to the limited opportunities to mitigate adverse impacts, at least in the short term.The area of land for a potential future new interchange connecting Pass Road with the Tasman Highway should be protected from development.It has limited public and active transport.It has limited access to key social infrastructure. |
| Other | <ul style="list-style-type: none">It has limited access to employment. |

**Environmental hazards**

- Flood hazards may be managed at the subdivision stage.

Infrastructure & services

- It has access to reticulated water and can be serviced with reticulated sewerage.

Other

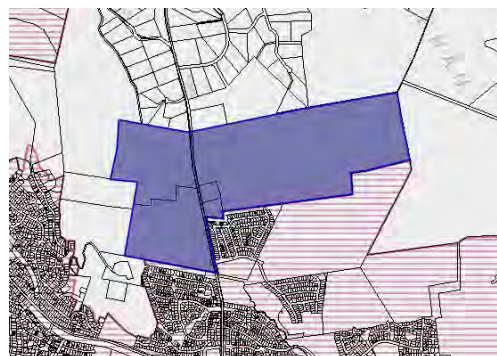
- It is considered to provide for a logical extension of the existing UGB since it was designated as 'Reserved Residential' land under a former planning scheme and is adjacent to the existing urban form.
- The area has been nominated by Council officers for inclusion within the UGB.

Released under RTI

4.2.2.4 Area 4

About this area

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



What did submissions say?



| | |
|-----------------------------|---|
| Cultural heritage | <ul style="list-style-type: none">• It may contain Aboriginal heritage, so undertaking an Aboriginal Heritage Assessment is recommended.• It involves a place listed within the Tasmanian Heritage Register, so it would be essential to protect this place's historic cultural heritage significance through suitable zoning or, alternatively, to undertake a Heritage Impact Assessment to provide greater certainty to stakeholders. |
| Environmental values | <ul style="list-style-type: none">• Portions of it are mapped as containing a threatened native vegetation community, which should be retained as open space to create amenity and connectivity between native vegetation communities.• It includes part of Clarence Plains Rivulet, Stokell Creek and their tributaries, which should also be retained as open space.• It is within 1 km of land that can support threatened flora.• It is within 1 km of land with recorded threatened fauna.• Environmental impact mitigation may be required. |

| | |
|--------------------------------------|---|
| Environmental hazards | <ul style="list-style-type: none"> It is subject to H1 to H5 flood hazards, including from Clarence Plains Rivulet and Stokell Creek. Before deciding whether to include this area or not, a comprehensive flood analysis should be undertaken. |
| Infrastructure & services | <ul style="list-style-type: none"> It is not currently mapped as having access to reticulated sewerage. The anticipated development will have significant transport and infrastructure impacts, with modelling showing that it will contribute to higher traffic volumes, increased travel times, and increased vehicle hours travelled across key road infrastructure. It is located beyond a reasonable walking distance of bus stops and/or would be difficult to service with public transport, which is challenging due to the lack of recurrent funding to expand those services. In turn, such limitations are likely to exacerbate car dependency. |
| Other | <ul style="list-style-type: none"> Its inclusion exceeds current land supply requirements. |



| | |
|--------------------------------------|--|
| Cultural heritage | <ul style="list-style-type: none"> Aboriginal heritage values have been surveyed and can be appropriately managed. |
| Environmental values | <ul style="list-style-type: none"> Environmental values have been surveyed and can be appropriately managed. |
| Infrastructure & services | <ul style="list-style-type: none"> It has access to reticulated water and could be serviced with reticulated sewerage from the south. It will link to the Stokell Creek walking trail and active transport infrastructure. It has 'excellent access' to social infrastructure. |
| Other | <ul style="list-style-type: none"> It is considered to provide for a logical extension of the existing UGB since it was designated as 'Reserved Residential' land under a former planning scheme and is adjacent to the existing urban form. It is located close to the existing centres of Glebe Hill Village, Mornington, Rokeby, Rosny Park, Cambridge and the Hobart CBD. It will provide an affordable alternative to Droughty Point and diversify the ownership of greenfield development land on the Eastern Shore and with detailed Precinct Planning could support increased densities and a range of housing options to meet the needs of the ageing demographic. It is relatively unconstrained. It does not involve significant agricultural land. The area has been nominated by Council officers for inclusion within the UGB. |

4.2.2.5 Area 5

About this area

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



What did submissions say?



| | |
|--------------------------------------|--|
| Cultural heritage | <ul style="list-style-type: none">It may contain additional Aboriginal heritage, so undertaking an Aboriginal Heritage Assessment is recommended. |
| Environmental hazards | <ul style="list-style-type: none">It may contain acid sulfate soils. |
| Infrastructure & services | <ul style="list-style-type: none">Existing infrastructure and services will not be able to cope with the needs of additional households. |
| Other | <ul style="list-style-type: none">Although the relevant Council recommended zoning changes to the affected parcels of land through the transition to the Tasmanian Planning Scheme-Clarence, the Tasmanian Planning Commission did not support this recommendation since those parcels were not included in the Lauderdale Structure Plan. |

**Environmental values**

- It contains little to no environmental values, making growth in this area more environmentally sustainable.

Environmental hazards

- There are no flood hazards that constrain it from being included.
- If acid sulfate soils are observed, they can be managed in accordance with the Tasmanian Acid Sulfate Soil Management Guidelines.

Infrastructure & services

- Its inclusion may help improve infrastructure and services in the Lauderdale area.
- It has access to reticulated water and could be serviced with reticulated sewerage.

Other

- Its inclusion will help the Lauderdale area to respond to growth pressures, foster economic development and promote social cohesion.
- The area has been nominated by Council officers for inclusion within the UGB.

Released under RMA

4.2.2.6 Area 6

About this area

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



What did submissions say?



| | |
|--------------------------------------|---|
| Environmental hazards | <ul style="list-style-type: none">• It falls within the 2100 predicted sea level rise area, so much of it will be lost to coastal inundation by 2100.• 34 and 46 Mannata St are subject to medium coastal inundation hazard, which may make them unsuitable for inclusion.• 34 Mannata St is subject to H1 to H4 flood hazards.• Due to the combined coastal inundation and flood hazards, the inclusion of 34 Mannata St is not supported.• Parts of 46 Mannata St may be suitable for inclusion if it can be demonstrated that further development will not increase the risk of inundation and flooding to neighbouring land and that flood-free access/egress can be achieved.• Before deciding whether to include this area or not, a comprehensive flood analysis should be undertaken.• It may contain acid sulfate soils. |
| Infrastructure & services | <ul style="list-style-type: none">• Existing infrastructure and services will not be able to cope with the needs of additional households. |

- The relevant Council has investigated stormwater solutions to manage overland inundation and flow from this area and found them cost-prohibitive.
- It has not been considered or catered for in future road corridor planning.

Other

- It was considered for change through the Lauderdale Structure Plan but not supported due to significant land constraints, such as its low-lying location and the presence of medium to high coastal inundation hazard bands.
- Council officers do not support its inclusion other than to align the UGB with the General Residential Zone, particularly considering less constrained land is available for urban development.



Environmental values

- It contains little to no environmental values, making growth in this area more environmentally sustainable.

Environmental hazards

- It has been progressively filled to raise its elevation above flood level, with the flood-prone areas overlay having been partly removed in mid-2022.
- If acid sulfate soils are observed, they can be managed in accordance with the Tasmanian Acid Sulfate Soil Management Guidelines.

Infrastructure & services

- Its inclusion may help improve infrastructure and services in the Lauderdale area.
- It has access to reticulated water and could be serviced with reticulated sewerage.
- A large sandstone stormwater drainage channel has been developed through the land.
- It is within walking distance of public transport and essential services, making this area ideally suited for housing development.
- There are plans for developing a supermarket within 700m of this area.

Other

- Extending the UGB over this part of Lauderdale is a logical, necessary step that would benefit the entire region by enabling well-planned urban infill development.
- Its inclusion will help the Lauderdale area to respond to growth pressures, foster economic development and promote social cohesion.
- Considerable investment and engineering assessment and design have been undertaken in filling the land and developing the above sandstone stormwater drainage channel.
- Its inclusion will help reduce unnecessary red tape, and ensure a fair, merit-based assessment by the relevant Council.

4.2.2.7 Area 7

About this area


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



What did submissions say?



| | |
|------------------------------|---|
| Environmental values | <ul style="list-style-type: none">• Portions of it are mapped as containing threatened native vegetation communities, which should be retained as landscape conservation and/or open space.• Portions of it are mapped as containing rarely recorded threatened flora.• Portions of it may provide habitat for threatened fauna.• Land mapped as 'future coastal refugia area' should be retained for future persistence of wetland communities and for managing inundation hazards.• Land mapped as 'agricultural land' that is already cleared should be the focus of future development.• Before deciding whether to include this area or not, a comprehensive natural values survey be undertaken. |
| Environmental hazards | <ul style="list-style-type: none">• Portions of it will be lost to coastal inundation by 2100.• Its western portion is subject to medium-low coastal inundation hazards.• There are H1 to H5 flood hazards along its western portion and to the south of this area.• Before deciding whether to include this area or not, a comprehensive flood analysis should be undertaken.• It may contain acid sulfate soils. |

| | |
|---|---|
| Infrastructure & services | <ul style="list-style-type: none"> Existing infrastructure and services will not be able to cope with the needs of additional households. The parcel could be serviced with reticulated water and sewerage subject to a significant upgrade of infrastructure. Development of this area will exacerbate traffic congestion and create traffic safety issues. For instance, it is likely to result in substantial delays for right turn movements out of Bayview Road to South Arm Highway. It has limited public transport services and is located beyond a reasonable walking distance of high-frequency bus stops, which is challenging due to competing higher priorities to upgrade those services. |
| Other | <ul style="list-style-type: none"> Its inclusion is opportunistic and not strategically justified. It does not promote the consolidation of development within a contained area but encourages unrestrained urban sprawl in a southerly direction on the South Arm Peninsula, which undermines the purpose of applying an UGB. Its inclusion may create an incongruous, separated urban form, which would be more difficult to service and less liveable. Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. It has a high prospectivity for strategic minerals and this should be investigated before enabling future development. If such minerals are found in the land, a 500 to 750 metre attenuation distance from residential areas may be required. Its inclusion is not supported by Council officers. |
|  | |
| Environmental values | <ul style="list-style-type: none"> A master plan has been prepared for a portion of this area to facilitate residential development. It proposes retaining 35 hectares of public open space to help preserve natural values. |
| Environmental hazards | <ul style="list-style-type: none"> Areas affected by coastal inundation and flood hazards could be excised and retained as public open space or a use compatible with the flood risk. Residential development is proposed on the most elevated portion of this area, which protects it against flood risk. If acid sulfate soils are observed, they can be managed in accordance with the Tasmanian Acid Sulfate Soil Management Guidelines. |
| Infrastructure & services | <ul style="list-style-type: none"> Extensive civil engineering modelling and concept design confirm that the proposed residential development is fully serviced by existing water and pressure sewer networks. A comprehensive Traffic Impact Assessment concluded that the proposed residential development will not reduce the level of service of the existing road network. |

- The proposed residential development includes an alternative road link to South Arm Road, which the developer will pay for, helping to ease congestion for existing residents.
- The proposed residential development is well-connected, with a 12-minute drive to Glebe Hill and Shoreline Shopping Centre and a 35-minute bus ride to the Hobart CBD.
- The proposed residential development aligns with the Government's commitments to upgrading infrastructure, including Rokeby Road, South Arm Road and Lauderdale Primary School.

Other

- Even though demand for land in Lauderdale is exceptionally high, there is no vacant land within the existing UGB at this location.
- Its inclusion will help the Lauderdale area to respond to growth pressures and foster economic development.
- Site investigations and specialist reports show that this area is ideally suited to accommodate new housing.
- The proposed residential development includes 35 hectares of public open space, which will benefit the community by supporting community recreation.
- Its inclusion will facilitate the rezoning process.

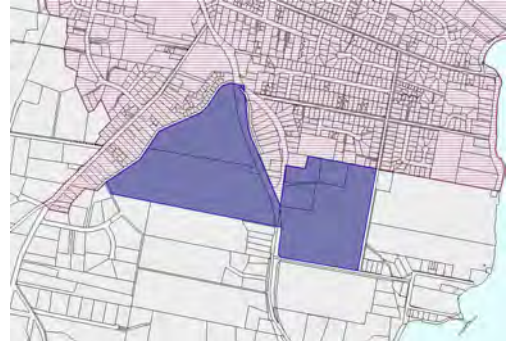
Released under RTI

4.2.3 Kingborough

4.2.3.1 Area 1

About this area

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



What did submissions say?



| | |
|--------------------------------------|---|
| Cultural heritage | <ul style="list-style-type: none">It may contain Aboriginal heritage, so undertaking an Aboriginal Heritage Assessment is recommended. |
| Environmental values | <ul style="list-style-type: none">Portions of it are mapped as containing threatened native vegetation communities, which should be retained as open space.Wetland and creek areas (including Tramway Creek) and their riparian areas should also be retained as open space.Environmental impact mitigation may be required. |
| Infrastructure & services | <ul style="list-style-type: none">Some infrastructure and services are at capacity and inadequate to support further expansion in this area.Impacts on the State road network are unknown.Its development will likely trigger the need to upgrade public transport-related infrastructure on the Channel Highway.There are no plans to alter existing bus routes to service this area. |

- It has limited active transport to the Hobart CBD and beyond.
- Its inclusion may trigger the need for additional social infrastructure, but in the absence of that infrastructure, it will likely exacerbate car dependency, resulting in increased travel times and fuel costs for residents.
- Its inclusion may result in infrastructure and service cost inefficiencies.

Other

- It will exacerbate sprawl, which is lazy planning.
- There is no need to release additional land in the Kingston area, with various residential developments ongoing or about to happen.
- It will facilitate the delivery of additional broad-acre housing development, which is a “cookie cutter” approach to planning.
- There are virtually no jobs in the local surroundings, forcing new residents to use cars for their daily commute to Hobart. This situation, coupled with limited public transport, will result in high reliance on private cars for transportation and thus create liveability issues.
- Further development in this area could result in a loss of amenity.



Environmental values

- It largely involves heavily modified land.

Environmental hazards

- There are no flood hazards that constrain it from being included.

Other

- Its inclusion is supported by the relevant Council.

Released under RTI

4.2.4 Sorell

4.2.4.1 Area 1

About this area

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



What did submissions say?



| | |
|--------------------------------------|--|
| Environmental values | <ul style="list-style-type: none">• It is within 1 km of land that can support threatened flora.• It is within 1 km of land with recorded threatened fauna. |
| Environmental hazards | <ul style="list-style-type: none">• It is subject to low (H1) flood hazard. |
| Infrastructure & services | <ul style="list-style-type: none">• Some infrastructure and services are at capacity and inadequate to support further expansion in this area.• Its inclusion may result in infrastructure and service cost inefficiencies. |
| Other | <ul style="list-style-type: none">• It will exacerbate sprawl.• It is constrained by electricity transmission overlays and limitations around reticulated water supply, which will result in a lower dwelling yield than approximated.• Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. |



Environmental hazards

- Flood hazards may be managed at the subdivision stage.

Infrastructure & services

- It can be serviced and therefore it is appropriate to include it in the existing UGB ahead of rezoning.

Other

- Its inclusion is consistent with the work conducted to date as part of the STRLUS comprehensive review.
- The relevant Council has estimated a practical dwelling yield of 30 to 60 dwellings.

Released under RTI

4.2.4.2 Area 2

About this area

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



What did submissions say?



| | |
|--------------------------------------|--|
| Environmental values | <ul style="list-style-type: none"> It includes part of the Sorell Rivulet and riparian areas, which should be protected through a future planning process to maintain appropriate water-quality. |
| Environmental hazards | <ul style="list-style-type: none"> It is subject to H1 to H5 flood hazards, with the highest level of hazard along its eastern boundary. Before deciding whether to include this area or not, a comprehensive flood analysis should be undertaken. |
| Infrastructure & services | <ul style="list-style-type: none"> Some infrastructure and services are at capacity and inadequate to support further expansion in this area. It is located beyond a reasonable walking distance of bus stops and/or would be difficult to service with public transport, which is challenging due to the lack of recurrent funding to expand those services. Its inclusion may result in infrastructure and service cost inefficiencies. |
| Other | <ul style="list-style-type: none"> It will exacerbate sprawl. It is constrained by limitations around reticulated sewer supply, which will result in a lower dwelling yield than approximated. Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing. |



Environmental hazards

- Areas affected by the highest flood hazards may be excised and retained as public open space or a use compatible with the flood risk.

Infrastructure & services

- It can be serviced and therefore it is appropriate to include it in the existing UGB ahead of rezoning.

Other

- Its inclusion is supported by the relevant Council, which has estimated a practical dwelling yield of 15 dwellings without reticulated sewerage augmentation and 190 to 250 with reticulated sewerage augmentation.

Released under RTI

4.2.4.3 Area 3

About this area

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



What did submissions say?



| | |
|--------------------------------------|---|
| Cultural heritage | <ul style="list-style-type: none">It may contain Aboriginal heritage, so undertaking an Aboriginal Heritage Assessment is recommended. |
| Environmental values | <ul style="list-style-type: none">The surrounding waters have high conservation value and feed into an internationally significant wetland's site. They should be protected from activities which may adversely impact those waters and that site.It is within 1 km of land with recorded threatened flora, which may also occur in this area and be adversely impacted by its inclusion.It is within 5 km of land with recorded threatened fauna, which may be adversely impacted by the inclusion of this area.Given the significance and sensitivity of this proposal, it should be referred to the Department of Climate Change, Energy, the Environment and Water for review.Before deciding whether to include this area or not, comprehensive natural values surveys and impact assessment should be undertaken. |
| Environmental hazards | <ul style="list-style-type: none">It is subject to low (H1) flood hazard.It is subject to an airport noise exposure area, creating significant amenity concerns. |
| Infrastructure & services | <ul style="list-style-type: none">Some infrastructure and services are at capacity and inadequate to support further expansion in this area. |

- Existing road and transport infrastructure is already under pressure and this proposal will significantly exacerbate existing issues.
- The anticipated development will have significant infrastructure and transport impacts, with modelling showing that it will contribute to higher traffic volumes, increased travel times, and increased vehicle hours travelled across key road infrastructure.
- Its inclusion may trigger the need for additional social infrastructure, but in the absence of that infrastructure, it will likely exacerbate car dependency.
- Its inclusion may result in infrastructure and service cost inefficiencies.
- The area is currently serviced by low frequency public transport with limited opportunity to increase frequency or extend current routes.

Other

- Council previously indicated that this area was intended to be a long-term growth area, and it may be more appropriate to flag it as a future investigation area.
- Its inclusion may not help deliver 'affordable housing' due to the costs associated with poorly located housing.



Environmental values

- Refer to comments below.

Environmental hazards

- Flood hazards may be managed at the subdivision stage.
- Future development can plan for environmental hazards, including bushfire risk management and flood mitigation strategies.

Infrastructure & services

- The land is serviceable and will contribute to infrastructure and service improvements in the Sorell area.
- It is accessible via the Arthur Highway and Sorell Bypass.
- It is supported by existing public transport routes, including bus services to and from Greater Hobart.

Other

- Preliminary conceptual planning indicates that the site could accommodate:
 - a range of environmental, sustainability and open space features;
 - a light industrial/service precinct;
 - capacity for up to 1,500 dwellings subject to density; and
 - a school site.
- Its inclusion will help the Sorell area respond to growth pressures, foster economic development and contribute to the self-sustainability of this area.
- It does not involve significant agricultural land.
- Its inclusion is consistent with the work conducted to date as part of the STRLUS comprehensive review and is supported by the relevant Council.

Released under RTI

4.3 Unsolicited proposals

In addition to the areas under consultation, developers and/or landholders put forward various unsolicited proposals, including but not limited to recommending approximately 64 cadastral parcels for possible inclusion in the UGB, as listed in Appendix 3.

Considering those proposals would have required further consultation with the Commission, councils in the Southern Tasmania Region, relevant State Service Agencies and State Authorities, and the general public.

As this was outside the scope of the Minister's instructions, those proposals are not considered in this report. However, those developers and/or landholders will have an opportunity to make further submissions as part of the STRLUS comprehensive review process, for which the public exhibition period is expected to occur in late 2025 or early 2026.

Released under RTI

5.0 Discussion

5.1 The importance of ensuring more efficient, orderly, and sustainable urban growth

Strategic land-use planning instruments like the Greater Hobart Plan and STRLUS include infill development targets, as this type of development usually results in more efficient, orderly, and sustainable outcomes than greenfield development.

Increasing housing density within established settlements, particularly when those settlements are near or well-connected to existing activity centres, provides future residents more equitable access to employment opportunities and key social infrastructure and services (e.g., through access to more transport modes, lower transport costs, and shorter travel distances and travel times). It can also strengthen the role, function, and economic viability of those centres by maintaining and increasing the number of people within the retail catchment and providing for additional foot traffic.

In contrast, housing in the urban fringe tends to be located away from adequate public transport, employment opportunities, and key social infrastructure and services, potentially translating into inequalities for future residents, particularly those already experiencing socio-economic disadvantage. The costs associated with the provision of services and infrastructure are also significantly higher on the urban fringe compared to locations where they already exist, and in many instances the provision of reliable public transport becomes impracticable.

Arguably, if developers and landholders were to bear the underlying costs described above, land in outer-urban areas would likely be much less competitive when released to the market. In effect, a built-in subsidy exists that favours development of land at the urban fringe compared with infill. Over time, this subsidy is effectively paid for by households and the broader community.

Delivering higher-density housing in Greater Hobart remains a key objective across all levels of government, with the Tasmanian Government having recently released a [Housing Density Incentive Grant Scheme](#) to help increase the supply and diversity of housing. Notwithstanding this, economic forces remain beyond the control of the Tasmanian Resource Management and Planning System, which warrants increasing the supply of potential residential land to deal with the housing crisis.

While dealing with the housing crisis is a priority, it is also important to ensure that any oversupply of potential residential land in Greater Hobart does not result in inefficient, disorderly, and/or unsustainable residential growth. The Commission's proposal to amend

Guideline No.1 is therefore considered necessary to enable a staged release of residential land across Greater Hobart through the rezoning process.

5.2 Residential land demand and supply

A comprehensive residential land demand and supply study for Southern Tasmania was recently undertaken to inform the STRLUS comprehensive review. This study included population and dwelling forecasts for each municipality, cross-referenced for consistency with the data and methodologies used for the metropolitan areas in the Greater Hobart Plan.

The theoretical maximum dwelling yield for each area under consultation was included in the [Consultation Paper](#) dated February 2025. Those dwelling yield calculations have now been complemented by others that show the practical dwelling yield for those areas. A summary of the approximate (practical and maximum) dwelling yield is included in Appendix 4. The above summary is accompanied by the summary of residential land demand and supply in Greater Hobart shown in Appendix 5.

5.2.1 Residential land demand and supply at the Greater Hobart level

Based on available information, Greater Hobart's projected dwelling demand is 15,662 over the next 22-23 years.

Including all areas under consultation may result in a total dwelling yield for Greater Hobart ranging from approximately 23,610 dwellings (low scenario) to 35,935 dwellings (high scenario), which may create an oversupply of between 7,948 dwellings (low scenario) and 20,273 dwellings (high scenario).

The 'low scenario' above represents the approximate total practical dwelling yield under the requested 2025 update and was calculated by subtracting 20% of the 'total vacant land area' to allow for required physical and social infrastructure (such as access roads and public open space), and then applying the residential density of the surrounding area.

The 'high scenario' above represents the approximate total maximum dwelling yield under the requested 2025 update and was calculated as per outlined in the [Consultation Paper](#) dated February 2025.

Neither scenario factors in the increased dwelling yield that may result from higher-density residential growth.

5.2.2 Residential land demand and supply at the local level

Table 1 shows the projected dwelling demand for each municipality in relation to their approximate practical and maximum dwelling yield.

| Municipality | Projected Dwelling Demand (units) ² | Approx. Practical Dwelling Yield (units) | Approx. Maximum Dwelling Yield (units) |
|---------------------------|--|--|--|
| Brighton | 1704 | 5190 | 6944 |
| Surplus (+)/Shortfall (-) | | 3486 | 5240 |
| Clarence | 4160 | 10544 | 15447 |
| Surplus (+)/Shortfall (-) | | 6384 | 11287 |
| Glenorchy | 3214 | 3929 | 5404 |
| Surplus (+)/Shortfall (-) | | 715 | 2190 |
| Hobart | 3280 | 613 | 1493 |
| Surplus (+)/Shortfall (-) | | -2667 | -1787 |
| Kingborough | 2296 | 1139 | 2046 |
| Surplus (+)/Shortfall (-) | | -1157 | -250 |
| Sorell | 1008 | 2195 | 4601 |
| Surplus (+)/Shortfall (-) | | 1187 | 3593 |

Table 1. Residential land demand and supply at the local level

5.2.3 Potential consequences of an excessive oversupply of residential land and/or its disorderly release

An excessive oversupply of residential land and/or its disorderly release has the potential to result in unintended and undesired consequences by potentially undermining sound infrastructure and strategic land-use planning outcomes. This includes:

- Placing pressure on the timing of infrastructure and service planning and delivery and undermining the ability of relevant providers to respond efficiently and sequentially to future residential growth.
- Reducing certainty for the development sector and creating delays and potential barriers to land release.

² Data sourced from: REMPLAN - Southern Regional Tasmania Residential Demand and Supply Study: Demand and Supply Report Final; and REMPLAN - Southern Tasmania Residential Demand and Supply Study: LGA Summary Report Final.

- Increasing the costs of infrastructure and service provision associated with residential growth.
- Undermining the Tasmanian Government's ability to fund capital works programs.
- Unreasonably compromising desirable infill development targets agreed under the Greater Hobart Plan, upon which critical initiatives such as rapid transport corridors, including the Northern Suburbs Transit Corridor are dependent.
- Reducing the rate of absorption of existing vacant residential land within the UGB (whether currently on the market or not), potentially worsening "land banking" until such oversupply is absorbed.
- Leading to a potential glut of residential land and undermining market stability.
- Exacerbating socio-economic challenges for some sectors of the community.

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6.0 Observations

6.1 General observations

- The decision to include additional areas within the UGB should be considered in the context of the above discussion and, more generally, of the contents of this report.
- Guideline No. 1 should be amended in line with the Commission's recommendations (Appendix 2) to enable a staged release of residential land across Greater Hobart through the rezoning process.

6.2 Area-specific observations

6.2.1 Methodology

The State Planning Office has considered the submissions and undertaken an independent analysis of each area under consultation to provide area-specific observations to inform the Minister's decision.

The analysis is structured around the following criteria:

| | |
|----------------------------|--|
| Land constraints | <p>Refers to natural or artificial impediments that may limit the urban development potential of areas under consultation, including those imposed by the presence of cultural heritage values, environmental values and hazards, or the lack of availability or capacity of reticulated infrastructure services.</p> <p>For instance, does an area contain a heritage-listed place or threatened flora? Is it subject to flood risk? Is it connected to a reticulated water and sewerage?</p> |
| Liveability* | <p>Refers to the degree to which the areas under consultation would be suitable for urban living, including how well connected they are to the physical and social infrastructure and services required to support community wellbeing.</p> <p>For instance, is an area near an established public transport route or a school?</p> <p>*Note that consideration has been given to those areas' immediate and longer-term impact on infrastructure and service provision at a Greater Hobart and local level.</p> |
| Strategic alignment | <p>Refers to how well the inclusion of the areas under consultation would support high-level land use planning objectives and policy. This includes but is not limited to furthering the objectives of Schedule 1 of the <i>Land Use Planning and Approvals Act 1993</i> and being consistent with the State Policies and draft Tasmanian Planning Policies.</p> <p>For instance, would including an area support the fair, orderly and sustainable use and development of land, or is it strategically justified?</p> |

Additional observations are also provided where there are other relevant matters at play.

6.2.2 Observations

Observations for each area under consultation are presented in Table 2.

| Municipality | Area | Observations | |
|--------------|--|---------------------|---|
| Brighton | Area 1 – Cartwright Street, Brighton | Land constraints | This area has land constraints that could be considered and addressed through subsequent processes. |
| | | Liveability | <p>This area is near the Brighton Rural Service Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs of future residents. Therefore, it may deliver acceptable liveability outcomes.</p> <p>However, providing it with adequate public transport in the short to medium term may not be possible.</p> |
| | | Strategic alignment | <p>This area was identified through the STRLUS comprehensive review process.</p> <p>While there are more sustainable locations for urban residential growth at the Greater Hobart level, its inclusion may contribute to efficiencies at the local level without unreasonably compromising regional strategic outcomes.</p> |
| | <p>Additional observation(s): This area is subject to the Brighton Local Provision Schedule's Urban-Rural Interface Specific Area Plan.</p> <p>Most parcels of land within this area contain single dwellings on large lots (i.e., 5,000m² or more per lot). The current development configuration in this area will likely limit increased residential density in the short to medium term, enabling future infrastructure and service provision to expand gradually to meet future requirements.</p> <p>The inclusion of this area, along with Area 2 for Brighton, has the potential to contribute to an oversupply of residential land at both the Greater Hobart and local level; however, it may allow for the consolidation of the Brighton township's urban form, and improve the functionality of its associated activity centre.</p> | | |
| | Area 2 – Brighton | Land constraints | This area has land constraints that could be considered and addressed through subsequent processes. |

| Municipality | Area | Observations | |
|--------------|-----------------------------------|--|---|
| | Road, Brighton | | Importantly, an Aboriginal Heritage Assessment should be undertaken before initiating any future LPS amendment. |
| | | Liveability | <p>This area is near the Brighton Rural Service Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs of future residents. Therefore, it may deliver acceptable liveability outcomes.</p> <p>However, providing it with adequate public transport in the short to medium term may not be possible.</p> |
| | | Strategic alignment | <p>This area was identified through the STRLUS comprehensive review process.</p> <p>While there are more sustainable locations for urban residential growth at the Greater Hobart level, its inclusion may contribute to efficiencies at the local level without unreasonably compromising regional strategic outcomes.</p> |
| | | <p>Additional observation(s): This area is subject to the Brighton Local Provision Schedule's Urban-Rural Interface Specific Area Plan.</p> <p>Most parcels of land within this area contain single dwellings on large lots (i.e., 5,000m² or more per lot). The current development configuration in this area will likely limit increased residential density in the short to medium term, enabling future infrastructure and service provision to expand gradually to meet future requirements.</p> <p>The inclusion of this area, along with Area 1 for Brighton, has the potential to contribute to an oversupply of residential land at both the Greater Hobart and local level; however, it may allow for the consolidation of the Brighton township's urban form, and improve the functionality of its associated activity centre.</p> | |
| | Area 3 – Plymouth Road, Gagebrook | Land constraints | This area has land constraints that could be considered and addressed through subsequent processes. |
| | | Liveability | This area is near the Bridgewater Major Activity Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs |

| Municipality | Area | Observations | |
|--------------|--------------------------------------|---|--|
| | | | of future residents. Therefore, it may deliver acceptable liveability outcomes. |
| | | Strategic alignment | <p>This area was identified through the STRLUS comprehensive review process, and the Brighton Structure Plan 2018 noted it as a logical extension of the Gagebrook suburb.</p> <p>However, the above structure plan did not recommend rezoning this land for urban growth, considering that it was highly constrained and that experience indicated that the cost of creating lots in such a location was unviable. It is unclear if the circumstances that led to this recommendation have changed. Future structure planning may need to provide more clarity.</p> |
| | | Additional observation(s): The inclusion of this area has the potential to contribute to an oversupply of residential land at both the Greater Hobart and local level. | |
| | Area 4 – Baskerville Road, Old Beach | Land constraints | Given that a portion of this area was previously used for Extractive Industry (i.e., quarry), it is yet to be demonstrated that it is suitable for future urban residential growth. |
| | | Liveability | <p>This area is at a distance from activity centres and established public transport routes.</p> <p>Urban residential growth in this area will likely contribute to further pressure on State and local road networks, potentially leading to the need for upgrades to those networks.</p> <p>There are limited opportunities to mitigate the impacts of increased traffic volumes along the East Derwent Highway.</p> <p>Until those issues are resolved, urban residential growth in this area will likely result in poor liveability outcomes.</p> |
| | | Strategic alignment | <p>This area was identified through the STRLUS comprehensive review process.</p> <p>However, future urban residential growth in this area may require further understanding of its suitability for that purpose and considering the above liveability issues.</p> |

| Municipality | Area | Observations | |
|--------------|--------------------------------------|---|--|
| | | <p>Additional observation(s): This area is subject to the Brighton Local Provision Schedule's Old Beach Quarry Specific Area Plan, which prohibits new residential use and development.</p> <p>Following consultation through the STRLUS comprehensive review process, there are uncertainties around the site's capacity to adequately overcome constraints.</p> <p>The inclusion of this area has the potential to contribute to an oversupply of residential land at both the Greater Hobart and local level.</p> | |
| Clarence | Area 1 – Downhams Road, Risdon Vale | Land constraints | This area has land constraints that could be considered and addressed through subsequent processes. |
| | | Liveability | This area is near the Risdon Vale Neighbourhood Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs of future residents. Therefore, it may deliver acceptable liveability outcomes. |
| | | Strategic alignment | <p>This area was identified through dialogue with council officers.</p> <p>It provides for a logical extension of the existing UGB since it will allow for the completion of this section of the urban form of Risdon Vale and support the provision of land for residential purposes in proximity to the Risdon Vale Greenfield Development Precinct.</p> |
| | Area 2 – Sugarloaf Road, Risdon Vale | <p>Additional observation(s): Out of all areas under consultation, this is arguably one of the most suitable areas for future residential development due its relative proximity to key activity centres—including Rosny Park and the Hobart CBD.</p> <p>The inclusion of this area has the potential to contribute to an oversupply of residential land at both the Greater Hobart and local level.</p> | |
| | | Land constraints | This area has land constraints that could be considered and addressed through subsequent processes. |
| | | Liveability | This area is near the Risdon Vale Neighbourhood Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic |

| Municipality | Area | Observations | |
|--------------|------------------------------------|---|---|
| | | | <p>needs of future residents. Therefore, it may deliver acceptable liveability outcomes.</p> <p>However, providing it with adequate public transport in the short to medium term may not be possible.</p> |
| | | Strategic alignment | This area was identified through dialogue with council officers, who manifested that a Structure Plan for it is in the early stages of development. |
| | | <p>Additional observation(s): Incorporation of this area would correct an apparent anomaly and enable the land to be planned for through future processes, such as structure planning.</p> <p>The inclusion of this area has the potential to contribute to an additional oversupply of 23 dwellings, which is relatively inconsequential at the Greater Hobart and local level.</p> | |
| | Area 3 – Pass Road (North), Rokeby | Land constraints | This area has land constraints that could be considered and addressed through subsequent processes. |
| | | Liveability | <p>Urban residential growth in this area will likely contribute to further pressure on State and local road networks, potentially leading to the need for upgrades to those networks.</p> <p>There are limited opportunities to mitigate the impacts of increased traffic volumes along the South Arm and Tasman Highways.</p> <p>Until those issues are resolved, urban residential growth in this area will likely result in poor liveability outcomes.</p> |
| | | Strategic alignment | <p>This area was identified through dialogue with council officers.</p> <p>However, urban residential growth in this area may require further consideration of the above liveability issues.</p> |
| | | <p>Additional observation(s): This area has the potential to develop as part of a future urban growth corridor between the South Arm and Tasman Highways.</p> <p>The inclusion of this area has the potential to contribute to an oversupply of residential land at both the Greater Hobart and local level.</p> | |

| Municipality | Area | Observations | |
|--------------|--|---|--|
| | Area 4 – Pass Road (South), Rokeby | Land constraints | <p>This area has land constraints that could be considered and addressed through subsequent processes.</p> <p>Importantly, Aboriginal Heritage and Heritage Impact Assessments should be undertaken before initiating any future LPS amendment.</p> |
| | | Liveability | <p>Enabling urban residential growth in this area at the proposed scale will significantly impact existing physical and social infrastructure and services, including the State and local road networks. Therefore, without proper structure planning, it has the potential to result in poor liveability outcomes.</p> <p>Notwithstanding this, this area's scale and proximity to key activity centres provide an opportunity for future structure planning to deliver positive liveability outcomes in the long term.</p> |
| | | Strategic alignment | <p>This area was identified through dialogue with council officers.</p> <p>However, urban residential growth in this area may require future structure planning to provide robust strategic justification.</p> |
| | | <p>Additional observation(s): This area has the potential to develop as part of a future urban growth corridor between the South Arm and Tasman Highways.</p> <p>The inclusion of this area has the potential to contribute to an oversupply of residential land at both the Greater Hobart and local level.</p> | |
| | Area 5 – Acton Road & South Arm Road, Acton Park & Lauderdale | Land constraints | <p>This area has land constraints that can be considered and addressed through subsequent processes.</p> <p>Importantly, an Aboriginal Heritage Assessment should be undertaken before initiating any future LPS amendment.</p> |
| | | Liveability | <p>This area is near the Lauderdale Neighbourhood Centre but at a distance of the employment land and social infrastructure required to cater for the basic needs of future residents. Therefore, further urban residential</p> |

| Municipality | Area | Observations | |
|--------------|-------------------------------------|---|--|
| | | | <p>growth in this minor satellite of Greater Hobart may result in poor liveability outcomes.</p> <p>However, liveability issues could be considered and addressed through subsequent processes undertaken by the relevant council (see the strategic alignment row below).</p> |
| | | Strategic alignment | This area was identified through dialogue with council officers, who have manifested that future rezoning of this land will require the Lauderdale Structure Plan to be amended. |
| | | <p>Additional observation(s): Incorporation of this area would correct an apparent anomaly and enable the land to be planned for through future processes, such as structure planning.</p> <p>No additional dwellings are expected due to this area's inclusion, at least in the short to medium term.</p> | |
| | Area 6 – Mannata Street, Lauderdale | Land constraints | This area has land constraints that severely limit its sustainable development. These constraints primarily relate to coastal inundation and flood hazards. |
| | | Liveability | This area is near the Lauderdale Neighbourhood Centre but at a distance of the employment land and social infrastructure required to cater for the basic needs of future residents. Therefore, further urban residential growth in this minor satellite of Greater Hobart will likely result in poor liveability outcomes. |
| | | Strategic alignment | <p>This area was not put forward as part of the STRLUS comprehensive review.</p> <p>Its inclusion is not supported by council officers and is not identified for future urban residential growth by the Lauderdale Structure Plan.</p> |
| | | <p>Additional observation(s): This area and its surrounds fall within the 2100 predicted sea level rise area. While significant works have been undertaken to raise its elevation profile and manage stormwater from it, coastal inundation and flood risks must be considered in relation to both the area and its surrounds (including surrounding infrastructure such as roads). Therefore, it may not be suitable for future residential growth.</p> | |

| Municipality | Area | Observations | |
|--------------|---|---------------------|---|
| | Area 7 – Richardsons Road, Sandford | | The inclusion of this area has the potential to contribute to an oversupply of residential land at both the Greater Hobart and local level. |
| | | Land constraints | This area has land constraints that could be considered and addressed through subsequent processes. |
| | | Liveability | <p>The land has limited public transport services and is located beyond a reasonable walking distance to local shops and services, and to higher frequency bus stops.</p> <p>Urban residential growth in this area will likely contribute to further pressure on State and local road networks, potentially leading to the need for upgrades.</p> <p>There are limited opportunities to mitigate the impacts of increased traffic volumes along the South Arm and Tasman Highways.</p> <p>Until those issues are resolved, further residential development will likely result in poor liveability outcomes.</p> |
| | | Strategic alignment | <p>This area was not put forward as part of the STRLUS comprehensive review.</p> <p>Its inclusion is not supported by council officers.</p> <p>Its inclusion may not promote efficient, orderly, and sustainable growth in that, while it adjoins the existing urban growth boundary at Lauderdale, it may result in unnecessary urban sprawl in a southerly direction and likely require significant infrastructure upgrades to service it.</p> |
| | Additional observation(s): The inclusion of this area has the potential to contribute to an oversupply of residential land at both the Greater Hobart and local level. | | |
| Kingborough | Area 1 – Channel Highway, Margate | Land constraints | <p>This area has land constraints that could be considered and addressed through subsequent processes.</p> <p>Importantly, an Aboriginal Heritage Assessment should be undertaken before initiating any future LPS amendment.</p> |

| Municipality | Area | Observations | |
|--------------|---------------------------------|---|---|
| | | Liveability | <p>This area is near the Margate Neighbourhood Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs of future residents.</p> <p>The impacts of its inclusion on the State road network are not yet fully understood, and providing it with adequate public transport in the short to medium term may not be possible.</p> |
| | | Strategic alignment | <p>This area was identified through the STRLUS comprehensive review process.</p> <p>While there are more sustainable locations for urban residential growth at the Greater Hobart level, its inclusion may contribute to efficiencies at the local level without unreasonably compromising regional strategic outcomes.</p> |
| | | <p>Additional observation(s): The inclusion of this area has the potential to contribute to an oversupply of residential land at the Greater Hobart level; however, it may help respond to shortages at the local level.</p> | |
| Sorell | Area 1 – Tasman Highway, Sorell | Land constraints | <p>This area has land constraints that could be considered and addressed through subsequent processes.</p> |
| | | Liveability | <p>This area is near the Sorell Rural Service Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs of future residents. Therefore, it may deliver acceptable liveability outcomes.</p> <p>However, providing it with adequate public transport in the short to medium term may not be possible.</p> |
| | | Strategic alignment | <p>This area was identified through the STRLUS comprehensive review process, and the Sorell Land Supply Strategy 2019 identified it as a potential urban residential expansion option.</p> <p>While there are more sustainable locations for urban residential growth at the Greater Hobart level, its inclusion may contribute to efficiencies at the local level without</p> |

| Municipality | Area | Observations | |
|--------------|---|---|---|
| | | | unreasonably compromising regional strategic outcomes. |
| | | <p>Additional observation(s): This area is subject to a Site-specific Qualification that may have implications for future subdivision of the land within it.</p> <p>The inclusion of this area has the potential to contribute to an oversupply of residential land at the Greater Hobart level; however, it may help respond to shortages at the local level.</p> | |
| | Area 2 – Gatehouse Drive & Weston Hill Road, Sorell | Land constraints | This area has land constraints that could be considered and addressed through subsequent processes. |
| | | Liveability | <p>This area is near the Sorell Rural Service Centre and is relatively well-connected to employment land and essential social infrastructure likely to cater for the basic needs of future residents. Therefore, it may deliver acceptable liveability outcomes.</p> <p>However, providing it with adequate public transport in the short to medium term may not be possible.</p> |
| | | Strategic alignment | <p>This area was identified through the STRLUS comprehensive review process.</p> <p>While there are more sustainable locations for urban residential growth at the Greater Hobart level, its inclusion may contribute to efficiencies at the local level without unreasonably compromising regional strategic outcomes.</p> |
| | <p>Additional observation(s): The inclusion of this area has the potential to contribute to an oversupply of residential land at the Greater Hobart level; however, it may help respond to shortages at the local level.</p> | | |
| | Area 3 – Arthur Highway, Sorell | Land constraints | <p>This area has land constraints that could be considered and addressed through subsequent processes.</p> <p>Importantly, an Aboriginal Heritage Assessment should be undertaken before initiating any future LPS amendment.</p> |
| | | Liveability | This area is near the Sorell Rural Service Centre. At present, the scale of the proposed |

| Municipality | Area | Observations |
|--------------|------|--|
| | | <p>urban residential growth in this area is considered to be incompatible with the role and function of this centre, likely resulting in the need for significant road infrastructure upgrades to cater for new traffic conditions.</p> <p>There are limited opportunities to mitigate the impacts of increased traffic volumes along the Tasman Highway.</p> <p>Until those issues are resolved, urban residential growth in this area at this scale will likely result in poor liveability outcomes.</p> |
| | | <p>Strategic alignment</p> <p>This area was identified through the STRLUS comprehensive review process.</p> <p>However, urban residential growth in this area may require future structure planning to provide robust strategic justification.</p> |
| | | <p>Additional observation(s): This area is subject to the Sorell Local Provision Schedule's Township Investigation Specific Area Plan, which recognises it as being strategically important in catering for the potential growth of the Sorell township.</p> <p>In its decision regarding the Sorell LPS, dated 25 October 2022, the Commission recommended inserting the above Specific Area Plan into the Sorell LPS for accepting the proposition that:</p> <p><i>"(...) due to the location and characteristics of the land between the bypass and Mt Garrett, the area is suited to cater for the identified potential future growth of the township subject to further and appropriate investigation, and that sound strategic planning should aim to conserve this potential."</i> (emphasis added).</p> <p>It is unclear if such an investigation has been undertaken.</p> <p>The inclusion of this area has the potential to contribute to an oversupply of residential land.</p> |

Table 2. Area-specific observations

Appendix 1 – Submissions

Released under RTI

Appendix 2 – Recommended amendments to Guideline No. 1

a) After clause 3.5, insert a new clause 3.6 as follows:

| | |
|-----|--|
| 3.6 | <p>The application of one or more higher-order urban zones within Greater Hobart must be supported by a Precinct Structure Plan.</p> <p>The requirement for a Precinct Structure Plan may be waived where a proposal is made under section 40T of the Act and accompanied by a concurrent application for subdivision and/or development proposal fulfilling the function of a Precinct Structure Plan as relevant and within its context.</p> |
|-----|--|

b) In the Glossary, before “LIST”, insert a new row and the term “higher-order urban zones” as follows:

| | |
|--------------------------|--|
| higher-order urban zones | General Residential, Low Density Residential, Inner Residential, General Business, Central Business, Commercial, Light Industrial and General Industrial |
|--------------------------|--|

c) In the Glossary, after “LPS”, insert a new row and the term “Precinct Structure Plan” as follows:

| | |
|-------------------------|--|
| Precinct Structure Plan | <p>Precinct Structure Plans and associated documentation, including a demand analysis, supporting the zone application, must be endorsed by the planning authority and demonstrate:</p> <ul style="list-style-type: none"> • how the site connects to, and integrates with, or builds on, the surrounding settlement. • potential sources for land use conflict and any mitigation measures required to reduce conflict if necessary. • traffic and pedestrian connectivity and legibility through and to the site. • servicing capacity and need for any upgrades required to service the use and development potential provided for in the zone. • proximity to existing or future public transport corridors. • allocation of open space and consistency with any applicable adopted strategy. • proximity to hazards and any mitigation measures required to ensure future development furthers the zone purpose. • proximity to activity centres, civic and social infrastructure. • impact on natural assets. |
|-------------------------|--|

Appendix 3 – Unsolicited proposals

| Municipality | Area(s) to which it relates | Proposal | Title reference |
|--------------|-----------------------------|---|-----------------------------|
| Brighton | Area 3 | Include a larger portion of 19 PLYMOUTH RD GAGEBROOK TAS 7030 | 170922/6 |
| | | Include a portion of 198 BRIGGS RD GAGEBROOK TAS 7030 | 157477/1 |
| | Other (Brighton) | Include the entirety of 69 BRIGHTON RD BRIGHTON TAS 7030 | 179925/1 * |
| Clarence | Areas 5 and 6 | Include 25 ACTON RD ACTON PARK TAS 7170 | 184484/15 |
| | | Include 33 ACTON RD ACTON PARK TAS 7170 | 20418/14 |
| | | Include 43 ACTON RD ACTON PARK TAS 7170 | 20418/13 |
| | | Include 146 BALOOK ST LAUDERDALE TAS 7021 | 19913/38 |
| | | Include 148 BALOOK ST LAUDERDALE TAS 7021 | 23315/37 |
| | | Include 150 BALOOK ST LAUDERDALE TAS 7021 | 156974/2 |
| | | Include 2 BANGALEE ST LAUDERDALE TAS 7021 | 24184/27 |
| | | Include 6 BANGALEE ST LAUDERDALE TAS 7021 | 23315/26 |
| | | Include 8 BANGALEE ST LAUDERDALE TAS 7021 | - |
| | | Include 8A BANGALEE ST LAUDERDALE TAS 7021 | 32399/1 |
| | | Include the land with title reference 32399/2 | 32399/2 |
| | | Include the entirety of 25 MANNATA ST LAUDERDALE TAS 7021 | 180398/5 * |
| | | Include the entirety of 36 MANNATA ST LAUDERDALE TAS 7021 | 23315/39 * |
| | | Include the entirety of 41 MANNATA ST LAUDERDALE TAS 7021 | 171546/31 * |

| Municipality | Area(s) to which it relates | Proposal | Title reference |
|--------------|-----------------------------|--|----------------------------------|
| | | Include the entirety of 53 MANNATA ST LAUDERDALE TAS 7021 | <u>167480/7*</u> |
| | | Include the entirety of 56 MANNATA ST LAUDERDALE TAS 7021 | <u>178854/4*</u> |
| | | Include the entirety of 61 MANNATA ST LAUDERDALE TAS 7021 | <u>171959/6*</u> |
| | | Include the entirety of 66 MANNATA ST LAUDERDALE TAS 7021 | <u>188404/6*</u> |
| | | Include the entirety of 2 RINGWOOD RD LAUDERDALE TAS 7021 | <u>23315/19*</u> |
| | | Include the entirety of 4 RINGWOOD RD LAUDERDALE TAS 7021 | <u>23315/18*</u> |
| | | Include the entirety of 5 RINGWOOD RD LAUDERDALE TAS 7021 | <u>23315/34*</u> |
| | | Include 6 RINGWOOD RD LAUDERDALE TAS 7021 | <u>23315/17</u> |
| | | Include 7 RINGWOOD RD LAUDERDALE TAS 7021 | <u>23315/35</u> |
| | | Include 8 RINGWOOD RD LAUDERDALE TAS 7021 | <u>23315/16</u> |
| | | Include the entirety of the land with title reference 127788/0 | <u>127788/0*</u> |
| | | Include the land with title reference 161347/1 | <u>161347/1</u> |
| | | Include the entirety of 488 SOUTH ARM RD LAUDERDALE TAS 7021 | <u>161348/1*</u> |
| | | Include 490 SOUTH ARM RD LAUDERDALE TAS 7021 | <u>20418/3</u> |
| | | Include 506 SOUTH ARM RD LAUDERDALE TAS 7021 | <u>20418/2</u> |
| | | Include 512 SOUTH ARM RD LAUDERDALE TAS 7021 | <u>15614/28</u> |
| | | Include 514 SOUTH ARM RD LAUDERDALE TAS 7021 | <u>24184/29</u> |
| | | Include 526 SOUTH ARM RD LAUDERDALE TAS 7021 | <u>20418/1</u> |

| Municipality | Area(s) to which it relates | Proposal | Title reference |
|--------------------|-----------------------------|--|-----------------------------|
| | Other (Acton Park) | Include Lot 1 SHELOMITH DR ACTON PARK TAS 7170 | 247952/1 |
| | | Include the entirety of 73 SHELOMITH DR ACTON PARK TAS 7170 | 173148/1 * |
| | Other (Cambridge) | Include the land that generally has frontage to Cambridge Road and extends from the slip road of the Tasman Highway to the 'Cambridge Township'. | - |
| | | Include the entirety of 1047 ACTON RD CAMBRIDGE TAS 7170 | 107856/2 * |
| | | Include the land with title reference 140647/67 | 140647/67 |
| | | Include the land with title reference 140647/106 | 140647/106 |
| | | Include the entirety of the land with title reference 165297/2 | 165297/2 * |
| | | Include the entirety of the land with title reference 168876/1 | 168876/1 * |
| | | Include the entirety of 93 CRANSTON PDE CAMBRIDGE TAS 7170 | 156582/1 * |
| | | Include 115 RICHMOND RD CAMBRIDGE TAS 7170 | 125365/2 |
| | Other (Howrah) | Include a portion of 55 MINNO ST HOWRAH TAS 7018 | 178288/1 * |
| Glenorchy | Glenorchy | Include a portion of 31 MERTON ST GLENORCHY TAS 7010 | 146656/36 * |
| Kingborough | Area 1 | Include the land with title reference 111837/1 | 111837/1 |
| | | Include the land with title reference 166524/1 | 166524/1 |
| | Other (Blackmans Bay) | Include 71 TINDERBOX RD BLACKMANS BAY TAS 7052 | 157127/1 |
| | Other (Kingston) | Include 55 KINGSTON VIEW DR KINGSTON TAS 7050 | 146596/10 |
| | | Include 57 KINGSTON VIEW DR KINGSTON TAS 7050 | 146596/13 |
| | | Include 59 KINGSTON VIEW DR KINGSTON TAS 7050 | 146596/11 |

| Municipality | Area(s) to which it relates | Proposal | Title reference |
|---------------|-----------------------------|--|----------------------------|
| | | Include 61 KINGSTON VIEW DR KINGSTON TAS 7050 | 146596/12 |
| | | Include 63 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/7 |
| | | Include 65 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/6 |
| | | Include 67 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/5 |
| | | Include 81 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/4 |
| | | Include 83 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/3 |
| | | Include 85 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/2 |
| | | Include 87 KINGSTON VIEW DR KINGSTON TAS 7050 | 138869/1 |
| Sorell | Area 1 | Include the entirety of Lot 1 TASMAN HWY SORELL TAS 7172 | 186576/1 * |
| | Other (Sorell) | Include 82 MAIN RD SORELL TAS 7172 | 181092/3 |
| | Other (Southern Beaches) | Consider extending the UGB to residential areas of Dodges Ferry, Forcett, Lewisham, and Primrose Sands, and with it, the inclusion of land, such as: | - |
| | | Lot 1 OLD FORCETT RD DODGES FERRY TAS 7173 | 119465/1 |
| | | 15 LEWISHAM SCENIC DR LEWISHAM TAS 7173 | 119733/2 |

* The land is partly included within the existing STRLUS Urban Growth Boundary, whether this was intended or due to mapping errors.

Appendix 4 – Summary of Approximate Dwelling Yield

| Municipality | Existing STRLUS' UGB | | | Updated STRLUS' UGB — If all areas under consultation were to be included | | | |
|--------------|--|---|---|---|--|---|---|
| | Current Vacant Land Area (ha) ¹ | Current Practical Dwelling Yield ² | Current Maximum Dwelling Yield ³ | Reference | Approx. Vacant Land Area (ha) ⁴ | Approx. Practical Dwelling Yield (units) ⁵ | Approx. Maximum Dwelling Yield (units) ⁶ |
| Brighton | 286.2 | 3716 | 5088 | Area 1 - Cartwright Street, Brighton | 26.7 | 386 | 474 |
| | | | | Area 2 - Brighton Road, Brighton | 35.9 | 487 | 638 |
| | | | | Area 3 - Plymouth Road, Gagebrook | 18.1 | 258 | 321 |
| | | | | Area 4 - Baskerville Road, Old Beach | 23.8 | 343 | 423 |
| | | | | Subtotal Brighton | 104.5 | 1474 | 1856 |
| | | | | Total Brighton under the updated STRLUS' UGB | | | |
| Clarence | 653.6 | 7224 | 11620 | Area 1 - Downhams Road, Risdon Vale | 11.5 | 178 | 204 |
| | | | | Area 2 - Sugarloaf Road, Risdon Vale | 1.5 | 23 | 26 |
| | | | | Area 3 - Pass Road (North), Rokeby | 13.7 | 212 | 243 |
| | | | | Area 4- Pass Road (South), Rokeby | 176 | 2718 | 3128 |
| | | | | Area 5 - Acton Road & South Arm Road, Acton Park & Lauderdale | 4.1 | 0 | 35 |

| Municipality | Existing STRLUS' UGB | | | Updated STRLUS' UGB — If all areas under consultation were to be included | | | |
|---|--|---|---|---|--|---|---|
| | Current Vacant Land Area (ha) ¹ | Current Practical Dwelling Yield ² | Current Maximum Dwelling Yield ³ | Reference | Approx. Vacant Land Area (ha) ⁴ | Approx. Practical Dwelling Yield (units) ⁵ | Approx. Maximum Dwelling Yield (units) ⁶ |
| | | | | Area 6 - Mannata Street, Lauderdale | 3.7 | 42 | 44 |
| | | | | Area 7 - Richardsons Road, Sandford | 72.9 | 147 | 147 |
| | | | | Subtotal Clarence | 281.3 | 3320 | 3827 |
| Total Clarence under the updated STRLUS' UGB | | | | | 934.9 | 10544 | 15447 |
| Glenorchy | 304 | 3929 | 5404 | No areas for inclusion | 0 | 0 | 0 |
| | | | | Subtotal Glenorchy | 0 | 0 | 0 |
| Total Glenorchy under the updated STRLUS' UGB | | | | | 304 | 3929 | 5404 |
| Hobart | 84 | 613 | 1493 | No areas for inclusion | 0 | 0 | 0 |
| | | | | Subtotal Hobart | 0 | 0 | 0 |
| Total Hobart under the updated STRLUS' UGB | | | | | 84 | 613 | 1493 |
| Kingborough | 82 | 885 | 1458 | Area 1- Channel Highway, Margate | 33.1 | 254 | 588 |
| | | | | Subtotal Kingborough | 33.1 | 254 | 588 |
| Total Kingborough under the updated STRLUS' UGB | | | | | 115.1 | 1139 | 2046 |
| Sorell | 62 | 886 | 1102 | Area 1 - Tasman Highway, Sorell | 10.9 | 30 | 193 |

| Municipality | Existing STRLUS' UGB | | | Updated STRLUS' UGB — If all areas under consultation were to be included | | | |
|--|--|---|---|---|--|---|---|
| | Current Vacant Land Area (ha) ¹ | Current Practical Dwelling Yield ² | Current Maximum Dwelling Yield ³ | Reference | Approx. Vacant Land Area (ha) ⁴ | Approx. Practical Dwelling Yield (units) ⁵ | Approx. Maximum Dwelling Yield (units) ⁶ |
| | | | | Area 2 - Gatehouse Drive & Weston Hill Road, Sorell | 20 | 150 | 355 |
| | | | | Area 3 - Arthur Highway, Sorell | 166 | 1129 | 2951 |
| | | | | Subtotal Sorell | 196.9 | 1309 | 3499 |
| Total Sorell under the updated STRLUS' UGB | | | | | 258.9 | 2195 | 4601 |
| Subtotal Existing STRLUS' UGB | 1471.8 | 17253 | 26165 | Subtotal updated STRLUS' UGB | 615.8 | 6357 | 9770 |
| Grant total under the updated STRLUS' UGB | | | | | 2087.6 | 23610 | 35935 |

Note: The above Table summarises the dwelling yield that may result from the requested 2025 update. It does not factor in increased dwelling yield that may result from higher-density residential growth.

¹ The 'current vacant land area' includes land zoned Future Urban and practical vacant land.

² The 'current practical dwelling yield' was calculated by subtracting 20% of the 'current vacant land area' to allow for required physical and social infrastructure (such as access roads and public open space), and then applying the residential density of the surrounding area.

³ The 'current maximum dwelling yield' was calculated by subtracting 20% of the 'current vacant land area' to allow for required physical and social infrastructure (such as access roads and public open space), and then applying 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.

⁴ The 'additional vacant land area' was taken from the [Consultation Paper](#) dated February 2025.

⁵ The 'approximate practical dwelling yield' was calculated by subtracting 20% of the 'approximate vacant land area' to allow for required physical and social infrastructure (such as access roads and public open space), and then applying the residential density of the surrounding area.

⁶ The 'approximate maximum dwelling yield' was taken from the [Consultation Paper](#) dated February 2025.

Appendix 5 – Summary of Residential Land Demand and Supply in Greater Hobart

| Municipality | Demand | Supply | | | | | | | |
|--------------|--|---|---|---|---|---|---|---|---|
| | | Existing STRLUS' UGB | | | | Updated STRLUS' UGB — If all areas under consultation were to be included | | | |
| | Estimated dwelling demand (units) ¹ | Current Practical Dwelling Yield (units) ² | Estimated Surplus (+) / Shortfall (-) under Current Practical Dwelling Yield (units) ³ | Current Maximum Dwelling Yield (units) ⁴ | Estimated Surplus (+) / Shortfall (-) under Current Maximum Dwelling Yield (units) ⁵ | Approx. Practical Dwelling Yield (units) ⁶ | Estimated Surplus (+) / Shortfall (-) under Approx. Practical Dwelling Yield (units) ⁷ | Approx. Maximum Dwelling Yield (units) ⁸ | Estimated Surplus (+) / Shortfall (-) under Approx. Maximum Dwelling Yield (units) ⁹ |
| Brighton | 1704 | 3716 | 2012 | 5088 | 3384 | 5190 | 3486 | 6944 | 5240 |
| Clarence | 4160 | 7224 | 3064 | 11620 | 7460 | 10544 | 6384 | 15447 | 11287 |
| Glenorchy | 3214 | 3929 | 715 | 5404 | 2190 | 3929 | 715 | 5404 | 2190 |
| Hobart | 3280 | 613 | -2667 | 1493 | -1787 | 613 | -2667 | 1493 | -1787 |
| Kingborough | 2296 | 885 | -1411 | 1458 | -838 | 1139 | -1157 | 2046 | -250 |
| Sorell | 1008 | 886 | -122 | 1102 | 94 | 2195 | 1187 | 4601 | 3593 |
| Total | 15662 | 17253 | 1591 | 26165 | 10503 | 23610 | 7948 | 35935 | 20273 |

¹ Data sourced from: *REMPPLAN - Southern Regional Tasmania Residential Demand and Supply Study: Demand and Supply Report Final*; and *REMPPLAN - Southern Tasmania Residential Demand and Supply Study: LGA Summary Report Final*

² Refer to footnote 2 in Appendix 4.

³ Calculated by subtracting the 'estimated dwelling demand' from the 'current practical dwelling yield'.

⁴ Refer to footnote 3 in Appendix 4.

⁵ Calculated by subtracting the 'estimated dwelling demand' from the 'current maximum dwelling yield'.

⁶ Refer to footnote 5 in Appendix 4.

⁷ Calculated by subtracting the 'estimated dwelling demand' from the 'approximate practical dwelling yield'.

⁸ Refer to footnote 6 in Appendix 4.

⁹ Calculated by subtracting the 'estimated dwelling demand' from the 'approximate maximum dwelling yield'.

Declaration of the Southern Tasmania Regional Land Use Strategy

19 May 2025

I, Felix Ashton Ellis, Minister for Housing, Planning and Consumer Affairs, declare this amended Regional Land Use Strategy in accordance with section 5A of the *Land Use Planning and Approvals Act 1993*.

out of scope

.....

Hon Felix Ashton Ellis MP

16/5/2025

.....

Date

This Southern Tasmania Regional Land Use Strategy, as amended, came into operation on **19 May 2025**, as notified in the Gazette.

Amendments comprise changes to the Urban Growth Boundary on Map 10.



TASMANIAN GOVERNMENT GAZETTE

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MONDAY 19 MAY 2025

No. 22 488

Land Use Planning and Approvals

Land Use Planning and Approvals Act 1993

Section 5A – Regional areas and regional land use strategies

Declaration of an amended Southern Tasmania Regional Land Use Strategy 2010 - 2035

I, Felix Ashton Ellis, Minister for Housing, Planning and Consumer Affairs, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act) hereby give notice that I have declared an amended regional land use strategy for the Southern Tasmania ("South") regional area, that regional area being specified pursuant to section 30C(1) of the former provision of the Act in notice of 25 October 2011.

The amended Southern Tasmania Regional Land Use Strategy 2010 - 2035 comes into effect on 19 May 2025 and may be viewed at www.stateplanning.tas.gov.au.

Enquiries can be directed to the State Planning Office in the Department of State Growth on 1300 703 977, or email spo@planning.tas.gov.au.

Dated this 19 day of May, 2025

Felix Ashton Ellis
Minister for Housing, Planning and Consumer Affairs

Released under RTI

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Attachment 5 – Recommended amendments to Guideline No. 1

Guideline No. 1 issued under Section 8A of LUPAA (Guideline No. 1) relates to the application of planning zones and codes and can be visualised in the following link:

https://www.planning.tas.gov.au/_data/assets/pdf_file/0006/583854/Section-8A-Guideline-No.-1-Local-Provisions-Schedule-LPS-zone-and-code-application-version-2.pdf

It is recommended that guideline No. 1 be amended as follows:

a) After clause 3.5, insert a new clause 3.6 as follows:

| | |
|-----|--|
| 3.6 | <p>The application of one or more higher-order urban zones within Greater Hobart must be supported by a Precinct Structure Plan.</p> <p>The requirement for a Precinct Structure Plan may be waived where a proposal is made under section 40T of the Act and accompanied by a concurrent application for subdivision and/or development proposal fulfilling the function of a Precinct Structure Plan as relevant and within its context.</p> |
|-----|--|

b) In the Glossary, before “LIST”, insert a new row and the term “higher-order urban zones” as follows:

| | |
|--------------------------|--|
| higher-order urban zones | General Residential, Low Density Residential, Inner Residential, General Business, Central Business, Commercial, Light Industrial and General Industrial |
|--------------------------|--|

c) In the Glossary, after “LPS”, insert a new row and the term “Precinct Structure Plan” as follows:

| | |
|-------------------------|--|
| Precinct Structure Plan | <p>Precinct Structure Plans and associated documentation, including a demand analysis, supporting the zone application, must be endorsed by the planning authority and demonstrate:</p> <ul style="list-style-type: none"> • how the site connects to, and integrates with, or builds on, the surrounding settlement. • potential sources for land use conflict and any mitigation measures required to reduce conflict if necessary. • traffic and pedestrian connectivity and legibility through and to the site. • servicing capacity and need for any upgrades required to service the use and development potential provided for in the zone. • proximity to existing or future public transport corridors. • allocation of open space and consistency with any applicable adopted strategy. • proximity to hazards and any mitigation measures required to ensure future development furthers the zone purpose. |
|-------------------------|--|

| | |
|--|---|
| | <ul style="list-style-type: none">• proximity to activity centres, civic and social infrastructure.• impact on natural assets. |
|--|---|

Released under RTI

Minister for Police, Fire and Emergency Management
Minister for Housing, Planning and Consumer Affairs
Minister for Skills and Training

Level 5, 4 Salamanca Place HOBART TAS 7000
GPO Box 123 HOBART TAS 7001
Phone: 03 6165 7770
Email: minister.ellis@dpac.tas.gov.au



Mr John Ramsay AM
Executive Commissioner
Tasmanian Planning Commission

By email: tpc@planning.tas.gov.au

Dear Executive Commissioner

Thank you for the submission from the Tasmanian Planning Commission on the proposed 2025 changes to the Urban Growth Boundary on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS).

After considering all submissions received during the associated consultation period, I wish to advise you that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

The amended STRLUS includes changes to the Urban Growth Boundary on Map 10 to include additional areas within its extent.

The declared amended STRLUS can be viewed at www.stateplanning.tas.gov.au.

Following the Commission's recommendation, I have agreed to amend Guideline No. 1 issued under Section 8A of the Act (Guideline No. 1), which relates to the application of planning zones and codes, as outlined in this letter's attachment.

Once again, thank you to the Commission for your submission on the expansion to the Urban Growth Boundary.

Yours sincerely

out of scope

Hon Felix Ellis MP
Minister for Housing, Planning and Consumer Affairs

Attachment – Amendments to Guideline No. 1

16/5/2025

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia GPO Box

536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Rodney Dillon

Chair

Aboriginal Heritage Council

GPO Box 123

HOBART TAS 7001

By email aboriginalheritagecouncil@heritage.tas.gov.au

Dear Mr Dillon

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

The amended STRLUS includes changes to the UGB on Map 10 to include additional areas within its extent. This will help to ensure that Greater Hobart has enough land for housing while the comprehensive review of the STRLUS is finalised.

The declared amended STRLUS can be viewed at www.stateplanning.tas.gov.au.

Please note that the Minister has also instructed the Tasmanian Planning Commission (the Commission) to amend Guideline No. 1 issued under Section 8A of the Act (Guideline No. 1), which relates to the application of planning zones and codes. The amendment will assist the Commission in assessing the suitability of applying higher-order urban zones within Greater Hobart, and will be available for viewing on the Commission's website shortly.

If you have any questions or would like to discuss this further, please contact the State Planning Office by email at spo@stateplanning.tas.gov.au, or phone on 1300 703 977.

Yours sincerely

out of scope

Director, State Planning Office

Department of State Growth

State Planning Office

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Email: spo@stateplanning.tas.gov.au

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20 May 2025

Mr Steve Gall
Director
Aboriginal Heritage Tasmania
GPO Box 123
HOBART TAS 7001

By email aboriginal@heritage.tas.gov.au

Dear Director

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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Yours sincerely

out of scope

Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Councillor Leigh Gray
Mayor
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

By email admin@brighton.tas.gov.au

Dear Mayor

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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If you have any questions or would like to discuss this further, please contact the State Planning Office by email at spo@stateplanning.tas.gov.au, or phone on 1300 703 977.

Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

CC: General Manager - Mr James Dryburgh

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Ms Robyn Pearcer
Executive Director
Consumer Building and Occupational Services
PO Box 56
ROSNY PARK TAS 7018

By email cbosinfo@justice.tas.gov.au

Dear Mr Wheeler

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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If you have any questions or would like to discuss this further, please contact the State Planning Office by email at spo@stateplanning.tas.gov.au, or phone on 1300 703 977.

Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

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Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Councillor Loueen Triffitt
Mayor
Central Highlands Council
PO Box 20
HAMILTON TAS 7140

By email council@centralhighlands.tas.gov.au

Dear Mayor

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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If you have any questions or would like to discuss this further, please contact the State Planning Office by email at spo@stateplanning.tas.gov.au, or phone on 1300 703 977.

Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

CC: General Manager - Mr Kim Hossack

Department of State Growth

State Planning Office

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Email: spo@stateplanning.tas.gov.au

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20 May 2025

Councillor Brendan Blomeley

Mayor

Clarence City Council

PO Box 96

ROSNY TAS 7018

By email clarence@ccc.tas.gov.au

Dear Mayor

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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Yours sincerely

out of scope

Anthony Reid

Director, State Planning Office

CC: General Manager - Mr Ian Nelson

Department of State Growth

State Planning Office

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GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr John Perry
Coordinator General
Office of the Coordinator General
20 Charles St
LAUNCESTON TAS 7250

By email john.perry@cg.tas.gov.au

Dear Mr Perry

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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Yours sincerely

out of scope

Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Tim Bullard

Secretary

Department for Education, Children and Young People

GPO Box 169

HOBART TAS 7001

By email OfficeoftheSecretary@decyp.tas.gov.au

Dear Secretary

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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out of scope

Anthony Reid

Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Councillor Michelle Dracoulis
Mayor
Derwent Valley Council
PO Box 595
NEW NORFOLK TAS 7140

By email dvccouncil@dvc.tas.gov.au

Dear Mayor

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

CC: General Manager - Mr Ron Sanderson

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Ms Ginna Webster
Secretary
Department of Justice
GPO Box 825
HOBART TAS 7001

By email secretary@justice.tas.gov.au

Dear Secretary

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth
State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia
GPO Box 536 HOBART TAS 7001 Australia
Ph: 1300 703 977
Email: spo@stateplanning.tas.gov.au
Web: www.stateplanning.tas.gov.au



20 May 2025

Ms Katherine Morgan-Wicks
Secretary
Department of Premier and Cabinet
GPO Box 123
HOBART TAS 7001

By email secretary@dpac.tas.gov.au

Dear Secretary

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Michael Lowe

Executive Director - SES and Volunteers

Department of Police, Fire and Emergency Management - SES

GPO Box 1290

HOBART TAS 7001

By email ses@ses.tas.gov.au

Dear Executive Director

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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Yours sincerely

out of scope

Anthony Reid

Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Ms Donna Adams

Commissioner

Department of Police, Fire and Emergency Management

GPO Box 308C

HOBART TAS 7001

By email commissioner@police.tas.gov.au

Dear Commissionr

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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Yours sincerely

out of scope

Anthony Reid

Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Craig Limkin
Secretary
Department of State Growth
GPO Box 536
HOBART TAS 7001

By email craig.limkin@stategrowth.tas.gov.au; coordination@stategrowth.tas.gov.au

Dear Secretary

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Andrew Paul
Chair
Environmental Protection Authority Board
GPO Box 1550
HOBART TAS 7001

By email enquiries@epa.tas.gov.au

Dear Mr Paul

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Regional Land Use Strategy 2010 - 2035**

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out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Wes Ford
Director
Environmental Protection Authority
GPO Box 1550
HOBART TAS 7001

By email enquiries@epa.tas.gov.au

Dear Mr Ford

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Regional Land Use Strategy 2010 - 2035**

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Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Alderman Sue Hickey
Mayor
Glenorchy City Council
PO Box 103
GLENORCHY TAS 7010

By email gccmail@gcc.tas.gov.au

Dear Mayor

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Regional Land Use Strategy 2010 - 2035**

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out of scope

Anthony Reid
Director, State Planning Office

CC: General Manager - Mr Tony McMullen

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Councillor Cheryl Arnol
Mayor
Glamorgan-Spring Bay Council
PO Box 6
TRIABUNNA TAS 7190

By email admin@freycinet.tas.gov.au

Dear Mayor

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Regional Land Use Strategy 2010 - 2035**

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out of scope

Anthony Reid
Director, State Planning Office

CC: General Manager - Mr Greg Ingham

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Dale Webster
Secretary
Department of Health
GPO Box 125
HOBART TAS 7001

By email ots.mailbox@health.tas.gov.au

Dear Secretary

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Regional Land Use Strategy 2010 - 2035**

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Director, State Planning Office

Department of State Growth

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GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Ms Brett Torossi
Chair
Heritage Council
GPO Box 618
HOBART TAS 7001

By email enquiries@heritage.tas.gov.au

Dear Ms Torossi

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Regional Land Use Strategy 2010 - 2035**

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Director, State Planning Office

Department of State Growth

State Planning Office

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GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Ms Melissa Ford
Director
Heritage Tasmania
GPO Box 618
HOBART TAS 7001

By email enquiries@heritage.tas.gov.au

Dear Ms Ford

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Regional Land Use Strategy 2010 - 2035**

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out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

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GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Councillor Anna Reynolds

Lord Mayor

Hobart City Council

GPO Box 503

HOBART TAS 7001

By email coh@hobartcity.com.au

Dear Lord Mayor

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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out of scope

Anthony Reid

Director, State Planning Office

CC: General Manager - Mr Michael Stretton

Department of State Growth
State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia
GPO Box 536 HOBART TAS 7001 Australia
Ph: 1300 703 977
Email: spo@stateplanning.tas.gov.au
Web: www.stateplanning.tas.gov.au



20 May 2025

Ms Eleri Morgan-Thomas
Chief Executive Officer
Homes Tasmania
GPO Box 65
HOBART TAS 7001

By email eleri.morgan-thomas@homes.tas.gov.au; Businessops@homes.tas.gov.au

Dear Ms Morgan-Thomas

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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Yours sincerely

out of scope

Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Councillor Sally Doyle
Mayor
Huon Valley Council
PO Box 210
HUONVILLE TAS 7109

By email hvc@huonvalley.tas.gov.au

Dear Mayor

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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out of scope

Anthony Reid
Director, State Planning Office

CC: General Manager - Mr Lachlan Kranz

Department of State Growth
State Planning Office

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GPO Box 536 HOBART TAS 7001 Australia
Ph: 1300 703 977
Email: spo@stateplanning.tas.gov.au
Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Ian Brooksbank
Chief Executive Officer
Hydro Tasmania
GPO Box 355
HOBART TAS 7001

By email contactus@hydro.com.au; rebecca.carter@hydro.com.au

Dear Ms Brooksbank

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Councillor Paula Wriedt
Mayor
Kingborough Council
Locked Bag 1
KINGSTON TAS 7050

By email kc@kingborough.tas.gov.au

Dear Mayor

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

CC: General Manager - Mr Dave Stewart

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Dion Lester
Chief Executive Officer
Local Government Association of Tasmania
GPO Box 1521
HOBART TAS 7001

By email dion.lester@lgat.tas.gov.au; reception@lgat.tas.gov.au;

jon.stanger@lgat.tas.gov.au

Dear Mr Lester

Declaration of an amended Southern Tasmania Regional Land Use Strategy 2010 - 2035

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Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

CC: Senior Policy Advisor - Jon Stanger

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Ms Anne Beach
Chief Executive Officer
Macquarie Point Development Corporation
GPO BOX 251
HOBART TAS 7001

By email contact@macpoint.com

Dear Ms Beach

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Terry Bailey
Chair
National Parks and Wildlife Advisory Council
GPO Box 1751
HOBART TAS 7001

By email EO-NPWAC@parks.tas.gov.au

Dear Mr Bailey

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

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out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Jason Jacobi

Secretary

Department of Natural Resources and Environment Tasmania

GPO Box 44

HOBART TAS 7001

By email Secretary@nre.tas.gov.au

Dear Secretary

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Regional Land Use Strategy 2010 - 2035**

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Yours sincerely

out of scope

Anthony Reid

Director, State Planning Office

Department of State Growth

State Planning Office

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GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Ms Emma Missen
Secretariat Support
Premier's Health and Wellbeing Advisory Council

By email emma.missen@dpac.tas.gov.au; kris.mccracken@dpac.tas.gov.au

Dear Ms Missen

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Director, State Planning Office

Department of State Growth

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Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Councillor Janet Gatehouse
Mayor
Sorell Council
PO Box 126
SORELL TAS 7172

By email sorell.council@sorell.tas.gov.au

Dear Mayor

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Regional Land Use Strategy 2010 - 2035**

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Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

CC: General Manager - Mr Robert Higgins

Department of State Growth

State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia

GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Councillor Edwin Batt
Mayor
Southern Midlands Council
PO Box 21
OATLANDS TAS 7120

By email mail@southernmidlands.tas.gov.au

Dear Mayor

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out of scope

Anthony Reid
Director, State Planning Office

CC: General Manager - Mr Tim Kirkwood

Department of State Growth

State Planning Office

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GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Lindsay Ward
Chief Executive Officer
Tasmanian Gas Pipeline

By email Gregory.Donald@zinfra.com.au

Dear Mr Ward

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Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

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GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Ms Samantha Hogg
Chair
Tasmanian Irrigation Board
PO Box 84
EVANDALE TAS 7212

By email enquiries@tasirrigation.com.au

Dear Ms Hogg

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out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth
State Planning Office

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GPO Box 536 HOBART TAS 7001 Australia
Ph: 1300 703 977
Email: spo@stateplanning.tas.gov.au
Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Andrew Dietrich
Chief Executive Officer
Tasmanian Irrigation Pty Ltd
PO Box 84
EVANDALE TAS 7212

By email enquiries@tasirrigation.com.au

Dear Mr Kneebone

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Yours sincerely

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Department of State Growth
State Planning Office

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GPO Box 536 HOBART TAS 7001 Australia
Ph: 1300 703 977
Email: spo@stateplanning.tas.gov.au
Web: www.stateplanning.tas.gov.au



20 May 2025

Ms Phaedra Deckart
Chief Executive Officer
Tas Gas
PO Box 858
LAUNCESTON TAS 7250

By email Phaedra.Deckart@tasgas.com.au

Dear Ms Deckart

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Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

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Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Councillor Rod MacDonald

Mayor

Tasman Council

Council Chambers

NUBEENA TAS 7184

By email tasman@tasman.tas.gov.au

Dear Mayor

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Regional Land Use Strategy 2010 - 2035**

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out of scope

Anthony Reid

Director, State Planning Office

CC: General Manager - Mr Blake Repine

Department of State Growth
State Planning Office

Level 6, 144 Macquarie Street HOBART TAS 7000 Australia
GPO Box 536 HOBART TAS 7001 Australia
Ph: 1300 703 977
Email: spo@stateplanning.tas.gov.au
Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Wacek Lipski
Chief Executive Officer
Tasmanian Gas Pipeline

By email Wacek.Lipski@palisadeims.com.au

Dear Mr Lipski

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

The amended STRLUS includes changes to the UGB on Map 10 to include additional areas within its extent. This will help to ensure that Greater Hobart has enough land for housing while the comprehensive review of the STRLUS is finalised.

The declared amended STRLUS can be viewed at www.stateplanning.tas.gov.au.

Please note that the Minister has also instructed the Tasmanian Planning Commission (the Commission) to amend Guideline No. 1 issued under Section 8A of the Act (Guideline No. 1), which relates to the application of planning zones and codes. The amendment will assist the Commission in assessing the suitability of applying higher-order urban zones within Greater Hobart, and will be available for viewing on the Commission's website shortly.

If you have any questions or would like to discuss this further, please contact the State Planning Office by email at spo@stateplanning.tas.gov.au, or phone on 1300 703 977.

Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

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20 May 2025

Mr Sean McGoldrick
Chief Executive Officer
TasNetworks
PO Box 606
MOONAH TAS 7009

By email customerenquiries@tasnetworks.com.au

Dear Mr McGoldrick

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

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20 May 2025

Mr Anthony Donald
Chief Executive Officer
TasPorts
PO Box 1060
LAUNCESTON TAS 7250

By email reception@tasports.com.au

Dear Mr Donald

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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Yours sincerely

out of scope

Director, State Planning Office

Department of State Growth
State Planning Office

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Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Dietrich
Chief Executive Officer
TasRail
PO Box 335
KINGS MEADOWS TAS 7249

By email property@tasrail.com.au

Dear Mr Dietrich

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

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GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr George Theo
Chief Executive Officer
TasWater
GPO Box 1393
HOBART TAS 7001

By email development@taswater.com.au

Dear George Theo

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

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Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Jeremy Smith
A/Chief Officer
Tasmania Fire Service
GPO Box 308
HOBART TAS 7001

By email fire@fire.tas.gov.au

Dear Mr Smith

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

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GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Ms Sarah Clark
Chief Executive Officer
Tourism Tasmania
GPO Box 399
HOBART TAS 7001

By email reception@tourism.tas.gov.au

Dear Ms Clark

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

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GPO Box 536 HOBART TAS 7001 Australia

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Web: www.stateplanning.tas.gov.au



20 May 2025

Mr Gary Swain
Secretary
Department of Treasury and Finance
GPO Box 147
HOBART TAS 7001

By email secretary@treasury.tas.gov.au

Dear Secretary

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

Department of State Growth

State Planning Office

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GPO Box 536 HOBART TAS 7001 Australia

Ph: 1300 703 977

Email: spo@stateplanning.tas.gov.au

Web: www.stateplanning.tas.gov.au



20 May 2025

Dr Christine Mucha
Chair
Wellington Park Management Trust
GPO Box 738
HOBART TAS 7001

By email info@wellingtonpark.org.au; cmucha@iinet.net.au

Dear Dr Mucha

**Declaration of an amended Southern Tasmania
Regional Land Use Strategy 2010 - 2035**

After considering all submissions received on the proposed 2025 changes to the Urban Growth Boundary (UGB) on Map 10 of the Southern Tasmania Regional Land Use Strategy 2010 - 2035 (STRLUS), please be advised that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister for Housing, Planning and Consumer Affairs (the Minister) has declared, by notice in the Gazette, an amended STRLUS. The amended STRLUS came into effect on 19 May 2025.

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Yours sincerely

out of scope

Anthony Reid
Director, State Planning Office

Adviser: Ben Price

Department: Premier and Cabinet

Ministerial CM Ref: 24/64175

DPAC CM Ref: 24/64175

Meeting Brief for the Minister for Housing and Planning

52 Richardson's Road, Sandford – Meeting with David O'Byrne

Order of proceedings:

In attendance: David O'Byrne

Department contact: **out of scope**

On-site contact:

GUIDANCE NOTES

- David O'Byrne is seeking a further meeting with you to discuss the proposed development at 52 Richardson's Road, Sandford, following your meeting with him on 11 June 2024.
- The content and advice contained in the Meeting Briefing dated 11 June 2024 remains current.
- An amendment to the UGB at Richardson's Road would enable a rezoning application (from a mix of Rural and Environmental Living, to Residential) to be considered by Clarence City Council and the Tasmanian Planning Commission, paving the way for a subsequent application for a 147-lot residential subdivision.
- An amendment to the UGB at 52 Richardson's Road is not recommended until such time as the comprehensive review of the Southern Tasmanian Regional Land Use Strategy (STRLUS) is further advanced and specifically, not until the Greater Hobart Settlement Plan is prepared and endorsed.
- An alternative, smaller scale rezoning and residential development on the site is possible under the provisions of the recently amended SRD 2.12 clause in the STRLUS (refer STRLUS Amendment dated May 2023), however it is understood this is not the proponent's preferred option.
- Consideration of a smaller scale development through SRD 2.12 is a matter for the proponent and Council. The Minister for Planning does not have a role in applications for rezoning through SRD 2.12.
- The purpose of the UGB and other strategic plans is to provide certainty to Government agencies, infrastructure providers, landowners, local councils and the community as to the areas that will be most likely developed within a given period

of time. This provides a more predictable investment climate and more likelihood of land release and increased supply.

Released under RTI

KEY POINTS

- The representatives of 52 Richardson's Road have been advocating for an amendment to the UGB for many years.
- The State Planning Office has consistently advised that the UGB should remain unchanged until such time as the strategic evidence supports any amendment in this specific area or elsewhere. That includes a) empirical evidence there is insufficient supply of residential land at a regional and/or local level, and b) confirmation that the subject land is supported by the necessary infrastructure and services and c) that the land is situated in an identified and agreed future growth area.
- Preliminary results from the recently completed State funded residential demand and supply studies, indicate there is in excess of 15 years' supply of residential land within the current UGB. This is reinforced by the significant and large-scale residential developments planned or underway, such as in Tranmere/Droughty Point and Granton where the land has been identified for future development over many years with associated land owner and infrastructure provider expectations.
- Ad-hoc amendments to the UGB also have the potential to compromise the comprehensive STRLUS review underway by attracting growth away from existing (and potentially better supported locations in terms of infrastructure and services), and by potentially encouraging other landholders to pursue similar applications thereby distorting the demand and supply at a sub-regional level.

BACKGROUND

52 Richardson's Road, Lauderdale/Sandford

- The land at 52 Richardson's Road, Lauderdale comprises approximately 73ha of land within the Environmental Living Zone and Rural Resource Zone, and is located adjacent to the current STRLUS Urban Growth Boundary (UGB).
- The Lauderdale area is a relatively outlying part of the collection of separate areas that compose the entire UGB and while having attractive coastal landscapes is not well served by infrastructure and services.
- The proponents propose a 147-lot residential subdivision and have been attempting to rezone the land since before 2020. As the land is outside the current UGB, an amendment to the boundary is required before a rezoning application can be considered.
- In February 2021 Clarence Council considered a request from the proponent for Council to seek an amendment to the UGB. A comprehensive report undertaken by the Council's Manager City Planning recommended against the expansion of the UGB. The recommendation was based on Council's land supply analysis which found there was sufficient supply of vacant greenfield land in the municipality to satisfy future demand, and that the site was at a distance from existing infrastructure and services. Contrary to that advice, Council formally

resolved to support the proposal and in February 2021, wrote to the Minister for Planning seeking an amendment to the UGB.

- The Minister wrote to Council in March 2021 to advise that for him to consider an amendment, Council would need to clearly demonstrate that additional residential land was required beyond what was already available within the region. The Minister also advised that given the evidence of available land in the entire UGB, written endorsement of the proposed amendment be sought from the other councils in the region, and that consultation be undertaken with relevant state agencies, state authorities and other infrastructure providers.
- On 10 March 2022 Council again wrote to the Minister for Planning with further information, including demand and supply data provided by the proponent, as well as the results of a community and stakeholder consultation process. The advice provided did not demonstrate the need for additional land at a regional or local level, nor did it demonstrate that the land in question was more suitable for development than potential residential development areas either closer to the Hobart CBD, or closer to existing infrastructure and services.
- Council's report included advice received from key stakeholders including the Department of State Growth (DSG), who raised concerns over potential road connections, and also the traffic impact of any future development at Richardson's Road. They also suggested that further strategic justification was required to support the proposal. Separately, Council's community consultation report suggested that there was overwhelming community opposition to residential development at Richardson's Road.
- In his response to Council on 22 May 2022, the Minister for Planning noted that the Greater Hobart Plan (GHP) work underway at the time, would inform Hobart's future growth and settlement planning, and that revised residential infill/greenfield targets would likely form a key component of the GHP implementation. He also noted that the completion of several studies underway as part of the GHP and early STRLUS review would provide an up-to-date picture of residential demand and supply across the greater Hobart area, which would in turn inform further consideration of a potential amendment to the UGB at Richardson's Road.
- In his letter, the Minister stated that "an amendment to the UGB prior to finalisation and endorsement of the Greater Hobart Plan, and completion of other associated studies as described above, would be both premature and potentially undermine the Greater Hobart Plan and its implementation. I have therefore set aside my decision to consider an amendment to the UGB until this work is completed."
- On 5 May 2023 the proponent wrote directly to the Minister seeking his approval to amend the UGB.
- In May 2023 the Minister responded to the proponent reiterating his earlier advice to Council, namely; that changes to the UGB must be supported by strategic evidence. He also noted that the amendment to the wording of SRD 2.12 which was under consideration at the time, could provide for a planning scheme amendment for Richardson's Road to be considered by Council and the Tasmanian Planning Commission, without the need for an amendment to the UGB.

- On 3 November 2023 the Minister met with the proponent and Brendon Blomeley, Mayor Clarence City Council via video call. The State Planning Office was not present at that meeting however it is understood the revised wording of SRD 2.12 was discussed. Also discussed was whether the request to amend the proposal remained active, and whether the proposal had Council's ongoing support.
- On 13 November 2023 Council wrote to the Minister to confirm Council's support and that the application remained active.
- On 28 November 2023 the proponent also wrote to the Minister, expressing frustration that the proposal could not be considered for rezoning under the recently revised wording of SRD 2.12 (see above). They also mentioned that whilst a smaller version of the proposal appeared likely to be eligible under SRD 2.12, the full proposal remained their preference.
- Draft responses for the Minister to Council and the proponent were prepared by the SPO in December 2023 but never signed. The SPO has since received a request to prepare responses from the new Minister for Housing and Planning.
- During the Minister's meeting with David O'Byrne on 11 June 2024, the Minister re-iterated the importance of the STRLUS review process to guide Hobart's future urban growth. He also re-iterated how SRD 2.12 could be utilised, should the proponent decide to progress a smaller scale development prior to the conclusion of the STRLUS review.

STRLUS: Urban Growth Boundary (UGB) and SRD 2.12

- The Urban Growth Boundary (UGB) describes the geographic extent of Greater Hobart's urban development over the lifespan of the STRLUS. It includes land zoned for all urban uses, including residential, industrial and commercial.
- An amended STRLUS was declared by the Minister for Planning on 15 May 2023 (Refer Attachment 1 – Minute 23/13591) and included:
 - a) an amendment to the UGB to include several additional sites within the UGB, specifically; to correct minor errors and anomalies and to include several logical inclusions to the UGB; and
 - b) an amendment to policy SRD 2.12 to provide councils and the Tasmanian Planning Commission with greater flexibility when considering the planning merit of proposals to rezone land for urban purposes on the periphery of the UGB.
- The amendment followed a five-week consultation period involving all southern councils, the Tasmanian Planning Commission, relevant state agencies and LGAT. A copy of the relevant Minute is attached.
- The amendments to the UGB involved 13 sites which were either put forward by and/or agreed to by councils. Several additional sites were also considered but either not put forward or were not supported by councils at the time, including the land at 52 Richardson's Road, Sandford.
- The amended wording of SRD 2.12 was carefully chosen and aimed to provide the necessary flexibility to enable appropriately scaled residential developments

to be considered outside but adjacent to the UGB, whilst still maintaining the integrity of UGB and its broader strategic objective.

Released under RTI

- The current wording of SRD 2.12 amended in May 2023, is as follows:

STRLUS UGB Update – May 2023: Revised Strategic Policy SRD 2.12

Notwithstanding SRD 2.2 and SRD 2.8, and having regard to the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater Hobart, land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it:

- a) shares a common boundary with land zoned for urban development within the Urban Growth Boundary and:
 - i. only provides for a small and logical extension, in the context of the immediate area, to land zoned for urban development beyond the Urban Growth Boundary; or
 - ii. does not constitute a significant increase in land zoned for urban development in the context of the suburb, or the major or minor satellite as identified in Table 3, and is identified in a contemporary settlement strategy or structure plan produced or endorsed by the relevant planning authority; and
- b) can be supplied with reticulated water, sewerage and stormwater services; and
- c) can be accommodated by the existing transport system, does not reduce the level of service of the existing road network, and would provide for an efficient and connected extension of existing passenger and active transport services and networks; and
- d) results in minimal potential for land use conflicts with adjoining uses.

- The amendment in May 2023 was undertaken as stage 1 of a three-stage approach to amending the UGB agreed to by the Minister for Planning in March 2023 (refer Attachment 2 – Min 23/6077), summarised as follows:
 - Stage 1 Short Term Updates and Amendment to SRD 2.12: Correction of Anomalies, Errors and Logical Inclusions & Amendment to the wording of SRD 2.12.
 - Stage 2 Medium Term Updates: Larger and strategically significant sites required to support future urban growth, as well as potential changes to densification areas identified through the Greater Hobart Plan (GHP) Settlement Plan process.
 - Stage 3 Longer Term Updates: Updates identified through the STRLUS comprehensive review process.
- Stages 2 and 3 are now occurring simultaneously for several reasons; firstly, the GHP endorsed in August 2022, did not include the settlement plan for Greater Hobart as originally proposed. The settlement plan, which will spatially map Hobart's future growth and densification areas over time, will determine whether specific sites (such as Richardson's Road, Sandford) should be considered for inclusion within the UGB. Secondly, further interim amendments to the UGB would compromise the comprehensive review process by a) potentially distorting demand and supply in the short term, and b) encouraging an ad-hoc approach to the assessment of sites which should be considered through the comprehensive review process.
- Completion of the settlement plan is critical to ensuring Hobart's future growth is directed to (and contained within) areas that can be properly supported by infrastructure and services. Furthermore, it will also ensure that the underlying targets around infill vs greenfield development and inner urban densification, as agreed to through the Greater Hobart Plan under the Hobart City Deal, can be met.

Attachment(s):

1. 23/64175/1 Meeting Brief – Housing and Planning – Richardson's Road Issues – June 2024
2. 23/451152 Minute to Minister for Planning – Declaration of amended Southern Tasmanian Regional Land Use Strategy (STRLUS) – Amendment to SRD 2.12 and changes to the Urban Growth Boundary (UGB) – May 2023
3. 23/415502 Minute to Minister for Planning – Southern Tasmanian Regional Land Use Strategy – Proposed Approach for Updating the Urban Growth Boundary (UGB)

Adviser:

Department: Premier and Cabinet

Ministerial CM Ref: 24/64175

DPAC CM Ref: 24/64175

Meeting Brief for the Minister for Housing and Planning

52 Richardson's Road, Sandford – Meeting with **out of scope**

Order of proceedings:

In attendance:

out of scope

Department contact:

out of scope

On-site contact:

GUIDANCE NOTES

- The representatives of 52 Richardson's Road, Sandford are seeking a meeting to discuss their proposed development, presumably to restate their desire for an amendment to the Urban Growth Boundary (UGB) within the Southern Tasmanian Regional Land Use Strategy (STRLUS).
- An amendment to the UGB at Richardson's Road would enable a rezoning application (from a mix of Rural and Environmental Living, to Residential) to be considered by Clarence City Council and the Tasmanian Planning Commission, paving the way for a subsequent application for a 147 lot residential subdivision.
- An amendment to the UGB at 52 Richardson's Road is not recommended until such time as the comprehensive review of the STRLUS is further advanced, and specifically, not until the Greater Hobart Settlement Plan is prepared and endorsed.
- An alternative, smaller scale rezoning and residential development on the site is possible under the provisions of the recently amended SRD 2.12 clause in the STRLUS (refer STRLUS Amendment dated May 2023), however it is understood this is not the proponent's preferred option. The purpose of urban growth boundaries and other strategic plans is to provide a degree of certainty to Government agencies, infrastructure providers, land owners, local councils and the community as to the areas that will be most likely developed within a given period of time. This provides a more predictable investment climate and more likelihood of land release and increased supply.

KEY POINTS

- The representatives of 52 Richardson's Road have been advocating for an amendment to the UGB for many years.
- The State Planning Office has consistently advised that the UGB should remain unchanged until such time as the strategic evidence supports any amendment in this specific area or elsewhere. That includes a) empirical evidence there is insufficient supply of residential land at a regional and/or local level, and b) confirmation that the subject land is supported by the necessary infrastructure and services and c) that the land is situated in an identified and agreed future growth area.
- Preliminary results from the recently completed State funded residential demand and supply studies, indicate there is in excess of 15 years' supply of residential land within the current UGB. This is reinforced by the significant and large-scale residential developments planned or underway, such as in Tranmere/Droughty Point and Granton where the land has been identified for future development over many years with associated land owner and infrastructure provider expectations.
- Ad-hoc amendments to the UGB also have the potential to compromise the comprehensive STRLUS review underway by attracting growth away from existing (and potentially better supported locations in terms of infrastructure and services), and by potentially encouraging other landholders to pursue similar applications thereby distorting the demand and supply at a sub-regional level.

BACKGROUND

52 Richardson's Road, Lauderdale/Sandford

- The land at 52 Richardson's Road, Lauderdale comprises approximately 73ha of land within the Environmental Living Zone and Rural Resource Zone, and is located adjacent to the current STRLUS Urban Growth Boundary (UGB).
- The Lauderdale area is a relatively outlying part of the collection of separate areas that compose the entire UGB and while having attractive coastal landscapes is not well served by infrastructure and services.
- The proponents propose a 147-lot residential subdivision and have been attempting to rezone the land since before 2020. As the land is outside the current UGB, an amendment to the boundary is required before a rezoning application can be considered.
- In February 2021 Clarence Council considered a request from the proponent for Council to seek an amendment to the UGB. A comprehensive report undertaken by the Council's Manager City Planning recommended against the expansion of the UGB. The recommendation was based on Council's land supply analysis which found there was sufficient supply of vacant greenfield land in the municipality to satisfy future demand, and that the site was at a distance from existing infrastructure and services. Contrary to that advice, Council formally

resolved to support the proposal and in February 2021, wrote to the Minister for Planning seeking an amendment to the UGB.

- The Minister wrote to Council in March 2021 to advise that for him to consider an amendment, Council would need to clearly demonstrate that additional residential land was required beyond what was already available within the region. The Minister also advised that given the evidence of available land in the entire UGB, written endorsement of the proposed amendment be sought from the other councils in the region, and that consultation be undertaken with relevant state agencies, state authorities and other infrastructure providers.
- On 10 March 2022 Council again wrote to the Minister for Planning with further information, including demand and supply data provided by the proponent, as well as the results of a community and stakeholder consultation process. The advice provided did not demonstrate the need for additional land at a regional or local level, nor did it demonstrate that the land in question was more suitable for development than potential residential development areas either closer to the Hobart CBD, or closer to existing infrastructure and services.
- Council's report included advice received from key stakeholders including the Department of State Growth (DSG), who raised concerns over potential road connections, and also the traffic impact of any future development at Richardson's Road. They also suggested that further strategic justification was required to support the proposal. Separately, Council's community consultation report suggested that there was overwhelming community opposition to residential development at Richardson's Road.
- In his response to Council on 22 May 2022, the Minister for Planning noted that the Greater Hobart Plan (GHP) work underway at the time, would inform Hobart's future growth and settlement planning, and that revised residential infill/greenfield targets would likely form a key component of the GHP implementation. He also noted that the completion of several studies underway as part of the GHP and early STRLUS review would provide an up-to-date picture of residential demand and supply across the greater Hobart area, which would in turn inform further consideration of a potential amendment to the UGB at Richardson's Road.
- In his letter, the Minister stated that "an amendment to the UGB prior to finalisation and endorsement of the Greater Hobart Plan, and completion of other associated studies as described above, would be both premature and potentially undermine the Greater Hobart Plan and its implementation. I have therefore set aside my decision to consider an amendment to the UGB until this work is completed."
- On 5 May 2023 the proponent wrote directly to the Minister seeking his approval to amend the UGB.
- In May 2023 the Minister responded to the proponent reiterating his earlier advice to Council, namely; that changes to the UGB must be supported by strategic evidence. He also noted that the amendment to the wording of SRD 2.12 which was under consideration at the time, could provide for a planning scheme amendment for Richardson's Road to be considered by Council and the Tasmanian Planning Commission, without the need for an amendment to the UGB.

- On 3 November 2023 the Minister met with the proponent and Brendon Blomeley, Mayor Clarence City Council via video call. The State Planning Office was not present at that meeting however it is understood the revised wording of SRD 2.12 was discussed. Also discussed was whether the request to amend the proposal remained active, and whether the proposal had Council's ongoing support.
- On 13 November 2023 Council wrote to the Minister to confirm Council's support and that the application remained active.
- On 28 November 2023 the proponent also wrote to the Minister, expressing frustration that the proposal could not be considered for rezoning under the recently revised wording of SRD 2.12 (see above). They also mentioned that whilst a smaller version of the proposal appeared likely to be eligible under SRD 2.12, the full proposal remained their preference.
- Draft responses for the Minister to Council and the proponent were prepared by the SPO in December 2023 but never signed. The SPO has since received a request to prepare responses from the new Minister for Housing and Planning.

STRLUS: Urban Growth Boundary (UGB) and SRD 2.12

- The Urban Growth Boundary (UGB) describes the geographic extent of Greater Hobart's urban development over the lifespan of the STRLUS. It includes land zoned for all urban uses, including residential, industrial and commercial.
- An amended STRLUS was declared by the Minister for Planning on 15 May 2023 (Refer Attachment 1 – Minute 23/13591) and included:
 - a) an amendment to the UGB to include several additional sites within the UGB, specifically; to correct minor errors and anomalies and to include several logical inclusions to the UGB; and
 - b) an amendment to policy SRD 2.12 to provide councils and the Tasmanian Planning Commission with greater flexibility when considering the planning merit of proposals to rezone land for urban purposes on the periphery of the UGB.
- The amendment followed a five-week consultation period involving all southern councils, the Tasmanian Planning Commission, relevant state agencies and LGAT. A copy of the relevant Minute is attached.
- The amendments to the UGB involved 13 sites which were either put forward by and/or agreed to by councils. Several additional sites were also considered but either not put forward or were not supported by councils at the time, including the land at 52 Richardson's Road, Sandford.
- The amended wording of SRD 2.12 was carefully chosen and aimed to provide the necessary flexibility to enable appropriately scaled residential developments to be considered outside but adjacent to the UGB, whilst still maintaining the integrity of UGB and its broader strategic objective.

- The current wording of SRD 2.12 amended in May 2023, is as follows:

STRLUS UGB Update – May 2023: Revised Strategic Policy SRD 2.12

Notwithstanding SRD 2.2 and SRD 2.8, and having regard to the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater Hobart, land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it:

- a) shares a common boundary with land zoned for urban development within the Urban Growth Boundary and:
 - i. only provides for a small and logical extension, in the context of the immediate area, to land zoned for urban development beyond the Urban Growth Boundary; or
 - ii. does not constitute a significant increase in land zoned for urban development in the context of the suburb, or the major or minor satellite as identified in Table 3, and is identified in a contemporary settlement strategy or structure plan produced or endorsed by the relevant planning authority; and
- b) can be supplied with reticulated water, sewerage and stormwater services; and
- c) can be accommodated by the existing transport system, does not reduce the level of service of the existing road network, and would provide for an efficient and connected extension of existing passenger and active transport services and networks; and
- d) results in minimal potential for land use conflicts with adjoining uses.

- The amendment in May 2023 was undertaken as stage 1 of a three-stage approach to amending the UGB agreed to by the Minister for Planning in March 2023 (refer Attachment 2 – Min 23/6077), summarised as follows:
 - Stage 1 Short Term Updates and Amendment to SRD 2.12: Correction of Anomalies, Errors and Logical Inclusions & Amendment to the wording of SRD 2.12.
 - Stage 2 Medium Term Updates: Larger and strategically significant sites required to support future urban growth, as well as potential changes to densification areas identified through the Greater Hobart Plan (GHP) Settlement Plan process.
 - Stage 3 Longer Term Updates: Updates identified through the STRLUS comprehensive review process.
- Stages 2 and 3 are now occurring simultaneously for several reasons; firstly, the GHP endorsed in August 2022, did not include the settlement plan for Greater Hobart as originally proposed. The settlement plan, which will spatially map Hobart's future growth and densification areas over time, will determine whether specific sites (such as Richardson's Road, Sandford) should be considered for inclusion within the UGB. Secondly, further interim amendments to the UGB would compromise the comprehensive review process by a) potentially distorting demand and supply in the short term, and b) encouraging an ad-hoc approach to the assessment of sites which should be considered through the comprehensive review process.
- Completion of the settlement plan is critical to ensuring Hobart's future growth is directed to (and contained within) areas that can be properly supported by infrastructure and services. Furthermore, it will also ensure that the underlying targets around infill vs greenfield development and inner urban densification, as agreed to through the Greater Hobart Plan under the Hobart City Deal, can be met.

Attachment(s):

1. 23/451152 Minute to Minister for Planning – Declaration of amended Southern Tasmanian Regional Land Use Strategy (STRLUS) – Amendment to SRD 2.12 and changes to the Urban Growth Boundary (UGB) – May 2023
2. 23/415502 Minute to Minister for Planning – Southern Tasmanian Regional Land Use Strategy – Proposed Approach for Updating the Urban Growth Boundary (UGB)

Minute to the Minister for Planning

For approval by: Friday, 12 May 2023

DPAC CM (TRIM) reference: 23/451152

Ministerial CM (TRIM) reference: MIN23/13591

Declaration of amended Southern Tasmania Regional Land Use Strategy (STRLUS) – Amendment to SRD 2.12 and changes to the Urban Growth Boundary (UGB) – May 2023

Purpose: To seek the Minister's agreement to declare an amended Southern Tasmanian Regional Land Use Strategy (STRLUS).

Analysis: The draft amendment to the STRLUS will provide Councils and the Tasmanian Planning Commission with greater flexibility in considering the planning merit of proposals to rezone land for urban purposes on the periphery of the urban growth boundary (UGB) and on the new sites identified for inclusion in the UGB.

Reason for deadline: To correct current errors and anomalies in the UGB, and address immediate development pressures by allowing for greater flexibility in considering development opportunities immediately adjacent to the UGB.

Recommendations

Note the content of this Minute and **Attachments 1 – 9b**;

Agree to declare an amended STRLUS (**Attachment 1**) to:

- a) include additional sites within the UGB on Map 10 of the STRLUS; and
- b) amend policy SRD 2.12 in the regional policies for settlement and residential development.

Sign and date the instrument of declaration (**Attachment 2**) of an amended STRLUS for inclusion in the front end of the STRLUS;

Approve the notice (**Attachment 3**) to be published in the Gazette in accordance with s.5A(4) of the *Land Use Planning and Approvals Act 1993* (the Act); and

Approve the letters (and the use of your electronic signature) giving notice of your declaration of the amended STRLUS to the southern region planning authorities, the Tasmanian Planning Commission (the Commission), and those State Service Agencies and State Authorities consulted on both of the proposed amendments (**Attachment 9**).

Approvals (Please ensure you allow a minimum two days for each stage of approval)

Deputy Secretary/Division
Head

out of scope

Thursday, 11 May 2023

Minister

Approved?

No ☐

Yes ☒

out of scope

15/5/23

Minister's notations:

note the amended 2.12.

Key reason/s

The proposed amendment to the STRLUS UGB (as shown in Map 10) will correct a number of errors and anomalies in the UGB and include several minor logical inclusions to the UGB.

The proposed amendment to SRD 2.12 will address immediate development pressures by providing Councils and the Tasmanian Planning Commission with greater flexibility when considering the planning merit of proposals to rezone land for urban purposes on the periphery of the urban growth boundary (UGB).

Consultation

In accordance with s.5A(4) of the Act, feedback on the proposed amendments was sought from all southern councils, the Tasmanian Planning Commission, LGAT and relevant State Agencies.

Twenty-three submissions were received and further discussions undertaken with several agencies and councils to clarify and/or expand on specific issues raised. A summary is provided in the Attachment 5.

Financial impact

There are no financial impacts that require consideration as part of the amended STRLUS.

Compliance

There are no legal, regulatory, contract, procurement employment direction or other compliance issues.

Communications

The amendment will be declared in the Tasmanian Government Gazette and an information sheet placed on the SPO website.

Landowners with interests in the UGB and their planning consultants who made unsolicited submissions, will be advised of the amendment.

There will be no media releases required for declaration of the STRLUS amendment.

Options

| # | Options | Analysis |
|---|---|---|
| 1 | Do Nothing | The current anomalies and errors in the UGB will remain unresolved, and there will be continued and increasing concern about the inflexibility of the UGB and associated pressures on the Government to address the issue. |
| 2 | Approve the proposed changes to the Urban Growth Boundary and Regional Policy SRD 2.12. | Amending the STRLUS now will address a number of errors and anomalies, and allow for a number of minor logical extensions to the UGB, providing greater flexibility in considering development opportunities immediately adjacent to the UGB, as they emerge. |

KEY ISSUES:

- On 10 March 2023, you undertook a five-week consultation with the southern region councils, the local Government Association of Tasmania (LGAT), the Tasmanian Planning Commission, and State Agencies and Authorities under s.5A(4) of the Act in relation to a proposed amendment to the Southern Tasmanian Regional Land Use Strategy (STRLUS).
- The proposed amendment involved an adjustment to the Urban Growth Boundary (Map 10) at thirteen identified sites, and a change to the wording of Regional Policy SRD 2.12.
- The background, details and rationale behind the proposed amendments were provided in a previous Minute 23/6077.
- Twenty-three (23) submissions were received, the majority of which were in favour of, or provided qualified support to the proposed changes. A detailed assessment of the submissions and the Department's response is provided in Attachment 4 and summarised in Attachment 5.
- A common concern expressed in the submissions was around the perceived impact of the identified sites on residential land supply at a regional level and that it may be inconsistent with the objectives of the recently endorsed Greater Hobart Plan, specifically; to limit growth outside the UGB and encourage densification and infill in identified growth areas within it.
- Two identified sites were considered problematic for a number of reasons, including the potential to compromise road and rail infrastructure, but also the potential to undermine efforts by councils in the greater Hobart area to manage land supply pressures on the urban fringe.
- Based on the feedback received, three (3) of the identified sites are recommended to be excluded from the amendment.
- Several minor amendments are recommended to the proposed wording of Regional Policy SRD 2.12, primarily to clarify the intent of the policy and its application. This will assist landowners and councils in determining the suitability of land for consideration under the SRD 2.12 provision.

Background

- The regional land use strategies are given legal effect through s.5A of the Act. Amendments to regional land use strategies occurs when the Minister declares a new strategy.
- In declaring a regional land use strategy, **s.5A(3A)** of the Act requires you to be satisfied that the amendment:
 - furthers the objectives set out in Schedule 1 of the Act;
 - is consistent with each State Policy; and
 - is consistent with the Tasmanian Planning Policies (TPPs).
- Before making a declaration, **s.5A(4)** of the Act requires you to consult with:
 - the Tasmanian Planning Commission (the Commission);
 - planning authorities; and
 - State Service Agencies and State authorities, as you see fit.
- A detailed background was provided in previous Minute 23/6077 dated 10 March 2023.

DISCUSSION

- Detailed discussion and analysis is provided in the following documents:
 - STRLUS UGB Update - May 2023: Consultation Report (Attachment 4)
 - STRLUS UGB Update - May 2023: Analysis of Comments by Site (Attachment 5).

Recommended revisions to the proposed STRLUS amendment

- It is recommended that the proposed new Regional Policy SRD 2.12 be revised in response to the submissions received to read as follows:

Notwithstanding SRD 2.2 and SRD 2.8, and having regard to the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater Hobart, land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it:

- a) shares a common boundary with land zoned for urban development within the Urban Growth Boundary and:
 - i. only provides for a small and logical extension, in the context of the immediate area, to land zoned for urban development beyond the Urban Growth Boundary; or
 - ii. only constitutes a minor increase in land zoned for urban development in the context of the suburb, or the major or minor satellite as identified in Table 3, and is identified in a contemporary settlement strategy or structure plan produced or endorsed by the relevant planning authority; and
 - b) can be supplied with reticulated water, sewerage and stormwater services; and
 - c) can be accommodated by the existing transport system, does not reduce the level of service of the existing road network, and would provide for an efficient and connected extension of existing passenger and active transport services and networks; and
 - d) results in minimal potential for land use conflicts with adjoining uses.
- It is also recommended that Map 10 be amended to include the revised list of identified sites as shown in the attached map (Attachment 7).

Attachments

Attachment Title (CM reference)

- 1 Southern Tasmanian Regional Land Use Strategy - (CM 23/456443)
- 2 STRLUS UGB Update - May 2023: Instrument of Declaration - (CM 23/452452)
- 3 STRLUS UGB Update - May 2023: Gazette Notice (CM 23/452456)
- 4 STRLUS UGB Update - May 2023: Consultation Report – Detailed Assessment of Submissions (Internal) (CM 23/451266)
- 5 STRLUS UGB Update - May 2023: Consultation Report – Analysis of Comments by Site (Internal) (CM 23/451909)
- 6 STRLUS UGB Update - May 2023: Consultation Report (CM 23/455448)
- 7 STRLUS UGB Update - May 2023: Map 10 (CM 23/455848)
- 8 STRLUS UGB Update - May 2023: Regional Policy SRD 2.12 (CM 23/453563)
- 9 Letter – Councils, TPC, State Agencies and Authorities (Proforma) (CM 23/455289)
- 9a Letter – Clarence Council (CM 23/456265)
- 9b Letter – Kingborough Council (CM 23/456263)

DPAC contact for
more information:
Author, responsible
Division

out of scope

STRLUS UGB Update - May 2023: Consultation Report - Detailed Assessment of Submissions (Internal)

- Consultation was undertaken in accordance with s.5A(4) of the *Land Use Planning and Approvals Act* (LUPA Act) on the proposed amendment to the Southern Tasmania Regional Land Use Strategy's (STRLUS) Settlement and Residential Development Strategy (settlement strategy) for changes to the Urban Growth Boundary (UGB) and to regional policy SRD 2.12 from Friday 10 March 2023 through to Friday 14 April 2023.
- Feedback was sought from all councils within the Southern region, the Local Government Association of Tasmania (LGAT), the Tasmanian Planning Commission, and the following State Agencies and authorities:
 - Department of Treasury and Finance;
 - Department of Premier and Cabinet;
 - Department of State Growth;
 - Department of Natural Resources and Environment;
 - Department of Health and Human Services;
 - Department of Police, Fire and Emergency Management;
 - Department of Education;
 - Tasmania Fire Service;
 - TasNetworks;
 - TasGas;
 - TasWater;
 - Tasmanian Gas Pipeline;
 - TasRail;
 - Homes Tasmania;
 - Heritage Tasmania;
 - Tasmanian Heritage Council;
 - Aboriginal Heritage Tasmania;
 - Aboriginal Heritage Council;
- An information package was provided, including a Discussion Paper detailing the rationale for the proposed amendment to regional policy SRD 2.12 and the 13 sites identified as part of an immediate (Stage 1) change to the UGB.
- A total of 23 submissions were received. A table detailing the respective level of support for each site and for the proposed new wording of SRD 2.12, is included at the end of this report.
- The following is a summary of the submissions received, and the SPO's response:

Assessment of Submissions: Identified Sites

- The majority of submissions were in favour of, or provided qualified support for, all of the identified sites to be included within the UGB, with the following exceptions:
- **Glenorchy City Council (GCC)** did not support the inclusion of the larger sites due to the combined area of those sites and the potential impact on residential supply at a regional level. GCC considered new residential supply of the scale proposed would undermine broader policy obligations and the ability of other local government areas to achieve their respective infill targets, noting the Greater Hobart Plan and City Deal commitments around urban renewal, particularly in the Northern Suburbs Transit Corridor.

Sites specifically not supported include:

- East Derwent Highway, Risdon;
- Rokeby Hills-Tranmere-Droughty Point;
- Main Road and Henry Streets, Sorell;
- Henry Street, Sorell; and
- Main Road, Sorell (Ingham poultry farm site).

GCC recommended that these be subject to a more comprehensive assessment as part of Stage 2 of the STRLUS UGB update.

Response:

The East Derwent Highway, Risdon Vale site (74 ha) is an existing urban area, of which less than 3.0ha (being the land immediately adjacent to the existing Clarence Lifestyle Village) is vacant and capable of residential development in the foreseeable future. The balance of the site comprises developed land for residential and commercial use, and the Risdon Prison complex opposite.

Rokeby Hills-Tranmere-Droughty Point (300 ha) has been identified as a key future growth area in the Greater Hobart Plan. Application of the UGB is currently inconsistent with similar locations within the Clarence municipality which are fully surrounded by urban development.

The proposed change will allow current and future planning and development proposals to be assessed on their merits and will not prevent or undermine the application of appropriate controls relating to natural hazards or skyline preservation, threatened species, Aboriginal or cultural heritage values.

Main Road and Henry Streets, Sorell and Henry Street, Sorell are both considered minor and logical extensions to the UGB and are already urbanised areas zoned for non-residential use.

Further discussion on the Main Road, Sorell site is provided below.

- **Clarence City Council (CCC)** supported the inclusion of the site at East Derwent Highway, Risdon, but re-affirmed its earlier advice not to support the Rokeby Hills-Tranmere-Droughty Point site, based on its 6 March 2023 decision to refuse to support the Skylands Master Plan.

CCC offered no comment on the remaining sites but noted that there are a number of requests from southern councils to amend the UGB pending, and that the residential demand and supply study currently being undertaken, once complete, will allow further consideration of those requests.

Response:

The SPO's response to CCC in relation to Rokeby Hills-Tranmere-Droughty Point site is consistent with the response to GCC in the previous dot-point.

- **Kingborough Council (KC)** supported the proposed correction of errors and anomalies, but only where they involve re-alignment with existing urban use or zoning of the land. KC considered a number of sites "go well beyond what one would reasonably describe as anomalies".

In addition, in its submission KC sought the Minister's support for land release at Margate and Snug as part of the request to amend SRD 2.12. Alternatively, the submission suggested that the Minister consider the inclusion of areas identified for future growth at Margate and Sung as part of the anomalies, should the UGB be amended to include the proposed sites not currently zoned or used for urban purposes.

Response:

KC'S comments appear similar to the view expressed by GCC around the addition of new residential supply and the potential impact on land supply at a Greater Hobart level. As described above, the combined area of the sites proposed does not provide a significant change to residential supply beyond what has already been identified through the Greater Hobart Plan.

Concerning potential land release at Margate and Snug, it would be inappropriate to include these sites for consideration in the current STRLUS amendment process.

Ministerial "support" relating to a request to include sites within the UGB that have not formed part of the consultation is beyond the scope this process.

- The **Department of State Growth (DSG)** and **TasRail** both expressed concerns with the inclusion of the site at Brighton Road, Brighton (65ha), due to its proximity the adjacent intermodal hub, the nearby quarry and the operational rail line intersecting the site.

DSG expressed concern at the inclusion of the site at Tasman Highway, Sorell, that comprises an area of the Sorell Bypass, citing the potential for its inclusion to trigger an application to extend the UGB to the East, which is outside the established growth areas.

DSG officers elaborated on some of the matters raised in their submission subsequent to consultation closing. These matters included the department's concerns with the Main Road, Sorell (Ingham) site, citing the potential impact on future Tasman Highway/Main Road upgrades if the land was to be developed for residential or urban use.

General matters were raised in the submission and at officer level relating to:

- potential servicing, infrastructure and geo-technical constraints such as landslip;

- potential issues relating to access to public transport and services, particularly for residential use; and
- the inclusion of sites with little or no likelihood of being developed for residential purposes.

Response:

The Brighton Road, Brighton site was proposed to 'tidy up' the ad-hoc configuration of the current boundary in that location. Given the majority of the site is constrained, with limited or no future development potential, it is recommended that it be excluded from the current amendment. Any portion of the site which may be appropriate for future development can be re-considered as part of the Stage 2 UGB changes in 2024.

The Tasman Highway site was intended to 'tidy up' the current misalignment between the State road reserve and the UGB. As the land provides no development opportunity, and given the concerns raised by DSG, it is recommended that the site be excluded from the current amendment. The matter can be re-considered as part of the Stage 2 UGB amendments, if necessary.

The site at Main Road, Sorell (Ingham) (33.5ha) has been identified by Sorell Council as a potential conversion from rural to industrial use.

STRLUS Regional Policy SRD 2.4 states:

The STRLUS recognises that the urban growth Boundary includes vacant land suitable for land release and greenfield development through residential zoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure etc.'.

However, the detailed analysis necessary to support conversion to industrial use is yet to be completed. Inclusion of the land within the UGB at this stage may signal opportunities for residential use, potentially constraining future use of the site for industrial or light industrial purposes, as identified under Sorell's local land supply strategy. It is noted that industrial rezoning of the site can be considered whether or not the land is included within the UGB.

It is recommended that the site be excluded from the current amendment.

- The **Department of Natural Resource Management** (NRM) raised concerns in relation to conservation and heritage values across a number of sites, including:
 - Rokeby Hills-Tranmere-Droughty Point (threatened species, biodiversity and heritage values);
 - Henry Street, Sorell (cemetery); and
 - Brighton Road, Brighton (threatened species).

Further to the above in response to the Rokeby Hills – Tranmere - Droughty Point site, NRE did not consider the “need for consistency with the way the boundary is applied elsewhere in the region” as a compelling argument for inclusion within the UGB. The

submission stated it would raise expectations of urban development which would have implications under State and Commonwealth Environmental Laws

Response:

Whilst the amendment provides greater flexibility to consider the rezoning of land to accommodate residential growth within the UGB, rezoning proposals must also be considered in accordance with the broader context of the STRLUS policies, the objectives of Schedule 1 of the Act, the State Policies and the TPPs, once made. This will include considerations such as the protection of landscape, environmental and cultural values, management of natural hazards and the provision of physical and social infrastructure as part of any future rezoning process.

NRM's comment concerning consistency with the UGB elsewhere in the region, was noted.

- The **State Emergency Service (SES)** and **Tasmania Fire Service (TFS)** provided comments in relation to emergency management, flood risk and bushfire risk across a number of sites and suggested various mitigation strategies be considered. An example includes a suggestion by TFS to extend the UGB around the Jackson Street, Glenorchy site to accommodate the required hazard management areas.
- There was also TFS support for the Main Road, Sorell (Ingham) site, because urban development would convert the existing grassland, and remove the current bushfire risk.

Response:

See comments in previous response to NRE.

The comment concerning bushfire risk mitigation at Main Road, Sorell, was noted.

Combined Response to Submissions: Identified Sites

East Derwent Highway, Risdon Vale (74ha) is an existing urban area, of which less than 3.0ha (being the land immediately adjacent to the existing Clarence Lifestyle Village) is vacant and capable of residential development in the foreseeable future. The balance of the site comprises already developed land for residential and commercial use, and the Risdon Prison complex opposite.

Rokeby Hills-Tranmere-Droughty Point (300ha) has been identified as a key future growth area in the Greater Hobart Plan. Application of the UGB is currently inconsistent with similar locations within the Clarence municipality which are fully surrounded by urban development.

The proposed change will allow current and future planning and development proposals to be assessed on their merits and will not prevent or undermine the application of appropriate controls relating to natural hazards or skyline preservation, threatened species, Aboriginal or cultural heritage values.

Main Road and Henry Streets, Sorell; and Henry Street, Sorell are both considered minor and logical extensions to the UGB, are already urbanised and are zoned for non-residential use.

Brighton Road, Brighton site was put forward to 'tidy up' the somewhat ad-hoc configuration of the current boundary. As the majority of the site has limited or no future development potential, it is recommended that it be excluded from the current amendment. Any portion of the site appropriate for development will be re-considered as part of the Stage 2 UGB changes in 2024.

Tasman Highway, Sorell site was intended to 'tidy up' the current misalignment between the State road reserve and the UGB. As the land has no development potential, and given the concerns raised by DSG, it is recommended that the site be excluded from the current amendment. The matter can be re-considered as part of the Stage 2 UGB amendments, if necessary.

Main Road, Sorell was identified by Sorell Council as a potential conversion from rural to industrial use.

Whilst STRLUS SRD 2.4 states: 'The STRLUS recognises that the UGB includes vacant land suitable for land release and greenfield development through residential zoning as well as land suitable for other urban purposes including commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure etc.', the detailed analysis necessary to support conversion to industrial use is yet to be completed.

Including the land within the UGB at this stage would leave open the possibility of future residential use. This was a concern raised in a number of submissions, including DSG, as it could potentially constrain future industrial or light industrial use of the site. It is recommended that the site be excluded from the current amendment.

Response to General Comments

As noted above, whilst the amendment provides greater flexibility to consider the rezoning of land to accommodate residential growth within the UGB, rezoning proposals must also be considered in accordance with the broader context of the STRLUS policies, the objectives of Schedule 1 of the Act, the State Policies and the TPPs, once made. This will include considerations such as the protection of landscape, environmental and cultural values, management of natural hazards and the provision of physical and social infrastructure as part of any future rezoning process.

NRM's comment concerning consistency with the application of the UGB elsewhere in the region, was noted.

As noted in response to comments from DSG and NRM, natural hazard risks are matters that can be consideration during structure/master planning and re-zoning processes once detailed site investigations have been undertaken.

The comment concerning bushfire risk mitigation at Main Road, Sorell, was noted.

Assessment of Submissions: Regional Policy SRD 2.12

- The proposed wording for regional policy SRD 2.12 put forward for consultation was as follows:

Notwithstanding SRD 2.2 and SRD 2.8, and having regard to the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater

Hobart, land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it:

- a) *shares a common boundary with land zoned for urban development within the Urban Growth Boundary; and*
 - b) *does not constitute a significant increase in land zoned for urban development in that locality; and*
 - i. *is identified in a settlement strategy or structure plan produced or endorsed by the relevant planning authority; or*
 - ii. *only provides for a minor and logical extension to urban development beyond the Urban Growth Boundary; and*
 - c) *can be supplied with reticulated water, sewerage and stormwater services; and*
 - d) *is aligned with the capacity of transport and road infrastructure and minimises impacts on the efficiency and safety of road networks; and*
 - e) *results in minimal potential for land use conflicts with adjoining uses.*
- With the exception of GCC, all submissions received were in favour of amending SRD 2.12, with a number of submissions suggesting modifications to the proposed wording.
 - GCC was opposed to the amended regional policy based on the potential impact any future expansion of the boundary would have on the ability of other local government areas to achieve their infill targets under the Greater Hobart Plan. It considered facilitating future urban growth through an amended SRD 2.12 would undermine the ability to achieve broader policy obligations, and the City Deal commitments around urban renewal in the Northern Suburbs Transit Corridor.
 - The Department of State Growth supported the amendments to allow a more flexible approach to the assessment of land for urban development, but advised that the wording as originally drafted, “did not adequately consider the impacts on transport infrastructure and services and extractive industries, or landslip risk”.

It recommended the development of a ‘logical extensions’ framework or guidelines to assist councils and the Tasmanian Planning Commission interpret which matters should be addressed when assessing future sites for urban development.

DSG also suggested a number of specific changes to the wording, namely;

That the definition of ‘locality’ be more specific, to ensure SRD 2.12 does not unintentionally lead to major new greenfield developments, and that the test specifically references ‘contemporary’ settlement strategies and structure plans.

It suggested the introduction of a time-based test under b) ii. so that land put forward for inclusion is capable of being developed over the shorter term, and suggested the following new wording:

d. *“can be accommodated by the existing transport system, does not reduce the level of service of the existing road network, and would provide for an efficient and connected extension of existing passenger and active transport networks”.*

- Kingborough Council supported the proposed new wording but suggested broadening the definition for the test for land zoned for urban development under b. from ‘locality’ to ‘municipality’. It also suggested an addition test under b. *“to ensure that any changes to the UGB through SRD 2.12 have regard to housing land supply data at a municipal level”.*
- Clarence Council suggested additional tests, namely that land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it:
 - *Was subject to constraints that may have prevented development and those constraints have been removed, whether that be by physical intervention, new technologies or new processes; and*
 - *May be activated because new technology or new processes have enabled previous impediments to development to be removed; or*
 - *Was limited by errors arising from inaccurate mapping or ground truthing of data.”*
- Brighton Council had no objection to the amendment to STRLUS but suggested that the wording of SRD 2.12 either be amended or removed in the new STRLUS following the comprehensive review, with any rezoning outside the UGB either avoided, or for the purposes of addressing errors or anomalies.

Response to Submissions: Strategic Policy SRD 2.12

After further consideration and detailed analysis of the comments received, the proposed new wording for regional policy SRD 2.12 (with the changes to the consultation draft highlighted) as follows:

Notwithstanding SRD 2.2 and SRD 2.8, and having regard to the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater Hobart, land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it:

- a) *shares a common boundary with land zoned for urban development within the Urban Growth Boundary and:*
 - i. *only provides for a small and logical extension, in the context of the immediate area, to land zoned for urban development beyond the Urban Growth Boundary; or*
 - ii. *only constitutes a minor increase in land zoned for urban development in the context of the suburb, or the major or minor satellite as identified in Table 3, and is identified in a contemporary settlement strategy or structure plan produced or endorsed by the relevant planning authority; and*
- b) *can be supplied with reticulated water, sewerage and stormwater services; and*
- c) *can be accommodated by the existing transport system, does not reduce the level of service of the existing road network, and would provide for an efficient and*

connected extension of existing passenger and active transport services and networks; and

d) results in minimal potential for land use conflicts with adjoining uses.

- A number of unsolicited submissions were received from landowners and/or consultant planners acting on behalf of landowners.

As the current consultation is not open to the public, it would be inappropriate to consider these as part of the current UGB amendment process.

The information received will however, inform discussion with relevant councils as part of the Greater Hobart Plan (GHP) Settlement Plan preparation.

Assessment against the requirements in section 5A(3A) of the Act

- Section 5A(3A) of the Act requires the Minister, after having received advice from the Commission, to only declare a regional land use strategy (including an amended strategy) if satisfied that it:
 - furthers the Schedule 1 objectives of the Act;
 - is consistent with each State Policy; and
 - is consistent with the Tasmanian Planning Policies (TPPs).
- The proposed amendment is considered to further the objectives of Schedule 1 of the Act and be consistent with the State Policies. There are currently no TPPs in effect.

STRLUS - UGB Amendment: Analysis of Submissions - by Site

| | | SRD 2.12 | | | | | | | | | | | | | | | |
|--------------------------|-------------------------------|---|--|--------------------------------------|--|---------------------------------------|---|--|---|---|---|--|--|------------------------------------|--|---|--|
| | | Supported: Yes (Y) No (N) Qualified Support (QS) Specific Changes (SC) Not specified (NS) No Comment (NC) | | | | | | | | | | | | | | | |
| | | Proceed (Y/N): | | | | | | | | | | | | | | | |
| | | Sites | | | | | | | | | | | | | | | |
| | | East Derwent Highway, Risdon Vale (74ha) | Rokeby Hills - Trammere - Droughty Point (300ha) | Spring Farm Estate, Kingston (8.5ha) | 240 Abbotsfield Road, Claremont (0.16ha) | 28 Jackson Street, Glenorchy (0.39ha) | 73A, 73B, 73C Russel Road, Claremont (0.94ha) | Main Road and Henry Streets, Sorell (1.9ha) - Landscape Supplies | Henry Street, Sorell (6.5ha) - Council Depot, Dwelling and Cemetery | Tasman Highway, Sorell (1.0ha) - Former Quarry Site | Tasman Highway, Sorell (6.6ha) - Highway / Road Reserve | Main Road, Sorell (33.5ha) - Ingham Site | Brighton Road, Brighton (65ha) - Adjacent to Transport Hub | Ashgrove Crescent, Old Beach (7ha) | Comments | Sites | |
| | | Y | Y | Y | Y | Y | Y | Y | Y | Y | N | N | N | Y | SRD2.12 | | |
| No. Submissions Received | | | | | | | | | | | | | | | | | |
| 2 | Southern Midlands | NC | NC | NC | NC | NC | NC | NC | NC | NC | NC | NC | NC | NC | No comment | No comment | |
| 3 | Kingborough | QS / SC | SC | SC | Y | Y | Y | SC | NC | N | NC | SC | NC | SC | Suggested change to wording as follows: "change does not constitute a significant increase in land..." and "regard | Supportive of minor changes/anomalies only, not significant sites. Seeking Min's support for land release at | |
| 4 | Glenorchy | N | N | Y | Y | Y | Y | N | N | Y | Y | N | Y | Y | Concern that the change may compromise the integrity of the boundary and undermine the GHP objectives, making it | No to larger sites due to perceived lack of strategic evidence and potential to undermine GHP objectives. | |
| 5 | Clarence | GS / SC | Y | N | NC | NC | NC | NC | NC | NC | NC | NC | NC | NC | Suggested additional tests. | Support for Risdon. No to Rokeby Hills-Trammere-Droughty Point. No comment on balance. | |
| 6 | Homes Tasmania | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Support, no comment. | | |
| 8 | Aboriginal Heritage Tasmania | NC | NC | NS | NC | NC | NC | NC | NC | NC | NC | NC | NC | NC | No comment. | Not specified, comments re Droughty Point | |
| 10 | Tasmanian Heritage Council | NC | NC | QS | NC | NC | NC | NC | QS | NC | NC | NC | NC | NC | No comment. | Comments on Droughty Point but supportive, request for cemetery to be removed from Henry Street site | |
| 11 | Department of State Growth | QS / SC | SC | SC | Y | Y | Y | Y | Y | SC | N | SC | N | Y | Suggested alternative wording to SRD2.12 to tighten definitions and locality. | Concerns with some sites: | |
| 12 | Derwent Valley Council | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Support | Support | |
| 13 | Tasmanian Planning Commission | Y | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | NS | Support | Note that combined area of larger sites may place significant infrastructure and services issues, however these | |
| 15 | TasWater | NC | QS | QS | Y | Y | Y | QS | QS | Y | Y | QS | QS | QS | No comment. | General comments regarding servicing impacting some sites, otherwise supportive | |
| 19 | Brighton Council | QS | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Suggest removal of SRD 2.12 post STRLUS comprehensive review. | | |
| 20 | NRE Tasmania | Y | Y | QS / SC | Y | Y | Y | Y | QS / SC | Y | Y | Y | QS / SC | Y | Support | Concerned that Droughty Point inclusion will raise expectations of future residential development | |
| 21 | Tasman Council | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Support | Support | |
| 22 | Tasmania Fire Service | QS | QS | QS | Y | Y | Y | Y | QS | QS | Y | Y | Y | Y | No comment | Supportive, recommend flood risk assessment be conducted on 4 sites | |
| 23 | Tasrail | SS | NC | NC | NC | NC | NC | NC | NC | NC | NC | NC | N | NC | Concern that SRD2.12 doesn't specifically mention rail network within infrastructre test. | Early consultation with TASRAIL suggested | |
| 24 | DPAC | S | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Support | Support | |
| 25 | Treasury | NC | NC | NC | NC | NC | NC | NC | NC | NC | NC | NC | NC | NC | No comment | No comment | |

Unsolicited Submissions
No Submissions Received

Consultation Report

Southern Tasmania Regional Land Use Strategy
Settlement and Residential Development Strategy
Amendment – May 2023

Released under RTI

Author:
State Planning Office

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I Introduction

This report has been prepared by the Department of Premier and Cabinet, State Planning Office to outline a response to the submissions received during consultation on the proposed amendment to the Southern Tasmania Regional Land Use Strategy's (STRLUS) Settlement and Residential Development Strategy (settlement strategy) for changes to the Urban Growth Boundary (UGB) and to regional policy SRD 2.12.

This report summarises the issues raised in the submissions, responses to those issues, and any subsequent modifications to the amendment. It should be read in conjunction with the Discussion Paper that accompanied the amendment as part of the consultation.

2 Consultation

Under section 5A(4) of the *Land Use Planning and Approvals Act 1993* (LUPA Act) the Minister must consult with the Tasmanian Planning Commission, each council within the region and any relevant State agencies and authorities prior to declaring a regional land use strategy.

Consultation was undertaken over a five-week period, commencing 10 March 2023 and concluding on 14 April 2023. A number of extensions were granted to allow respondents additional time to provide submissions. Feedback was sought from the following stakeholders:

- a) Local Councils within the southern region and the Local Government Association of Tasmania (LGAT);
- b) Tasmanian Planning Commission (TPC);
- c) Department of State Growth, Heritage Tasmania, Tasmanian Heritage Council, Aboriginal Heritage Tasmania, Aboriginal Heritage Council, Department of Premier and Cabinet, Department of Natural Resources and Environment Tasmania, Department of Health and Human Services, Department of Treasury and Finance, Department of Education, Department of Police Fire and Emergency Management, Tasmania Fire Service, Homes Tasmania; and
- d) TasNetworks, TasWater, TasGas, Tasmanian Gas Pipeline and TasRail.

During the consultation period, 23 submissions were received. The feedback was constructive and the matters raised in the submissions have informed some modifications to the amendment of the settlement strategy.



3 Summary of issues raised and responses

3.1 Greater Hobart Urban Growth Boundary proposed amendments

The draft amendment included a range of sites identified for inclusion within the Greater Hobart UGB. The sites were identified in the municipalities of Brighton, Clarence, Glenorchy, Kingborough and Sorell.

The submissions were generally supportive of the proposed sites being incorporated into the UGB. Some objections were raised in response to a small number of sites by some of the respondents. Other submissions raised issues that should be addressed when considering the sites for urban development, but didn't object to their inclusion in the UGB per se.

The key issues raised in relation to the individual sites proposed for inclusion in the UGB and the SPO's response is provided below.

Constraints associated with Brighton Road, Brighton site

This site, comprising a 62ha area, is intersected by major roads, including the Midland Highway and a railway line. Some submitters raised the issue that the site's capacity for urban development is significantly compromised due to attenuation areas associated with both the railway and the Boral Quarry affecting the land, and the incompatibility of urban use and development in proximity to an operational railway line.

It was also noted in the submissions that the Environmental Management Zoned land within the proposed site is an environmental offset associated with the Brighton Transport Hub.

SPO response: The site was proposed to address an ad-hoc alignment of the UGB in that location. Due to the constraints within the site that severely limit its development potential, the site has not been included in the amendment but can be re-considered as part of the Stage 2 UGB amendments, if necessary.

Large area sites

Some respondents raised concerns regarding what they considered to be the larger, more strategic sites, including Rokeby Hills-Tranmere-Droughty Point, East Derwent Highway, Risdon Vale, Main Road, Sorell (Ingham poultry farm site) and Main Road and Henry Street, Sorell sites.

A small number of submissions raised issues with some of the above sites on the basis of:

- The size of the sites and their potential yield means they cannot reasonably be considered anomalies;
- Their potential housing yield may undermine broader policy obligations including the capacity for municipal areas to achieve their infill targets under the STRLUS;
- They incorporate land not subject to existing urban zoning or use;



- Clarence City Council does not support the Skyland Master Plan as a reason for amending the UGB for reasons, including:
 - that it is inconstant with the 30-year Greater Hobart Strategy; and
 - neighbouring councils are concerned it precedes comprehensive review of the STRLUS.

In relation to the site at Rokeby Hills-Tranmere-Droughty Point one submission further suggested that needing to consistently apply the UGB was not a compelling reason to include the land in the UGB given the presence of threatened species, biodiversity and heritage values on the site. It was considered its inclusion would raise expectations of urban development which may have perceived implications under State and Commonwealth Environmental Laws.

In response to the land at Main Road, Sorell (Ingham site) further discussions highlighted that the Tasman Highway and Main Road area may be subject to future upgrade, which may be impacted if urban development were to occur on the site.

SPO response: The SPO acknowledges the concerns raised that some of the larger sites may not be considered simply as anomalies.

The amendment provides additional sites to enable the rezoning of land to accommodate residential growth within the UGB. However, rezoning proposals must also be considered in accordance with the broader context of the STRLUS policies, the objectives of Schedule 1 of the Act, the State Policies and the TPPs, once made. This will include considerations such as the protection of landscape, environmental and cultural values, management of natural hazards and the provision of physical and social infrastructure as part of any future rezoning process.

Regional policy SRD 2.4 also acknowledges that, as well as accommodating land for residential purposes including future residential release, it also accommodates land for other urban purposes, including 'commercial, industrial, public parks, sporting and recreational facilities, hospitals, schools, major infrastructure...'

SPO response to East Derwent Highway, Risdon Vale and Main Road and Henry Street, Sorell sites: In relation to the East Derwent Highway site, the SPO notes that whilst the overall site comprises an area of 74ha, only 3ha is vacant and capable of residential development. The remainder is used for urban purposes, including the Clarence Lifestyle Village and the Risdon Prison Complex.

Similarly, the land within the Main Road and Henry Street, Sorell sites is also mostly developed with a council depot, cemetery and existing light industrial use. The extension of the boundary to include the areas is largely consistent with urban uses, with some additional potential for further urban or residential development. The sites have been retained in the UGB amendment.

SPO response to Rokeby Hills-Tranmere-Droughty Point site: Droughty Point includes a significant area of land identified as a greenfield development precinct under the STRLUS. The greenfield development precincts provide locations to direct new subdivision and residential development that is critical to achieving the housing provision targets under the STRLUS.



The expansion of the UGB over the balance of the peninsular will allow Council and the Tasmanian Planning Commission to exercise greater flexibility to consider zoning for urban purposes around the boundary of the greenfield development precinct, where considered and well evidenced planning merit, as outlined above, can be demonstrated.

Whilst the UGB now covers the whole peninsular, the boundary of the greenfield development precinct has not been altered. Therefore, whilst this allows decision makers greater flexibility in determining planning scheme amendments for urban rezonings, subject to all relevant policy and legislative considerations, the land is not identified as a location of targeted greenfield residential development.

The SPO acknowledges that the inclusion of the Rokeby Hills-Tranmere-Droughty Point site provides an additional 300ha of land within the UGB. However, and as noted, regional policy SRD 2.4 provides that a range of uses, including public open space and recreational, can be accommodated in the UGB. With this in mind, and considering the environmental, landscape and cultural heritage values identified on the site, there are various matters to be considered that may impact lot yield.

The site has been retained in the UGB amendment.

SPO response to Main Road, Sorell site (Ingham poultry farm):

The SPO notes the impact that future urban development may have on the capacity to upgrade significant road infrastructure in the vicinity of this site.

The site was investigated under the Sorell Land Supply Strategy (2019 Update) as a potential location for light industrial use in the future, although it wasn't recommended for such use due to issues associated with the management of the land at that time.

The SPO notes that the site does not need to be included in the UGB to be considered for industrial rezoning. Further, including the site in the UGB may flag that the site can be considered for residential purposes, which would conflict with any future intent to rezone for General or Light Industrial Purposes. The site has been excluded from the UGB amendment.

Remaining sites

There was general support for the remaining sites proposed for inclusion in the UGB, although one submission questioned the rationale for the inclusion of several sites, given their existing uses or limited development potential.

Further discussions also indicate concerns that the extension of the UGB to incorporate the Sorell Bypass site may trigger further requests to extend the UGB further to the east into agricultural land that it is outside established growth areas.

SPO response to Sorell Bypass site: Given the site's limited development potential, and some of the concerns raised, it has been excluded from the UGB amendment.



3.2 Regional policy SRD 2.12 amendment

Only one respondent did not support the amendment to regional policy SRD 2.12. The remaining submissions were in support of the amendment, although some qualifications and changes were suggested.

In the submission that did not support the amendment to SRD 2.12 concern was raised that not only would the sites contained in this amendment be acknowledged as within the UGB, but further sites could be added.

Comment was also made that, because Rokeby Hills-Tranmere-Droughty Point does not have an approved structure plan or master plan it must be considered a 'minor or logical inclusion' under SRD 2.12. Concern was therefore raised that, as a result of the amendment, other significantly sized sites could be considered under SRD 2.12.

The respondent also raised that the amendment of SRD 2.12 would undermine the ability to achieve broader policy obligations, including the capacity to meet infill targets and the City Deal commitments around urban renewal in the Northern Suburbs Transit Corridor.

The submission also highlighted the 'disconnect' with the 30-Year Greater Hobart Plan which does not identify a need for additional land for urban purposes.

SPO Response: The amendment comprises two quite different approaches. Firstly, a range of sites have been identified for inclusion within the UGB via amendment to its mapped extent on Map 10 of the STRLUS. Secondly, the amendment to SRD 2.12 allows for land outside the UGB to be considered for urban rezoning but does not allow for the adjustment of the mapped UGB on Map 10. This avoids the cumulative impacts associated with extending the boundary to land rezoned as a result of SRD 2.12. Therefore, SRD 2.12 will not allow for the addition of new 'sites' within the UGB per se.

In terms of strategic consideration of the amendments, any application for rezoning needs to be considered in the context of the Greater Hobart Settlement Strategy as a whole, under SRD 2, as well as under the STRLUS policies more broadly.

SRD 2.12 has been drafted to specifically require urban rezoning on the periphery of the UGB to have regard to 'the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater Hobart'. The drafting of SRD 2.12 has also been amended to reflect that only small extensions in the context of the immediate area can be considered where a settlement strategy or structure plan relating to the land is not available.

Revisions to SRD 2.12

The proposed wording for regional policy SRD 2.12 put forward for consultation was as follows:

Notwithstanding SRD 2.2 and SRD 2.8, and having regard to the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater Hobart, land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it:



- a) *shares a common boundary with land zoned for urban development within the Urban Growth Boundary; and*
- b) *does not constitute a significant increase in land zoned for urban development in that locality; and*
 - i. *is identified in a settlement strategy or structure plan produced or endorsed by the relevant planning authority; or*
 - ii. *only provides for a minor and logical extension to urban development beyond the Urban Growth Boundary; and*
- c) *can be supplied with reticulated water, sewerage and stormwater services; and*
- d) *is aligned with the capacity of transport and road infrastructure and minimises impacts on the efficiency and safety of road networks; and*
- e) *results in minimal potential for land use conflicts with adjoining uses.*

A number of respondents suggested changes to the drafting of SRD 2.12, including:

- issues associated with interpreting terminology, such as ‘significant increase’ and ‘locality’ under SRD 2.12 b), with one submission suggesting the ‘locality’ be replaced with ‘municipality’;
- further qualifications were suggested to better enable rezonings to be considered under the policy, such as the removal of previously existing constraints or mapping errors, or on the basis new data or new technology;
- the requirement that a request to rezone for urban purposes has regard to demand and supply data at the municipal level;
- an expanded SRD 2.12 d) to include greater consideration of impacts on the service of road, passenger and active transport networks; and
- reference to a ‘contemporary’ structure plan or settlement strategy.

SPO Response: The SPO acknowledges potential issues associated with the interpretation of terminology. The drafting of SRD 2.12 has therefore been amended as follows:

- a) *shares a common boundary with land zoned for urban development within the Urban Growth Boundary and:*
 - i. *only provides for a small and logical extension, in the context of the immediate area, to land zoned for urban development beyond the Urban Growth Boundary; or*
 - ii. *does not constitute a significant increase in land zoned for urban development in the context of the suburb, or the major or minor satellite as identified in Table 3, and is identified in a contemporary settlement strategy or structure plan produced or endorsed by the relevant planning authority; and*



The updated policy now refers to 'suburb', which is more easily defined than 'locality', and to major or minor satellite, which are identified on Table 3 of the STRLUS. To address smaller extensions, such as those to accommodate road realignments or avoid natural hazards, where a settlement strategy or structure plan is not required, 'provides for a small and logical extension, in the context of the immediate area' has been used. This wording is intended to provide greater clarity and distinguish from the alternative approval pathway.

Regional policy SRD 2.12 has also been updated to refer to a 'contemporary' structure plan or settlement strategy and to incorporate the additional considerations relating to the impacts on road, passenger and active transport networks. The redrafted policy is outlined in full in Section 5 below.

4 Other submissions

A number of submissions were also received from landowners or consultants acting on behalf of landowners.

As the current consultation is not open to the public, it would be inappropriate for these submissions to be considered as part of the current amendment.

The information received will, however, inform discussion with relevant councils as part of the Greater Hobart Plan (GHP) Settlement Plan preparation.

5 Summary of revisions

As a result of the consultation undertaken, for the reasons discussed under Section 3.1, the following sites have not been included within the UGB as a result of this amendment:

- Brighton Road, Brighton;
- Tasman Highway, Sorell (Sorell Bypass); and
- Main Road, Sorell (Ingham poultry farm).

SRD 2.12 has been amended as follows:

Notwithstanding SRD 2.2 and SRD 2.8, and having regard to the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater Hobart, land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it:

- a) *shares a common boundary with land zoned for urban development within the Urban Growth Boundary and:*
 - i. *only provides for a small and logical extension, in the context of the immediate area, to land zoned for urban development beyond the Urban Growth Boundary; or*



- ii. *does not constitute a significant increase in land zoned for urban development in the context of the suburb, or the major or minor satellite as identified in Table 3, and is identified in a contemporary settlement strategy or structure plan produced or endorsed by the relevant planning authority; and*
- b) *can be supplied with reticulated water, sewerage and stormwater services; and*
- c) *can be accommodated by the existing transport system, does not reduce the level of service of the existing road network, and would provide for an efficient and connected extension of existing passenger and active transport services and networks; and*
- d) *results in minimal potential for land use conflicts with adjoining uses.*

6 Response to other matters raised

In its submission, one of the councils put forward additional sites to be included within the UGB as part of the anomalies, should the UGB be amended to include land not currently zoned or used for urban purposes. Alternatively, it was requested that the Minister offer support to the rezoning of these sites under the amended SRD 2.12.

SPO Response: A request to rezone land under SRD 2.12 will be a matter for the relevant council and the Tasmanian Planning Commission to consider as part of the planning scheme amendment process. The Minister has no role, or capacity to intervene in the assessment of planning scheme amendments.

The additional sites put forward have not been subject to consultation and it would therefore be inappropriate to include them in the amendment at this stage. Further, the inclusion of such sites is more appropriately addressed through the Greater Hobart Settlement Strategy.

One submission raised the issue that the use of regional policies allowing for consideration of land outside the UGB for urban zoning, such as SRD 2.12 should be omitted from the next iteration of the STRLUS, and that such rezonings should be avoided or considered only for errors or anomalies.

SPO Response: The SPO notes the comment made, however, policies arising from the future STRLUS will be matters to be determined as part of the upcoming comprehensive review.





Tasmanian
Government

Department of Premier and Cabinet
State Planning Office

Phone:

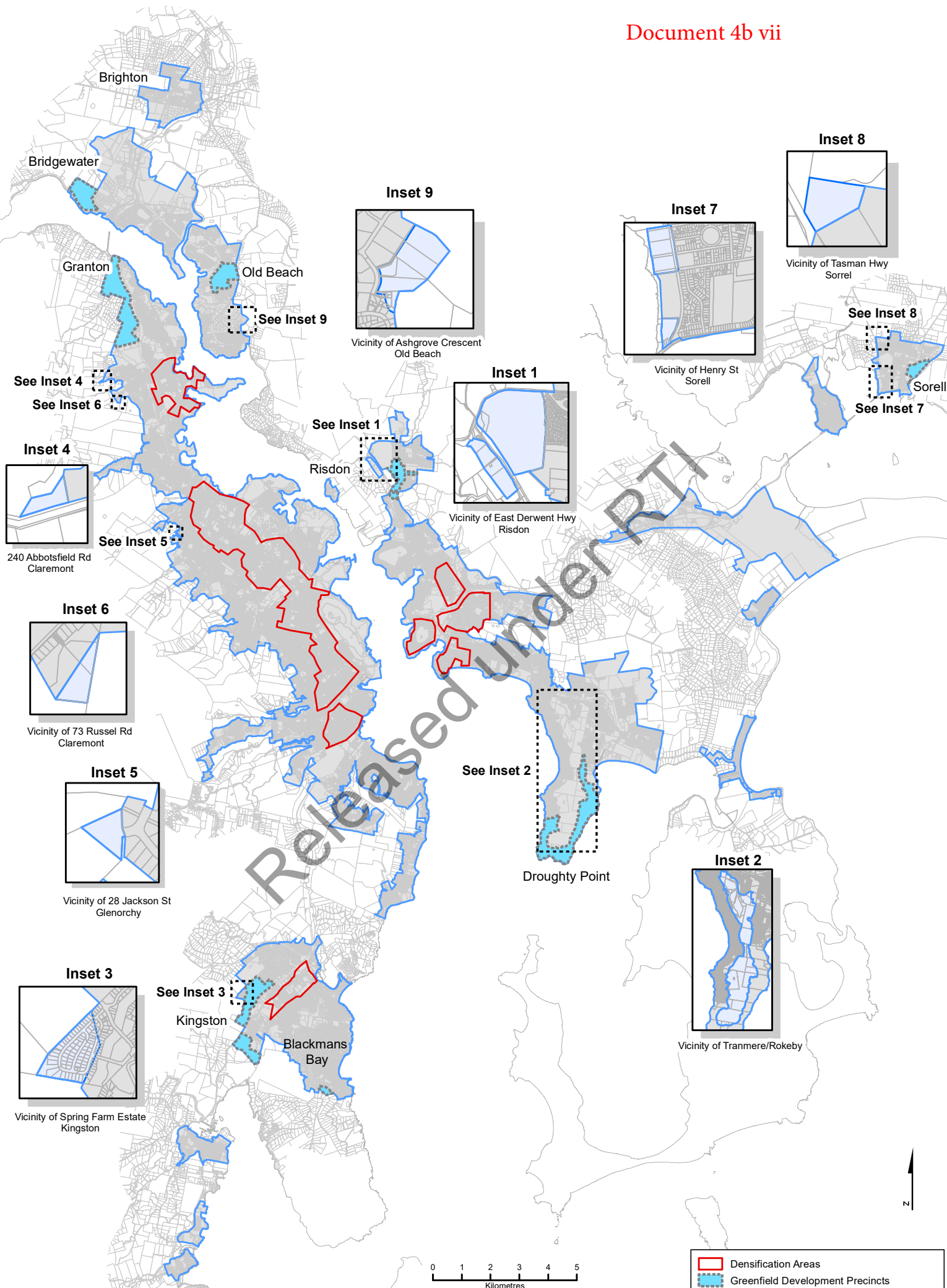
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STRLUS UGB Update – May 2023: Revised Strategic Policy SRD 2.12

Notwithstanding SRD 2.2 and SRD 2.8, and having regard to the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater Hobart, land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it:

- a) shares a common boundary with land zoned for urban development within the Urban Growth Boundary and:
 - i. only provides for a small and logical extension, in the context of the immediate area, to land zoned for urban development beyond the Urban Growth Boundary; or
 - ii. does not constitute a significant increase in land zoned for urban development in the context of the suburb, or the major or minor satellite as identified in Table 3, and is identified in a contemporary settlement strategy or structure plan produced or endorsed by the relevant planning authority; and
- b) can be supplied with reticulated water, sewerage and stormwater services; and
- c) can be accommodated by the existing transport system, does not reduce the level of service of the existing road network, and would provide for an efficient and connected extension of existing passenger and active transport services and networks; and
- d) results in minimal potential for land use conflicts with adjoining uses.

Deputy Premier
Treasurer
Minister for Infrastructure and Transport
Minister for Planning



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17 May 2023

Rodney Dillon
Chair
Aboriginal Heritage Council

By email: aboriginalheritagecouncil@dpac.tas.gov.au

Dear Mr Dillon

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

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The effect of the amended regional policy SRD 2.12 will be to enable residential development proposals outside, but adjacent to, the current UGB that meet the eligibility criteria, which are in the form of an amendment to a Local Provisions Schedule (LPS) initiated by the planning authority, to be considered by the Tasmanian Planning Commission on their merits.

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Yours sincerely

out of scope

Michael Ferguson MP

Deputy Premier

Minister for Planning

Attachments:

1. Draft amendment to the STRLUS settlement strategy's regional policies (Map 10 and SRD 2.12)
2. Consultation Report – May 2023

Released under RTI

Deputy Premier
Treasurer
Minister for Infrastructure and Transport
Minister for Planning



Level 10, Executive Building, 15 Murray Street, Hobart
Public Buildings, 53 St John Street, Launceston
GPO Box 123, Hobart TAS 7001
Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Steve Gall
Director
Aboriginal Heritage Tasmania

By email: aboriginalheritagecouncil@dpac.tas.gov.au

Dear Mr Gall

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

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Deputy Premier

Minister for Planning

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Minister for Infrastructure and Transport
Minister for Planning**



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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Councillor Leigh Gray
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017

By email: admin@brighton.tas.gov.au

Dear Mayor

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

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Michael Ferguson MP

Deputy Premier

Minister for Planning

CC: Mr James Dryburgh, General Manager

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**Deputy Premier
Treasurer
Minister for Infrastructure and Transport
Minister for Planning**



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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Councillor Loueen Triffitt
Central Highlands Council
PO Box 20
HAMILTON TAS 7140

By email: council@centralhighlands.tas.gov.au

Dear Mayor

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

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out of scope

Michael Ferguson MP

Deputy Premier

Minister for Planning

CC: Ms Kim Hossack, General Manager

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Treasurer
Minister for Infrastructure and Transport
Minister for Planning**



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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Councillor Michelle Dracoulis
Derwent Valley Council
PO Box 595
NEW NORFOLK TAS 7140

By email: dvcouncil@dvc.tas.gov.au

Dear Mayor

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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Michael Ferguson MP

Deputy Premier

Minister for Planning

CC: Mr Dean Griggs, General Manager

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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Andrew Lea
Director
State Emergency Service
Department of Police, Fire and Emergency Management

By email: ses@ses.tas.gov.au

Dear Mr Lea

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

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Deputy Premier

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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Donna Adams
Commissioner
Department of Police, Fire and Emergency Management

By email: commissioner@police.tas.gov.au

Dear Commissioner

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Katherine Morgan-Wicks
Secretary
Department of Health and Human Services

By email: ots.mailbox@health.tas.gov.au

Dear Secretary

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Draft amendment to Regional Settlement and Residential Development Strategy**

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Treasurer
Minister for Infrastructure and Transport
Minister for Planning**



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Public Buildings, 53 St John Street, Launceston
GPO Box 123, Hobart TAS 7001
Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Craig Limkin
Executive Secretary
Office of the Secretary
Department of Premier and Cabinet

By email: craig.limkin@dpac.tas.gov.au

Dear Mr Limkin

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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17 May 2023

Jenny Gale
Secretary
Department of Premier and Cabinet

By email: secretary@dpac.tas.gov.au

Dear Secretary

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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GPO Box 123, Hobart TAS 7001
Phone: (03) 6165 7754; Email: Michael.Ferguson@dpact.tas.gov.au

17 May 2023

Tim Bullard
Secretary
Department of Education

By email: OfficeoftheSecretary@education.tas.gov.au

Dear Secretary

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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Minister for Infrastructure and Transport
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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Councillor Cheryl Arnol
Glamorgan-Spring Bay Council
PO Box 6
TRIABUNNA TAS 7190

By email: admin@freycinet.tas.gov.au

Dear Mayor

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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Minister for Planning

CC: Mr Greg Ingham, General Manager

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Minister for Planning**



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GPO Box 123, Hobart TAS 7001
Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Alderman Bec Thomas
Glenorchy City Council
PO Box 103
GLENORCHY TAS 7010

By email: gccmail@gcc.tas.gov.au

Dear Mayor

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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Yours sincerely

out of scope

Michael Ferguson MP

Deputy Premier

Minister for Planning

CC: Mr Tony McMullen, General Manager

Attachments:

1. Draft amendment to the STRLUS settlement strategy's regional policies (Map 10 and SRD 2.12)
2. Consultation Report – May 2023

Released under RTI

Deputy Premier
Treasurer
Minister for Infrastructure and Transport
Minister for Planning



Level 10, Executive Building, 15 Murray Street, Hobart
Public Buildings, 53 St John Street, Launceston
GPO Box 123, Hobart TAS 7001
Phone: (03) 6165 7754; Email: Michael.Ferguson@dpact.tas.gov.au

17 May 2023

Brett Torossi
Chair
Heritage Council

By email: enquiries@heritage.tas.gov.au

Dear Ms Torossi

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

The amendment made to the STRLUS includes changes to the Urban Growth Boundary (UGB) on Map 10 of the STRLUS to include some additional sites within its extent. It also includes a newly drafted regional policy SRD 2.12.

The effect of the amended regional policy SRD 2.12 will be to enable residential development proposals outside, but adjacent to, the current UGB that meet the eligibility criteria, which are in the form of an amendment to a Local Provisions Schedule (LPS) initiated by the planning authority, to be considered by the Tasmanian Planning Commission on their merits.

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Deputy Premier

Minister for Planning

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17 May 2023

Andrew Roberts
Director
Heritage Tasmania

By email: enquiries@heritage.tas.gov.au

Dear Mr Roberts

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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Deputy Premier

Minister for Planning

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Minister for Infrastructure and Transport
Minister for Planning**



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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Alderman Anna Reynolds
Hobart City Council
GPO Box 503
HOBART TAS 7001

By email: coh@hobartcity.com.au

Dear Lord Mayor

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

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Yours sincerely

out of scope

Michael Ferguson MP

Deputy Premier

Minister for Planning

CC: Ms Kelly Grigsby, General Manager

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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpact.tas.gov.au

17 May 2023

Eleri Morgan-Thomas
Chief Executive Officer
Homes Tasmania

By email: elerimorgan-thomas@homes.tas.gov.au

Dear Ms Morgan-Thomas

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

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Deputy Premier

Minister for Planning

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Treasurer
Minister for Infrastructure and Transport
Minister for Planning**



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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Alderman Sally Doyle
Huon Valley Council
PO Box 210
HUONVILLE TAS 7109

By email: hvc@huonvalley.tas.gov.au

Dear Mayor

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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Yours sincerely

out of scope

Michael Ferguson MP

Deputy Premier

Minister for Planning

CC: Mr Jason Browne, General Manager

Attachments:

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**Deputy Premier
Treasurer
Minister for Infrastructure and Transport
Minister for Planning**



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GPO Box 123, Hobart TAS 7001
Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Mr Dion Lester
Local Government Association of Tasmania
GPO Box 1521
HOBART TAS 7001

By email: dion.lester@lgat.tas.gov.au

Dear Mr Lester

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

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Michael Ferguson MP

Deputy Premier

Minister for Planning

CC: Mr Michael Edrich, General Manager

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Minister for Planning



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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpact.tas.gov.au

17 May 2023

Jason Jacobi
Acting Secretary
Department of Natural Resources and Environment Tasmania

By email: Secretary@nre.tas.gov.au

Dear Secretary

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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Deputy Premier

Minister for Planning

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Treasurer
Minister for Infrastructure and Transport
Minister for Planning**



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GPO Box 123, Hobart TAS 7001
Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Councillor Kerry Vincent
Sorell Council
PO Box 126
SORELL TAS 7172

By email: sorell.council@sorell.tas.gov.au

Dear Mayor

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Draft amendment to Regional Settlement and Residential Development Strategy**

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Michael Ferguson MP

Deputy Premier

Minister for Planning

CC: Mr Robert Higgins, General Manager

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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Councillor Edwin Batt
Southern Midlands Council
PO Box 21
OATLANDS TAS 7120

By email: mail@southernmidlands.tas.gov.au

Dear Mayor

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Draft amendment to Regional Settlement and Residential Development Strategy**

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Michael Ferguson MP

Deputy Premier

Minister for Planning

CC: Mr Tim Kirkwood, General Manager

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Minister for Planning



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17 May 2023

Kim Evans
Secretary
Department of State Growth

By email: kim.evans@stategrowth.tas.gov.au

Dear Secretary

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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Minister for Infrastructure and Transport
Minister for Planning



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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpact.tas.gov.au

17 May 2023

Phaedra Deckart
Chief Executive Officer
Tas Gas

By email: Phaedra.Deckart@tasgas.com.au

Dear Ms Deckart

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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GPO Box 123, Hobart TAS 7001
Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

17 May 2023

Councillor Rod MacDonald
Tasman Council
Council Chambers
NUBEENA TAS 7184

By email: tasman@tasman.tas.gov.au

Dear Mayor

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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Michael Ferguson MP

Deputy Premier

Minister for Planning

CC: Ms Jess Dallas, Acting, General Manager

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17 May 2023

Lindsay Ward
Chief Executive Officer
Tasmanian Gas Pipeline

By email: Gregory.Donald@zinfra.com.au

Dear Mr Ward

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

The amendment made to the STRLUS includes changes to the Urban Growth Boundary (UGB) on Map 10 of the STRLUS to include some additional sites within its extent. It also includes a newly drafted regional policy SRD 2.12.

The effect of the amended regional policy SRD 2.12 will be to enable residential development proposals outside, but adjacent to, the current UGB that meet the eligibility criteria, which are in the form of an amendment to a Local Provisions Schedule (LPS) initiated by the planning authority, to be considered by the Tasmanian Planning Commission on their merits.

To be clear, the intent is that where the eligibility criteria are met, the current alignment of the UGB will not restrict consideration of urban rezonings in the planning scheme.

The declared amended STRLUS can be viewed on the Tasmanian Planning Reform website. I have also enclosed the consultation report prepared by the State Planning Office which summarises the submissions received and the responses to those.

Please note that of the thirteen identified sites put forward for consideration, Tasman Highway, Sorell; Main Road, Sorell; and Brighton Road, Brighton have been excluded from this amendment.

If you have any queries on the proposed amendment to the STRLUS, or the broader reforms relating to regional land use strategies, please contact the State Planning Office on 1300 703 977 or by email at stateplanning@dpac.tas.gov.au.

Yours sincerely

out of scope

Michael Ferguson MP

Deputy Premier

Minister for Planning

Attachments:

1. Draft amendment to the STRLUS settlement strategy's regional policies (Map 10 and SRD 2.12)
2. Consultation Report – May 2023

Released under RTI

Deputy Premier
Treasurer
Minister for Infrastructure and Transport
Minister for Planning



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Phone: (03) 6165 7754; Email: Michael.Ferguson@dpact.tas.gov.au

17 May 2023

Sean McGoldrick
Chief Executive Officer
TasNetworks

By email: customerenquiries@tasnetworks.com.au

Dear Dr McGoldrick

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

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17 May 2023

Steven Dietrich
Chief Executive Officer
TasRail

By email: property@tasrail.com.au

Dear Mr Dietrich

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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Minister for Planning

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17 May 2023

George Theo
Chief Executive Officer
TasWater

By email: enquiries@taswater.com.au

Dear George Theo

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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17 May 2023

Dermot Barry
Chief Officer
Tasmania Fire Service

By email: fire@fire.tas.gov.au

Dear Mr Barry

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

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Deputy Premier

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17 May 2023

John Ramsay
Executive Commissioner
Tasmanian Planning Commission

By email: tpc@planning.tas.gov.au

Dear Mr Ramsay

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

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Yours sincerely

out of scope

Michael Ferguson MP

Deputy Premier

Minister for Planning

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Minister for Infrastructure and Transport
Minister for Planning



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17 May 2023

Tony Ferrall
Secretary
Department of Treasury and Finance

By email: secretariat@treasury.tas.gov.au

Dear Secretary

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

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Alderman Brendan Blomeley
Clarence City Council
PO Box 96
ROSNY TAS 7018

By email: clarence@ccc.tas.gov.au

Dear Mayor

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

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To be clear, the intent is that where the eligibility criteria are met, the current alignment of the UGB will not restrict consideration of urban rezonings in the planning scheme.

The UGB at Rokeby Hills-Tranmere-Droughty Point is considered an anomaly as it is inconsistent with similar locations within the Clarence municipality which are fully surrounded by urban development. Furthermore, the area is an identified key future growth area in the Greater Hobart Plan and Droughty Point itself includes a significant area of land identified as a greenfield development precinct under the STRLUS.

Greenfield development precincts provide locations to direct new subdivision and residential development that is critical to achieving the housing provision targets under the STRLUS.

The expansion of the UGB over the balance of the peninsula will allow Council and the Tasmanian Planning Commission to exercise greater flexibility to consider zoning for urban purposes around the boundary of the greenfield development precinct, where considered and well evidenced planning merit, as outlined above, can be demonstrated. Although some flexibility is provided under the proposed amendment to regional policy SRD 2.12, it may not deliver the supply necessary for such a strategic site in terms of housing provision.

Whilst the UGB now covers the whole peninsula, the boundary of the greenfield development precinct has not been altered. Therefore, whilst this allows decision makers greater flexibility in determining planning scheme amendments for urban rezonings, subject to all relevant policy and legislative considerations, the land is not identified as a location of targeted greenfield residential development.

The State Planning Office acknowledges that the inclusion of the Rokeby Hills-Tranmere-Droughty Point site provides an additional 300 hectares of land within the UGB. However, and as noted, regional policy SRD 2.4 provides that a range of uses, including public open space and recreational, can be accommodated in the UGB. With this in mind, and considering the environmental, landscape and cultural heritage values already identified on the site, there are a range of matters that will need to be considered as part of a future master planning and rezoning process.

The declared amended STRLUS can be viewed on the Tasmanian Planning Reform website. I have also enclosed the consultation report prepared by the State Planning Office which summarises the submissions received and the responses to those.

Please note that of the thirteen identified sites put forward for consideration, Tasman Highway, Sorell; Main Road, Sorell; and Brighton Road, Brighton have been excluded from this amendment.

If you have any queries on the proposed amendment to the STRLUS, or the broader reforms relating to regional land use strategies, please contact the State Planning Office on 1300 703 977 or by email at stateplanning@dpac.tas.gov.au.

Yours sincerely

out of scope

Michael Ferguson MP
Deputy Premier
Minister for Planning

Cc: Mr Ian Nelson, General Manager

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Councillor Paula Wriedt
Kingborough Council
Locked Bag 1
KINGSTON TAS 7050

By email: kc@kingborough.tas.gov.au

Dear Mayor

**Southern Tasmania Regional Land Use Strategy -
Draft amendment to Regional Settlement and Residential Development Strategy**

After considering the feedback received during the consultation undertaken on the above amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), I wish to advise that, pursuant to section 5A(3) of the *Land Use Planning and Approvals Act 1993* (the Act), I have declared by notice in the Gazette an amended STRLUS. The amended STRLUS came into effect on 17 May 2023.

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To be clear, the intent is that where the eligibility criteria are met, the current alignment of the UGB will not restrict consideration of urban rezonings in the planning scheme.

In relation to land release at Margate and Snug, I am advised that these sites were specifically considered during the site identification process but were not put forward by Council planners as they did not constitute anomalies, corrections or minor logical inclusions and would result in potentially significant increases in the land zoned for urban development in their respective locations.

As you would be aware, I have paused the progression of several similar proposed amendments to the UGB pending the finalisation of the Greater Hobart Plan and the completion of the strategic work being undertaken in relation to land supply and demand; and pending the identification of areas appropriate for urban growth across the southern region.

The strategic work being undertaken in relation to land supply and demand will be completed shortly and work will then commence on identifying areas where future urban growth should occur. The intention is that this work will identify a second suite of UGB amendments. Should the analysis indicate that the UGB should be adjusted at Margate and Snug, they could form part of that second suite of amendments.

The declared amended STRLUS can be viewed on the Tasmanian Planning Reform website. I have also enclosed the consultation report prepared by the State Planning Office which summarises the submissions received and the responses to those.

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Michael Ferguson MP
Deputy Premier
Minister for Planning

Cc: Mr Gary Arnold, General Manager

Attachments:

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2. Consultation Report – May 2023

Department of Premier and Cabinet



Minute to the Minister for Planning

For approval by: Friday, 10 March 2023

DPAC CM (TRIM) reference: 23/415502

Ministerial CM (TRIM) reference: MIN 23/6077

Southern Tasmanian Regional Land Use Strategy – Proposed Approach for Updating the Urban Growth Boundary (UGB)

Purpose: To seek the Minister's approval for a three-staged approach to dealing with updates to the Urban Growth Boundary (UGB) in the Southern Tasmanian Regional Land Use Strategy (STRLUS), and to conduct consultation under section 5A(4) of the *Land Use Planning and Approvals Act 1993* (LUPA Act) for a package of immediate updates.

Analysis: Government is under pressure to ameliorate housing unaffordability through the increased supply of residential land, with sustained pressure from private developers to amend the UGB on Hobart's urban fringe.

Whilst the recently endorsed Greater Hobart Plan (GHP) indicates there is adequate supply of vacant land to satisfy residential demand in Greater Hobart in the short to medium term, this doesn't necessarily mean that adjustments and corrections are not required.

The land covered by the "Skylands" proposal is included in the package of immediate changes because it is currently inconsistent with the way the UGB is applied elsewhere in the region. The Tranmere/Droughty Point peninsula is also an identified future residential area in the GHP and STRLUS.

In responding to the current situation, it is important to achieve the appropriate balance between enabling the timely release of land to support growth, whilst not undermining the strategic planning work currently underway through the GHP.

The recommended three-stage approach to amending the UGB provides a balanced and appropriate response. Importantly, it will provide certainty to developers, councils and the broader community on the timeframes, mechanisms and expectations around UGB amendments.

Reason for deadline: To address immediate development pressures by allowing for greater flexibility in considering development opportunities immediately adjacent to the UGB, and to correct existing anomalies and errors in the UGB.

Recommendations

Note the contents of this Minute and attachments;

Approve the three-staged approach to updating the STRLUS' UGB as outlined in the following section.

Agree to commence consultation for a period of 5 weeks on the proposed Stage 1 amendments to the STRLUS; and

Approve and sign the letter (Attachment 4) to the Tasmanian Planning Commission, the southern region councils, the Department of State Growth, the Department of Natural Resources and Environment Tasmania, TasWater, Department of Police, Fire and Emergency Management and Tasmania Fire Service, and include attachments 1, 2 and 3 with the letters.

The letter seeks comment on the proposed amendment to the STRLUS as described in Attachments 1, 2 and 3.

Approvals (Please ensure you allow a minimum two days for each stage of approval)

Deputy Secretary/Division
Head

out of scope

Friday, 10 March 2023

Secretary (if required)

N/A

Minister

Approved?
No ☐
Yes ☒

out of scope

Minister's notations:

Key reason/s

Reasons for amending the UGB

- The regional land use strategies are given statutory effect through 5A of the Land Use Planning and Approvals Act 1993 (LUPAA) and may be amended by the Minister for Planning through the declaration process as part of a review of the strategy, or from time to time where changed circumstances indicate a necessity.
- Currently amendments involving a substantial change to the UGB within the STRLUS must be supported by an analysis of current and projected land demand and supply at a local, municipal, and regional level that clearly demonstrates that additional residential land supply is required. Furthermore, the land must be in identified strategic growth areas and supported by existing or planned infrastructure and services.
- Alternatively, the operation of the STRLUS policy SRD 2.12 allows for 2ha parcels adjacent to the UGB to be considered for urban rezoning, where they meet the requirements of that policy.
- As well as rectifying minor errors and anomalies associated with the UGB, the proposed amendment to SRD 2.12 will allow the TPC to make more merit-based considerations

when determining whether land outside but adjacent the UGB should be zoned for urban purposes, rather than being constrained by the 2ha requirement.

Greater Hobart Plan (GHP) - Objectives and Implementation

- The Greater Hobart Plan (GHP), which sets out the broad strategic direction for the growth and development of Hobart over the next 30 years, has recently been endorsed and a draft Implementation Plan is currently being prepared.
- A foundational outcome of the GHP was to provide for a short to medium term update to the STRLUS, including any amendments to the UGB which may be necessary to support future growth objectives.
- To achieve the above, Action A6 of the draft GHP Implementation Plan reads; *"Prepare a Settlement Plan for greater Hobart consistent with the objectives of the Greater Hobart Plan"*.
- The Settlement Plan will provide the spatial description of where growth should occur (in accordance with the objectives of the GHP and agreed infrastructure and service capacity), and when that growth is likely to occur across each of the municipalities. This in turn will provide the strategic justification and detailed spatial information necessary to support a range of expected medium term updates to the UGB.

Current Situation and Options

- As outlined, there is ongoing pressure to amend the UGB, due partly to perceived constraints to housing supply.
- A number of anomalies and errors with the current UGB have already been identified during the GHP preparation process, including locations where the boundary is inconsistent with the underlying cadastre, and where already developed urban land is outside the current boundary.
- The GHP work has also identified a number of small to moderate sized parcels adjoining the current UGB which do not necessarily require further justification in relation to impact on the intent of the UGB or the broader STRLUS settlement strategy.
- The inclusion of these parcels into the UGB may alleviate some of the mounting pressure to increase supply within the UGB.
- In addition, a number of strategically significant parcels or growth precincts are likely to be recommended for inclusion within the UGB once the GHP Settlement Plan is finalised.
- In responding to the current situation, it is important to achieve the appropriate balance between enabling the timely release of residential land for growth whilst not undermining the strategic work which is yet to be finalised. This is particularly relevant given the future growth precincts and corridors are yet to be determined and agreed.
- It should also be noted that according to the demand and supply analysis undertaken to inform the GHP, an adequate supply of undeveloped land already exists within the current UGB to cater for Hobart's short to medium term needs. The significant quantity of vacant land between Granton and Claremont and the potential infill opportunity at Dowsing's Point being immediate examples.

Based on the above, a three-staged approach to amending the UGB is recommended, as described below:

Stage 1 – Short Term Updates and Amendment to SRD 2.12

Stage 1 includes the following components:

Correction of Anomalies and Errors, and Logical Inclusions

The UGB on Map 10 of the STRLUS to be amended to correct anomalies and errors and logical extensions involving land adjoining the current UGB not requiring further strategic justification or assessment of infrastructure serviceability. This equates to approximately 500ha of additional land.

Refer *Attachment 1: STRLUS UGB Updates - Stage 1: Identified Sites (March 2023)*; and

Amendment to the wording of SRD 2.12 to improve the capacity for the TPC to make more merit-based planning decisions when addressing the issue of rezoning minor areas of urban land beyond the UGB.

Refer *Attachment 2: STRLUS UGB Updates - Stage 1: Amendment to SRD 2.12 (March 2023)*

Stage 2 – STRLUS Medium Term (Greater Hobart Plan Settlement Plan) Updates

This will involve an amendment to the UGB boundary to include larger and strategically significant sites required to support future urban growth, as well as potential changes to identified densification areas, as identified through the GHP Settlement Plan process.

Stage 3 – STRLUS Longer Term Strategic Updates

This will involve updates identified through the STRLUS comprehensive review process to be undertaken over the next 2 years. Inputs will include consolidation of the Stage 2 amendments to the UGB and other regional demand and supply work being undertaken.

Consultation

The above approach has been considered at the officer level between all affected Councils, as well as with State Growth. Broad support and agreement has been reached in relation to the staged approach as outlined above.

In addition, officers from each council with land in the UGB have nominated sites to be considered as part of Stage 1 of the UGB amendment. This includes the non-GHP councils of Brighton and Sorell.

Financial impact

There are no financial impacts associated with consulting on the UGB amendments.

Compliance

N/A

Communications

N/A

Options

| # | Options | Analysis |
|---|------------|---|
| 1 | Do Nothing | There will be continued and increasing concerns about the inflexibility of the UGB and associated pressures on the Government to address the issue. |

- | | | |
|---|---|---|
| 2 | Adopt a staged approach for implementing updates to the UGB | Provides a logical and broadly agreed pathway which will provide some early immediate relief and longer term more considered adjustments. |
|---|---|---|

Background

Mechanisms for Amending the Regional Land Use Strategies

- The regional land use strategies are given statutory effect through 5A of the Land Use Planning and Approvals Act 1993 (LUPAA) and may be amended by the Minister for Planning as part of a regular review of the strategy, or from time to time under exceptional circumstances.
- Amendments to regional strategies may be requested by planning authorities, and due to the strategic nature of RLUSs it is the responsibility of the relevant planning authority to justify a proposed amendment to a RLUS, to the Minister's satisfaction.
- In considering a request to amend a regional strategy, the Minister must ensure that the proposed amendment;
 - furthers the objectives of Schedule 1 of LUPAA;
 - is in accordance with State Policies;
 - is consistent with the Tasmanian Planning Policies once they are made; and
 - meets the overarching strategic directions and related policies in the regional Land use strategy over a 25 year time horizon.
- In the case of a change to the Urban Growth Boundary (UGB) within the Southern Tasmanian Regional Land Use Strategy (STRLUS), the proposal must be supported by a comprehensive and rigorous analysis of current and projected land demand and supply at a local, municipal and regional level. That analysis must clearly demonstrate that additional residential land supply is required beyond that already identified for future development within the strategy.
- An amendment to STRLUS - SRD 2.12 in 2021 has enabled the Planning Commission to rezone small areas adjoining the UGB without modifying that UGB first. It is recommended that the proposed new wording of SRD 2.12 be adopted to ensure consistency with local strategic planning and infrastructure capacity, whilst providing for more flexibility in decision making.

Greater Hobart Plan (GHP) Settlement Plan and "outer" Hobart Councils (Brighton and Sorell)

- The recently endorsed Greater Hobart Plan (GHP) includes targets for greenfield and infill development and will guide the spatial description of where future residential development should occur across the metropolitan areas of the four "inner" Hobart councils. To achieve this, the GHP urban growth targets will be articulated through a "Settlement Plan" to be prepared by the Department of State Growth (DSG) and the four GHP councils over the next 12 months.
- Whilst Brighton and Sorell councils are not part of the GHP, it is proposed that the GHP Settlement Plan will include the residential land within those municipalities. As the key settlements in both municipalities are within the UGB, the SPO has liaised directly with those councils as part of the UGB review process outlined above.
- A meeting of the Greater Hobart Plan - Strategic Planners' Working Group (comprising the Greater Hobart/City Deal team, the SPO and senior planners from the four GHP councils), met in December 2023 to discuss potential changes to the mechanism(s) for

amending the UGB. The discussion included a potential mechanism to deal with 'logical inclusions', and proposed amendments to the UGB that might arise outside the timeframes of either the current stage 1 or 2 updates, or the regular STRLUS reviews thereafter. The proposed wording of the amendment to SRD 2.12 was informed by those discussions.

- There was general agreement at officer level to the staged approach.
- Separately, the SPO has also been working with the 'outer' Hobart councils of Brighton, Sorell, Derwent Valley, Southern Midlands and Huon Valley, to undertake a 30-year residential demand and supply study. The study includes those residential areas which are within the Greater Hobart spatial area but were not included in the GHP, namely; Lauderdale, Cambridge and Richmond (Clarence municipality), and Margate and Snug (Kingborough municipality).
- Data from the Outer Hobart study will be integrated with the GHP and together, will inform the settlement plan for the greater Hobart area.
- The Outer Hobart study is underway and due for completion by March 2023.

Current Requests to Amend the UGB

- A number of requests to amend the UGB which have been "on hold" pending further information or strategic analysis. These include sites such as the "Meredith's land" at Margate, Whitewater Estate at Kingston, and 52 Richardsons's Road, Sandford.
- The Government's response to proponents and councils has been consistent, namely; that there has been insufficient and incomplete data available to properly assess residential demand and supply across the greater Hobart area, and the strategic planning necessary to properly inform and guide residential growth has not been completed.
- The GHP Settlement Plan once endorsed, will enable these proposals to be considered.

Tranmere/Rokeby Proposal (Skylands)

- On 6 March 2023, Clarence City Council considered a proposal to amend the UGB around the southern portion of the Tranmere/Rokeby peninsula, in response to a proposed masterplan prepared by the landowner.
- The proposal involved amending the current UGB from the current 70m contour alignment, to between the 90 metre and 120 metre contour, in order to facilitate the proposed masterplan design and enable a subsequent rezoning and subdivision process.
- Council voted not to support the proposed amendment.
- The Tranmere/Rokeby peninsula is currently the only area where the UGB encircles an area, leaving a "hole" within the urban settlement pattern.
- Removing the UGB entirely from the peninsula would be consistent with the way the UGB is applied elsewhere in the municipality, in particular Natone, Gordons and Rosny Hills.
- It would also enable consideration of a future masterplan/rezoning/subdivision proposal, should the developer decide to pursue it.

Attachments (delete if no attachments)

Attachment Title (CM reference)

- | Attachment | Title (CM reference) |
|------------|---|
| 1 | STRLUS UGB Updates - Stage 1: Identified Sites (March 2023) |

- 2 STRLUS UGB Updates - Stage 1: Amendment to SRD 2.12 (March 2023)
- 3 STRLUS UGB Updates - Stage 1: Discussion Paper (March 2023)
- 4 Letters to TPC, Councils, State Agencies and Authorities

contact for
responsible

Number
out of scope

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STRLUS UGB Updates - Stage 1: Identified Sites (March 2023)

| | |
|---|---|
| Site: East Derwent Highway, Risdon | |
| Municipality | Clarence |
| Area | 74.0 ha (approx.) |
| Current Zoning(s) | Local Business, Rural Living Zone B, Community Purpose |
| Current Use(s) | Prison Complex, Tavern, Holiday Cabins, Retirement Living, Vacant Land |
| Reason for Inclusion within the UGB | Logical extension. The land forms part of the existing urban footprint. |



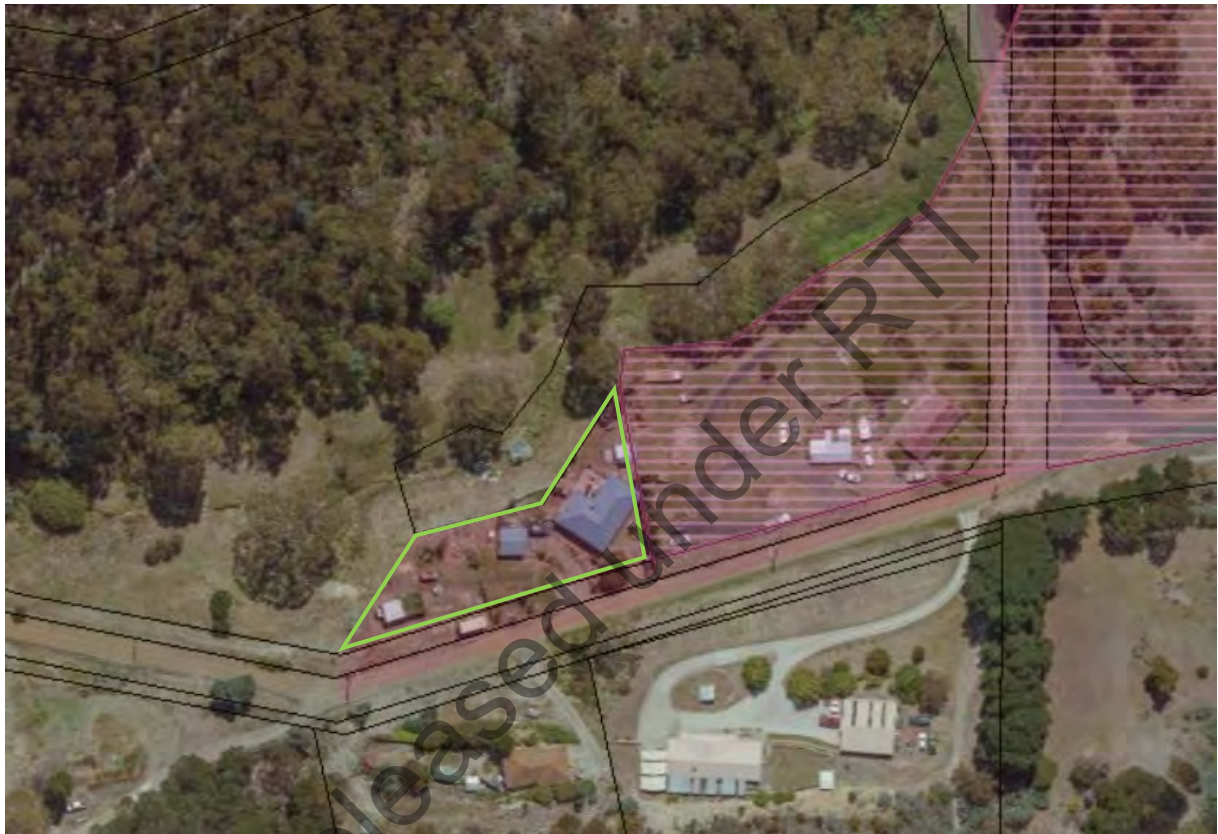
| Site: Rokeby Hills – Tranmere - Droughty Point | |
|--|---|
| Municipality | Clarence |
| Area | 300 ha (approx.) |
| Current Zoning(s) | Low Density Residential, Open Spcae, Landscape Conservation, Utilities |
| Current Use(s) | Residential, vacant, water infrastructure |
| Reason for Inclusion within the UGB | Anomaly. Removal of the UGB is consistant with similar locations within the municipality which are fully surrounded by urban development, namely; Natone Hill, Gordons Hill and Rosny Hill. |



| | |
|---|--|
| Site: Spring Farm Estate, Kingston | |
| Municipality | Kingborough |
| Area | 8.50 ha |
| Current Zoning(s) | General Residential |
| Current Use(s) | Residential |
| Reason for Inclusion within the UGB | Anomaly/correction. Already zoned for residential use and fully developed. |



| | |
|---|---|
| Site: 240 Abbotsfield Road, Claremont (part) | |
| Municipality | Glenorchy |
| Area | 0.16 ha |
| Current Zoning(s) | General Residential |
| Current Use(s) | House and adjoining land, portion of larger parcel zoned landscape Conservation |
| Reason for Inclusion within the UGB | Anomaly/correction. Already zoned and used for residential purposes. |



| | |
|--|---|
| Site: 28 Jackson Street, Glenorchy (part) | |
| Municipality | Glenorchy |
| Area | 0.39 ha |
| Current Zoning(s) | General Residential |
| Current Use(s) | Vacant land, residential portion or larger title zoned Landscape Conservation |
| Reason for Inclusion within the UGB | Anomaly/correction. Already zoned for residential use and connected to existing road network. |



| | |
|---|--|
| Site: 73A, 73B and 73C Russell Road, Claremont | |
| Municipality | Glenorchy |
| Area | 0.94 ha |
| Current Zoning(s) | Low Density Residential |
| Current Use | Residential comprising balance of existing residential properties (73B and 73C) and vacant land (73A) |
| Reason for Inclusion within the UGB | Anomaly/correction. Already zoned for residential use comprising balance land for existing residential properties. |



| Site: Main Road and Henry Streets, Sorell | |
|---|---|
| Municipality | Sorell |
| Area | 1.9 ha |
| Current Zoning(s) | Light Industrial and Open Space |
| Current Use | Landscape and rural supplies, construction and open space |
| Reason for Inclusion within the UGB | Anomaly/correction. Already used for urban purposes and directly adjacent to UGB. |



| | |
|-------------------------------------|--|
| Site: Henry Street, Sorell | |
| Municipality | Sorell |
| Area | 6.5 ha |
| Current Zoning(s) | Utilities, Rural and Community Purpose |
| Current Use | Landscape and rural supplies, construction and open space |
| Reason for Inclusion within the UGB | Anomaly/correction. Already used for urban purposes and adjacent to UGB. |



| | |
|-------------------------------------|---|
| Site: Tasman Highway, Sorell | |
| Municipality | Sorell |
| Area | 1.0 ha |
| Current Zoning(s) | Utilities |
| Current Use | Former road quarry site. |
| Reason for Inclusion within the UGB | Anomaly. Privately owned former quarry site. Part of urban footprint. |



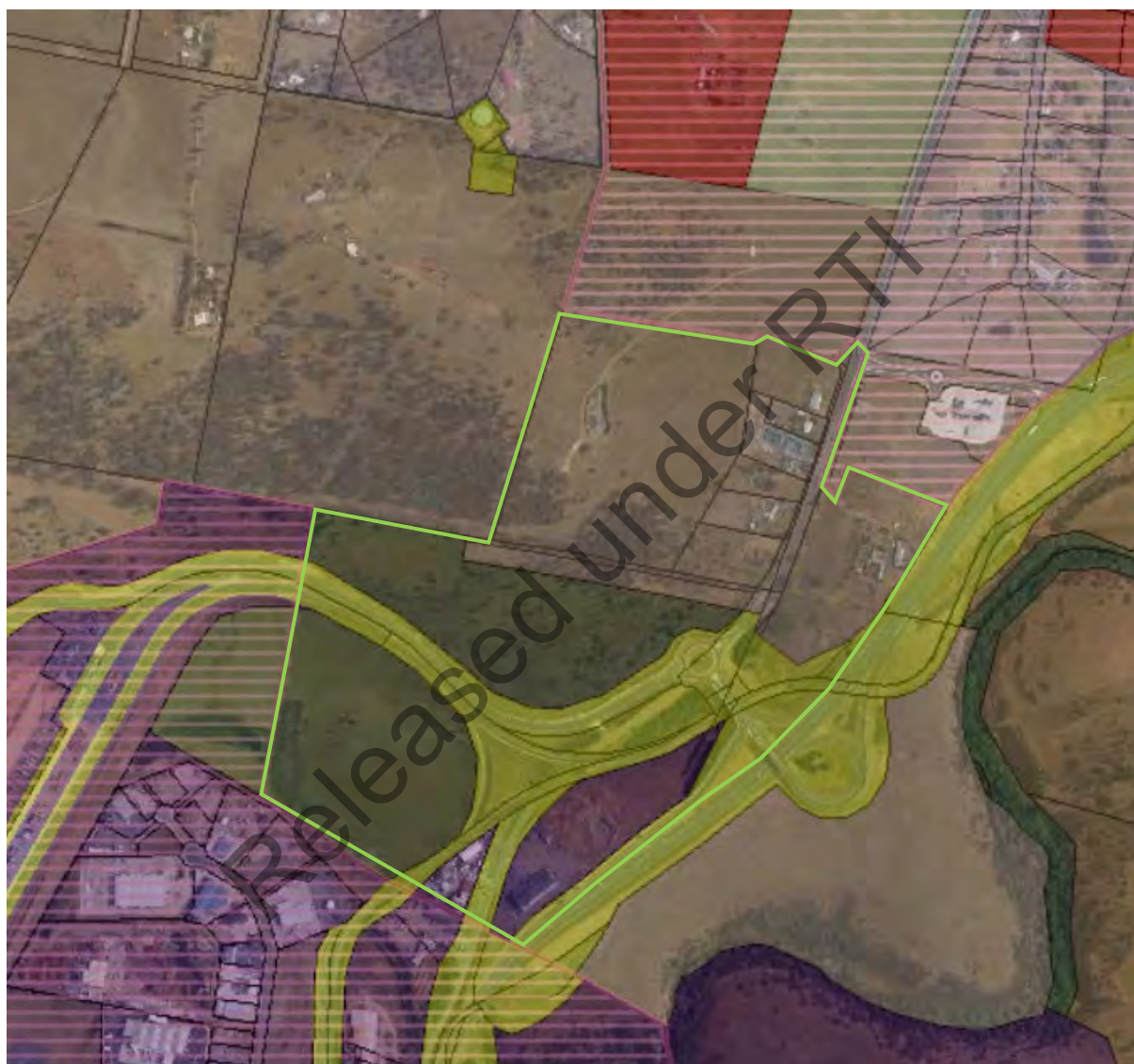
| | |
|-------------------------------------|--|
| Site: Tasman Highway, Sorell | |
| Municipality | Sorell |
| Area | 6.6 ha |
| Current Zoning(s) | Utilities |
| Current Use | Road Reserve |
| Reason for Inclusion within the UGB | Correction. Amendment to reflect recently constructed road infrastructure. |



| | |
|-------------------------------------|---|
| Site: Main Road, Sorell | |
| Municipality | Sorell |
| Area | 33.5 ha |
| Current Zoning(s) | Rural |
| Current Use | Poultry Farm |
| Reason for Inclusion within the UGB | Logical extension. A change in management practices at the Poultry Farm may allow for areas of the site to be used for industrial or light industrial purposes. |



| | |
|--------------------------------------|--|
| Site: Brighton Road, Brighton | |
| Municipality | Brighton |
| Area | 62.0 ha |
| Current Zoning(s) | Industrial, Environmental Management, Rural, Utilities |
| Current Use | Industrial, Residential, Vacant, Roads |
| Reason for Inclusion within the UGB | Logical extension. Connects industrial estate with southern edge of existing urban area. |



| | |
|---|---|
| Site: Ashgrove Crescent, Old Beach | |
| Municipality | Brighton |
| Area | 7.0 ha |
| Current Zoning(s) | General Residential, Rural Living |
| Current Use | Residential, vacant land |
| Reason for Inclusion within the UGB | Logical extension. Already zoned and developed for residential use. Located immediately adjacent to land identified for potential future expansion of the UGB (refer Brighton Structure Plan August 2018 - Site 9: Old Beach Quarry). |



Attachment 2

STRLUS UGB Updates – Stage 1: Amendment to SRD 2.12

Notwithstanding SRD 2.2 and SRD 2.8, and having regard to the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater Hobart, land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it:

- a) shares a common boundary with land zoned for urban development within the Urban Growth Boundary; and
- b) does not constitute a significant increase in land zoned for urban development in that locality; and
 - i. is identified in a settlement strategy or structure plan produced or endorsed by the relevant planning authority; or
 - ii. only provides for a minor and logical extension to urban development beyond the Urban Growth Boundary; and
- c) can be supplied with reticulated water, sewerage and stormwater services; and
- d) is aligned with the capacity of transport and road infrastructure and minimises impacts on the efficiency and safety of road networks; and
- e) results in minimal potential for land use conflicts with adjoining uses.

Discussion Paper

Amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS) Urban Growth Boundary for Greater Hobart

Released under RTI

Author:
State Planning Office

Publisher:
Department of Premier and Cabinet

Date:
March 2023

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I Introduction

This paper provides an overview of a proposed amendment to the Urban Growth Boundary (UGB) in the Southern Tasmania Regional Land Use Strategy's (STRLUS) Settlement and Residential Development Strategy (settlement strategy). The amendment is proposed as a short-term change to address current growth pressures in greater Hobart.

The amendment involves both a change to the mapped boundary of the UGB, and a text amendment to policy SRD 2.12, which relates to the consideration of urban zoning for land adjacent to, but beyond the boundary of the UGB. The capacity to rezone land 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* (LUPA Act).

Significant work is underway to address the management of residential growth in greater Hobart through the preparation of the Greater Hobart Plan (GHP) and its anticipated Settlement Strategy, and through sub-regional residential demand and supply studies. This work will inform the review of the UGB for greater Hobart, which will be considered in more detail as part of the Phase 2 planning reforms.

The Phase 2 planning reforms include the making of the Tasmanian Planning Policies (TPPs), the regional planning framework project and the comprehensive review of the each of the three regional land use strategies (RLUS). The reforms also anticipate short-term updates to the current RLUS, as and when required, to address immediate growth pressures prior to the review work being complete, which is anticipated for 2024.

I.1 Background

Settlement growth in greater Hobart is managed through the application of the UGB provided on Map 10 of the STRLUS and the associated regional policies under SRD 2 of the STRLUS's settlement strategy. The settlement management policies under SRD 2 address issues such as greenfield and infill development, dwelling density, land release staging and the requirements for growth management across the municipalities that contain the UGB.

Regional Policy SRD 2.12 formed an amendment to the STRLUS in 2021. It comprised part of the Stage 2 planning reform agenda and sought to enable a more efficient approach for managing anomalies on the UGB boundary without having to adjust the mapped boundary of the UGB. At the time, the introduction of SRD 2.12 considered the impending work to be undertaken as part of the GHP (formerly MetroPlan).

SRD 2.12 effectively allows parcels beyond, but adjacent to, the UGB to be considered for urban rezoning, where they are not in excess of an area of 2ha, and where they meet the remaining criteria specified in SRD 2.12. As with all planning scheme amendments, rezoning proposals under SRD 2.12 must also be considered in the broader context of the STRLUS policies, along with other considerations such as the State Policies and the objectives of Schedule 1 of the LUPA Act.



1.1.1 Greater Hobart Plan Objectives and Implementation

The GHP sets out broad strategic directions for the growth and development of greater Hobart over the next 30 years. It has recently been endorsed by the Greater Hobart Committee and a draft Implementation Plan is currently being prepared.

A foundational outcome of the GHP is to provide for a short to medium term update to the STRLUS, including any amendments to the UGB which may be necessary to support future growth objectives.

To achieve the above, a Settlement Plan for greater Hobart consistent with the objectives of the Greater Hobart Plan, is being prepared as part of the GHP implementation.

The Settlement Plan will provide the spatial description of where growth should occur (in accordance with the objectives of the GHP and agreed infrastructure and service capacity), and when that growth is likely to occur across each of the municipalities. This in turn will provide the strategic justification and detailed spatial information necessary to support a range of expected medium term updates to the UGB.

1.1.2 Approach to Urban Growth Boundary Amendments

A number of anomalies and errors associated with the mapped UGB were identified during the GHP preparation process, including locations where the boundary is inconsistent with the underlying cadastre, and where the UGB is inconsistent with the urban extent of greater Hobart.

The GHP work also identified a number of small to moderate sized parcels adjoining the current UGB that do not necessarily require further justification in relation impact on the intent of the UGB or the broader STRLUS settlement strategy.

In order to address immediate growth pressures and any constraints to housing supply, a staged approach to managing short to medium term amendments to the UGB in response to the outcomes of the GHP is considered appropriate.

In responding to the current situation, it is important to achieve the appropriate balance between enabling the timely release of residential land for growth without undermining the strategic work to be finalised through the GHP, nor the strategic intent of the STRLUS' settlement strategy.

The current amendment is intended to address the anomalies and errors, and the small to medium sized parcels, as described above, and identified through the GHP preparation process.

At a later stage, it is envisaged that the outcomes of the GHP settlement strategy will inform medium-term updates to the UGB, potentially involving larger and more strategically significant sites required to support future urban growth.

The comprehensive review of the STRLUS to be undertaken after the making of the Tasmanian Planning Policies will provide for the longer-term strategic updates to the UGB and will be informed by GHP settlement strategy regional demand and supply work, and the outcomes of the STRLUS review process.



2 STRLUS amendment to Urban Growth Boundary for Greater Hobart

The proposed draft amendment to the STRLUS consists of two components.

The first component involves mapped changes to the UGB to address the anomalies and errors identified by the GHP preparation process, as outlined in the previous section 1.1.2. It also includes parcels considered errors and anomalies as identified within Brighton and Sorell through a separate process, due to those municipalities being excluded from the GHP area.

The mapped changes also include removal of the UGB over the entire Tranmere/Rokeby peninsula to prove for a consistent approach to the application of the UGB across the Clarence municipality.

The peninsula is currently the only location within STRLUS where the UGB encircles an area, leaving a “hole” within the urban settlement pattern. Removing the UGB from the peninsula is consistent with the UGB in similar locations, including Natone Hill, Gordons Hill, Rosny Hill and the Hobart Domain, as well as the Nyrstar industrial area and the Hobart International Airport.

The second component consists of a text change to policy SRD 2.12 as follows:

Notwithstanding SRD 2.2 and SRD 2.8, and having regard to the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater Hobart, land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it:

- (a) shares a common boundary with land zoned for urban development within the Urban Growth Boundary;
- (b) only provides for a minor and logical extension to land for urban development and does not constitute a significant increase in land zoned for urban development in that locality;
- (c) is identified in a settlement strategy or structure plan produced or endorsed by the relevant planning authority; and
- (d) results in minimal potential for land use conflicts with adjoining uses.

The draft amendment to SRD 2.12 removes the 2.0 ha limit on parcels to be considered for urban rezoning, however, introduces a requirement for the land to be considered as part of a settlement strategy or structure plan endorsed by the relevant planning authority.

In this regard, the redrafting of SRD 2.12 allows for the Tasmanian Planning Commission to adopt a more merit-based approach decision-making when considering the rezoning of land beyond the UGB for urban purposes, rather than being constrained by the 2ha requirement.

The approach allows for greater flexibility in the design, layout and response to constraints associated with the development of larger redevelopment or greenfield sites, which provides opportunities to more efficiently release respond to growth demands.



Definitions are not provided for 'minor', 'logical' or 'significant increase'. This is to allow for the appropriate professional judgement to be made against the relevant criteria when determining the suitability of any rezoning proposal and removes quantitative limits which are difficult to apply uniformly without arbitrary outcomes. The

Whilst the amendment allows for more flexibility under the settlement strategy to consider urban development beyond the UGB, rezoning proposals will still to must also be considered in accordance with the broader context of the STRLUS policies and other requirements of the Act for a planning scheme amendment. These will include considerations such as the protection of natural and cultural values, management of natural hazards and the provision of physical and social infrastructure, as well as the State Policies and the objectives of Schedule I of the LUPA Act.

3 Compliance with the Land Use Planning and Approvals Act 1993

Section 5A(3A) of the LUPA Act requires the Minister to only declare a regional land use strategy (including an amended strategy) if satisfied that it:

- furthers the Schedule I Objectives of the LUPA Act;
- is consistent with each State Policy; and
- is consistent with the Tasmanian Planning Policies (once made).

The current STRLUS has been declared as furthering the Schedule I Objectives of the Act and being consistent with the State Policies. The proposed amendment seeks to accommodate growth pressures whilst retailing the original intent of the STRLUS settlement strategy and its regional policies. The amendment is considered to be in accordance with the Schedule I Objectives of the LUPA Act and the State Policies.





Tasmanian
Government

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Deputy Premier
Treasurer
Minister for Infrastructure and Transport
Minister for Planning



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GPO Box 123, Hobart TAS 7001
Phone: (03) 6165 7754; Email: Michael.Ferguson@dpac.tas.gov.au

Name
Position
Company
By email:

Dear XXXX

Dear <Mr/Mrs Surname>

Southern Tasmania Regional Land Use Strategy -
Draft amendment to the Regional Settlement and Residential Development Strategy
(Map 10 and SRD 2.12)

I refer to the attached documents that form a draft amendment to the Southern Tasmania Regional Land Use Strategy (STRLUS), including background to the draft amendment.

Tasmania is currently experiencing unprecedented pressure for housing. Settlement growth in greater Hobart is managed through the application of the Urban Growth Boundary under the STRLUS Settlement and Residential Development Strategy (settlement strategy).

Significant work has been undertaken in relation to the management of residential growth as part of the Greater Hobart Plan. A foundational outcome of the GHP is to provide for a short to medium term update to the STRLUS UGB where necessary to support future growth objectives.

Early work associated with the GHP identified a number of anomalies and errors associated with the mapped UGB, and some small to moderate sized parcels adjoining UGB that are suitable for urban rezoning without further justification in relation to their impact on the intent of the UGB. The draft amendment to the mapped UGB area captures these issues, as well as the removal of the UGB over the entire Tranmere and Rokeby peninsula to provide for a consistent approach to the application of the UGB across the Clarence municipality.

The second component involves a text change to the settlement strategy's policy SRD 2.12 to allow is to allow a more merit-based approach to planning decisions relating to consideration of land outside, but adjacent to the UGB than what is currently provided under that policy.

As you will be aware, the State Government has committed substantial funds to the comprehensive review of the three regional land use strategies over the next few years. The work forms part of the Phase 2 planning reforms currently underway by the State Planning Office. The Phase 2 work program also anticipates minor updates to the regional land use strategies, as and when required, to address immediate growth pressures prior to the comprehensive review of the RLUSs which will commence after the Tasmanian Planning Policies are made, anticipated for later this year.

In accordance with section 5A(4) of the *Land Use Planning and Approvals Act 1993*, I am required to consult with all councils in the Southern region, State Agencies and the Tasmanian Planning Commission on the proposed amendment to the STRLUS. If you wish to provide any comment, please make a submission by email to yoursay.planning@dpac.tas.gov.au by close of business on Monday 13 June 2022.

If you have any queries on the proposed amendment to the STRLUS, or the broader reforms relating to regional land use strategies, please contact the State Planning Office on 1300 703 977 or by email at stateplanning@dpac.tas.gov.au.

Yours sincerely

Michael Ferguson MP
Deputy Premier
Minister for Planning

Attachments:

1. Draft amendment to the STRLUS UGB – identified sites
2. Draft amendment to the STRLUS settlement strategy SRD 2.12
3. Discussion Paper

Briefing Note to the Minister for Housing and Planning

For approval by: [redacted]

DPAC CM (TRIM) reference: 24/64346 Ministerial CM (TRIM) reference : MIN24/161680

out of scope – Margate – Urban Growth Boundary (UGB) & Rezoning

Purpose: To inform the Minister of the status of amendments to the Urban Growth Boundary (UGB) within the Southern Tasmanian Regional Land Use Strategy (STRLUS) and, specifically, to provide context to a (proposed) response to an enquiry from the out of scope family at Margate.

Analysis: The UGB was amended in May 2023 as stage 1 of a three-stage approach. Stage 1 has been completed and stages 2 and 3 will be undertaken as part of the comprehensive STRLUS review process.

The comprehensive review of STRLUS is well underway, with a revised draft due to be released for public exhibition in April 2025. Any amendments to the UGB put forward by landholders and/or councils, including the out of scope land at Margate, will be considered through that process.

In the meantime, and as previously described by the Minister for Planning in correspondence to the out of scope dated 22 June 2023, an application to rezone land outside the current UGB can be considered by Council under SRD 2.12 (subject to Council's support), prior to the STRLUS review.

Reason for deadline: In response to correspondence received on 2 June 2024.

Recommendations

Note the contents of this Briefing Note.

Sign the attached letter (attachment 1).

Approvals (Please ensure you allow a minimum two days for each stage of approval)

Deputy
Secretary/Division
Head

Minister

Approved
No ☐
Yes ☒

out of scope

Sunday, 30 June
2024

Signature Date

8/8/2024

Minister's notations:

Key reason/s

- A three-stage approach to amending the UGB was approved by the Minister for Planning in May 2023 and broadly communicated to councils and key stakeholders.
- Stage 1 has been completed and Stages 2 and 3 will be undertaken as a combined process as part of the comprehensive STRLUS review.
- The review of the STRLUS is on schedule with a revised draft due to be released for public exhibition in April 2025.
- Further amendments to the UGB prior to the finalisation and endorsement of the revised STRLUS would be premature and potentially undermine the strategy and its objectives.

Consultation

- The State Planning office has had ongoing discussions with planning officers at Kingborough Council in relation to this matter.

Financial impact

- Nil.

Compliance

- Not applicable.

Communications

- None / not applicable.

Options

Not applicable.

| # | Options | Analysis |
|---|---------|----------|
|---|---------|----------|

Background

Urban Growth Boundary

The Urban Growth Boundary (UGB) describes the geographic extent of Greater Hobart's urban development over the lifespan of the STRLUS. It includes land zoned for all urban uses, including residential, industrial and commercial.

The UGB was amended in May 2023 as stage 1 of a three-stage approach agreed to by the Minister for Planning in March 2023, summarised as follows:

- Stage 1 Short Term Updates and Amendment to SRD 2.12: Correction of Anomalies, Errors and Logical Inclusions & Amendment to the wording of SRD 2.12.
- Stage 2 Medium Term Updates: Larger and strategically significant sites required to support future urban growth, as well as potential changes to densification areas identified through the Greater Hobart Plan (GHP) Settlement Plan process.
- Stage 3 Longer Term Updates: Updates identified through the STRLUS comprehensive review process.

The May 2023 amendment included:

- a) an amendment to the UGB to include several additional sites within the UGB, specifically; to correct minor errors and anomalies and to include several logical inclusions to the UGB; and
- b) an amendment to policy SRD 2.12 to provide councils and the Tasmanian Planning Commission with greater flexibility when considering the planning merit of proposals to rezone land for urban purposes on the periphery of the UGB.

The May 2023 amendment involved 13 sites which were either put forward by and/or agreed to by councils. Several additional sites were also considered but either not put forward or were not supported by councils at the time, including the land at 52 Richardson's Road, Sandford.

The amended wording of SRD 2.12 was carefully chosen and aimed to provide the necessary flexibility to enable appropriately scaled residential developments to be considered outside but adjacent to the UGB, whilst still maintaining the integrity of UGB and its broader strategic objective.

Stages 2 and 3 are now occurring simultaneously for several reasons; firstly, the GHP endorsed in August 2022, did not include the settlement plan for Greater Hobart as originally proposed. The settlement plan, which will spatially map Hobart's future growth and densification areas over time, will determine whether specific sites (such as Richardson's Road, Sandford and the **out of scope** land at Margate) should be considered for inclusion within the UGB. Secondly, further interim amendments to the UGB would compromise the comprehensive review process by a) potentially distorting demand and supply in the short term, and b) encouraging an ad-hoc approach to the assessment of sites which should be considered through the comprehensive review process.

Completion of the settlement plan is critical to ensuring Hobart's future growth is directed to (and contained within) areas that can be properly supported by infrastructure and services. Furthermore, it will also ensure that the underlying targets around infill vs greenfield development and inner urban densification, as agreed to through the Greater Hobart Plan under the Hobart City Deal, can be met.

Revised Strategic Policy SRD 2.12

The current wording of SRD 2.12 amended in May 2023, is as follows:

Notwithstanding SRD 2.2 and SRD 2.8, and having regard to the strategic intent of the Urban Growth Boundary under SRD 2 to manage and contain growth across greater Hobart, land outside the Urban Growth Boundary shown in Map 10 may be considered for urban development if it:

- a) *shares a common boundary with land zoned for urban development within the Urban Growth Boundary and:*
 - i. *only provides for a small and logical extension, in the context of the immediate area, to land zoned for urban development beyond the Urban Growth Boundary; or*
 - ii. *does not constitute a significant increase in land zoned for urban development in the context of the suburb, or the major or minor satellite as identified in Table 3, and is identified in a contemporary settlement strategy or structure plan produced or endorsed by the relevant planning authority; and*
- b) *can be supplied with reticulated water, sewerage and stormwater services; and*
- c) *can be accommodated by the existing transport system, does not reduce the level of service of the existing road network, and would provide for an efficient and connected extension of existing passenger and active transport services and networks; and*
- d) *results in minimal potential for land use conflicts with adjoining uses.*

out of scope Land at Margate – history and previous correspondence

The **out of scope** have been seeking to rezone the subject land from Rural Resource (under the Kingborough Interim Planning Scheme 2015) to General Residential, for many years.

On 22 June 2023 the former Minister for Planning wrote to **out of scope** in response to his enquiry (refer attachments 2 and 3). The essence of that advice has not changed, other than the timeframe for delivery of the revised STRLUS is now clearer.

Attachments

| Attachment | Title (CM reference) |
|------------|--|
| 1 | Draft Letter to out of scope (24/64346/1) |
| 2 | Previous Letter from Minister Fergusson to out of scope dated 22 June 2023 (24/64346/4) |

| | Name | Phone Number |
|--|--|---------------------|
| DPAC contact for more information: Author, responsible Division | out of scope | |
| | out of scope , SPO, Policy and Delivery | out of scope |

Minister for Police, Fire and Emergency Management
Minister for Housing and Planning
Minister for Skills and Training

Level 5, 4 Salamanca Place, Parliament Square Building, HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7770 Email: minister.ellis@dpac.tas.gov.au



Mr [out of scope]

By email: [out of scope]

Dear [out of scope]

Thank you for your letter in relation to your property at 5 Gemalla Road and 1830 Channel Highway, Margate, and for your congratulations following my re-election and ministerial appointments.

I am aware of your previous correspondence and meetings with Minister Ferguson, and I understand the long-standing efforts you and your family have made to progress this matter.

I am pleased that you have initiated an application to rezone 5 Gemalla Road to General Residential. As you correctly noted, it is a matter for Kingborough Council and the Tasmanian Planning Commission to determine whether the proposal can be considered under SRD 2.12. As Minister for Housing and Planning, I have no direct role in the consideration and approval of development applications or rezoning proposals as this function remains the responsibility of the local planning authority.

As you may be aware, work on the comprehensive review of the Southern Tasmanian Regional Land Use Strategy (STRLUS) is well underway, including preparation of a settlement plan for the Greater Hobart area. Council's residential demand and supply data to which you refer, and the more recent work undertaken at a regional level, will inform the review and provide the basis for any changes to the STRLUS Urban Growth Boundary (UGB) which may be required. I can assure you that your property, along with several other sites in the municipality, will be considered as part of that process.

Regarding the amendment to the UGB at 69 Brighton Road, Brighton declared in November 2021, I am advised that it was undertaken in response to the conversion of an equivalent area of residential land which was required to accommodate the new Brighton High School. There was effectively no net change to the supply of residential land in the Brighton area because of that amendment.

Notwithstanding my earlier comments in relation rezoning through SRD 2.12, I would encourage you to continue to liaise with Kingborough Council through the STRLUS review process.

Thank you for writing to me in relation to this matter.

Yours sincerely

out of scope

Hon Felix Ellis MP
Minister for Housing and Planning

8/8/2024

Released under RTI

Deputy Premier
Treasurer
Minister for Infrastructure and Transport
Minister for Planning



Level 10, Executive Building, 15 Murray Street, Hobart
Public Buildings, 53 St John Street, Launceston
GPO Box 123, Hobart TAS 7001
Phone: (03) 6165 7754; Email: Michael.Ferguson@dpactas.gov.au

out of scope

22 June 2023

By email: out of scope

Copy to: danielle@grayplanning.com.au

Dear out of scope

I refer to your correspondence dated 12 April 2023 in relation to your property at 5 Gemella Road and 1830 Channel Highway, Margate. I also refer to your various previous correspondence on this matter and my responses.

As you are aware I recently consulted on a number of corrections to the urban growth boundary (UGB) in the Southern Tasmania Regional Land Use Strategy (STRLUS) to address anomalies identified by council planning officers in conjunction with the State Planning Office.

I am advised that your land at Margate was specifically considered during this process but was not put forward by the council planners. While I acknowledge that the elected members of Kingborough Council subsequently requested your land be included, as it was not part of the suite of proposed corrections that were consulted on, I was unable to consider its inclusion at this time.

I can advise that on 17 May 2023 I declared an amended STRLUS to give effect to a suite of UGB corrections. At the same time, I made important changes to clause SRD 2.12 to allow land outside but adjacent the boundary to be considered for residential development. As a result of my decision, you will now be able to lodge an application to rezone your land for residential development with the Kingborough Council for certification and exhibition without any requirement to first amend the UGB.

In addition, there is extensive strategic work currently being undertaken in relation to land supply and demand across the southern region. I understand that this will be completed shortly, and work will then commence on identifying areas where future urban growth should occur. The intention is that this work will identify a second suite of UGB amendments. Should the analysis indicate that the UGB should be adjusted at Margate, this could form part of that second suite of amendments. However, to be clear, I urge you to examine your options under my change to SRD 2.12.

Should you have any questions in relation to the recent and future STRLUS amendments please contact the State Planning Office on 1300 703 977 or by email at stateplanning@dpac.tas.gov.au.

Yours sincerely

out of scope

Michael Ferguson MP
Minister for Planning

Cc Hon Nic Streep MP

Dept. Ref MR25/821
Critical Date 27 March 2025

MEETING BRIEF NOTE FOR MINISTER FOR HOUSING PLANNING AND CONSUMER AFFAIRS

SUBJECT: **out of scope** SUBMISSION REGARDING EXPANDING URBAN
GROWTH BOUNDARY

Minister's notation:

Meeting Date: 28 March 2025

Attendees: **out of scope**

Venue: Minister Abetz's Office

Address:

Background:

In February 2025 the Minister for Housing, Planning and Consumer Affairs announced proposed changes to the Urban Growth Boundary (UGB) in the Southern Tasmanian Regional Land Use Strategy (STRLUS). A six-week public consultation on the proposed changes closed on 14 March 2025 and the State Planning Office is currently reviewing the submissions received.

The proposed changes to the UGB include two areas within Lauderdale, described as Area 5 and Area 6 in the STRLUS Urban Growth Boundary Update - Consultation Paper dated February 2025 (refer attachment 1).

out of scope who has been attempting to re-zone his property at 506 South Arm Road, Lauderdale (PID 5233/70) to General Residential for over ten years, has recently lodged a submission through the abovementioned public consultation process. He is proposing the inclusion of significant additional areas within Lauderdale, including his own property.

A copy of **out of scope** submission to the proposed UGB update is attached (refer attachment 2).

Rezoning of land at Lauderdale to enable residential development and other urban uses, has been the subject of discussion and extensive investigations over many years. The issues are complex but primarily centre around constraints involving stormwater management and the potential for flooding caused by surface water and coastal inundation, particularly in the low-lying areas between South Arm Road and Frederick Henry Bay.

out of scope submission will be considered as part of the proposed UGB changes currently under consideration.

The SPO will provide a detailed report to the Minister for Housing, Planning and Consumer Affairs in coming weeks, with finalisation of the proposed UGB changes expected by late April or early May 2025.

Communications Strategy:

Not applicable.

Attachments:

Attachment 1 - STRLUS Urban Growth Boundary Update - Consultation Paper dated February 2025 (CM Ref MR25/821/5)

Attachment 2 - STRLUS UGB Update - March 2025 - **out of scope** (CM Ref MR25/821/4)

Attachment 3 - STRLUS UGB Update - March 2025 - Advance Lauderdale Association (CM Ref MR25/821/3)

Released under RTI

Proposed amendment to the Southern Tasmania Regional Land Use Strategy update to the Urban Growth Boundary

Dear Minister Ellis MP Minister for Housing, Planning,

I am writing to advocate for the expansion of the urban growth boundary (UGB) in Lauderdale as part of the Southern Tasmania Regional Land Use Strategy (STRLUS). This proposal aims to address the critical needs of our growing community and ensure sustainable development in the region.

1. Population Growth: Lauderdale's population is steadily increasing, and there is an urgent need to accommodate more residents within the UGB. Expanding the boundary will help prevent urban sprawl, keep the community intact, and support the town's growth trajectory.

2. Economic Development: Expanding the urban growth boundaries and addressing zoning anomalies could certainly be a game-changer for Lauderdale. Creating a commercial hub along South Arm Road could lead to a more vibrant and dynamic community, with increased economic activities and enhanced amenities.

key points in this proposal:

1. **Economic Benefits:** the commercial development will attract businesses, create jobs, and increase local revenue.
2. **Community Impact:** the positive effects on the local community, such as improved services, infrastructure, and quality of life.
3. **Logical Inclusions:** aligning the urban growth boundary with cadastral boundaries and logical inclusions can streamline planning processes and provide clarity for future developments.
4. Leaving the Urban Growth Boundary (UGB) unchanged could indeed stifle Lauderdale's potential for growth and development. Keeping the status quo means that current residents and future generations might miss out on opportunities for enhanced amenities, housing, and economic prospects.
- 5.

3. Efficient Land Use: Adjusting the UGB ensures more efficient use of existing infrastructure and land resources. This will reduce urban sprawl and help preserve green spaces, contributing to a sustainable and environmentally friendly development pattern.

4. Improved Services and Amenities: Expanding the UGB allows for better planning and provision of essential services and amenities, such as schools, healthcare, and recreational facilities. This will improve the quality of life for Lauderdale residents and make the town an even more attractive place to live.

5. Sustainable Development: Encouraging higher density development within the expanded UGB promotes sustainable living practices. This will reduce the carbon footprint and reliance on private transportation, contributing to environmental conservation.

6. Community Well-being: Promoting inclusive and well-planned neighbourhoods will enhance the overall well-being of the community. Expanding the UGB will facilitate the development of vibrant, connected neighbourhoods that foster social interaction and community spirit.

7. Housing Affordability: Without proper adjustment, the current UGB may contribute to a shortage of affordable housing. Expanding the boundary will help address this issue, ensuring that housing remains accessible and affordable for residents.

8. Infrastructure Efficiency: Existing infrastructure may be underutilized or misaligned with the community's needs. Expanding the UGB will optimize the use of infrastructure and reduce inefficiencies, leading to better resource management.

9. Community Representation: Residents may feel ignored or misrepresented if the UGB does not reflect the community's needs and aspirations. Expanding the boundary will ensure that the planning process is inclusive and responsive to community feedback.

10. Compatibility of Land Use: Rural zones are intended for agriculture, low-density housing, and open spaces, while residential zones are meant for higher-density living. Expanding the UGB will prevent conflicts in land use and ensure orderly development.

In conclusion, expanding the urban growth boundary in Lauderdale is essential for accommodating population growth, fostering economic development, and promoting sustainable living practices. It will enhance the quality of life for residents, improve infrastructure efficiency, and ensure that the town's development aligns with the community's needs and aspirations.

I urge the planning authorities to consider this proposal and take the necessary steps to expand the urban growth boundary in Lauderdale.

Clarence Council errors in mapping the Urban Growth Boundary.



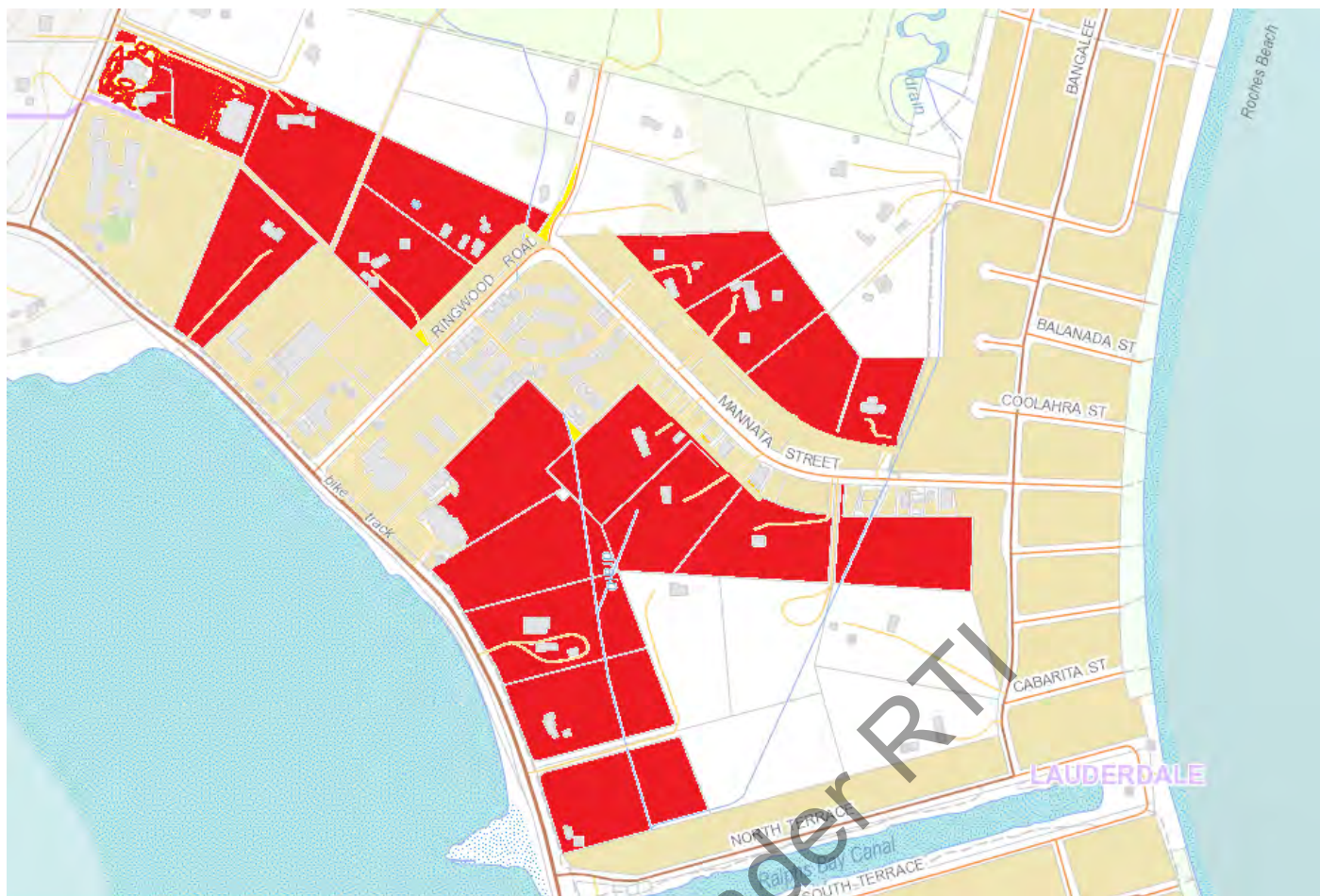
Existing mapping on "TheList" 2025 showing the misalignment of the UGB



Residential/ Rural Living Zone & UGB placed through residents Home. UGB incorrect Location, this should be corrected.



Yellow shading shows the correct placement of the UGB to the Cadastral Boundaries.



RED shading shows the logical inclusions of the UGB along South Arm Road Lauderdale promised by Clarence city Council over many years as well as the identified corrections to the UGB.

The Southern Tasmania Regional Land Use Strategy indeed aims to align the Urban Growth Boundary with established cadastral boundaries.

My proposed updates to the UGB in Lauderdale is part of a broader effort to provide more land for residential development.

- The Yellow shading mentioned above represents the correct placement of the UGB to the cadastral boundaries, ensuring compliance with the strategy.
- The Red shading indicates logical inclusions along South Arm Road, which have been promised by the Clarence City Council over many years.

By advocating for the UGB adjustment, I am pushing for progress that could bring significant benefits to the community. Expanding the boundary to include Central Lauderdale and align with logical inclusions makes sense, both strategically and practically. This would not only address the housing needs but also ensure the sustainable and balanced growth of the area.

Sincerely

duplicate

506 South arm road Lauderdale

duplicate



Southern Tasmania Regional Land Use Strategy - Urban Growth Boundary

LAUDERDALE

Adjusting the urban growth boundary (UGB) to cover Central Lauderdale is crucial for various strategic, environmental, and social reasons.

Dear Minister Ellis,

I am writing to advocate for the expansion of the urban growth boundary (UGB) in Lauderdale as part of the Southern Tasmania Regional Land Use Strategy (STRLUS) and your review of the UGB. This proposal aims to address the critical needs of our growing community and ensure sustainable development in the region.

1. Population Growth: Lauderdale's population is steadily increasing, with projections indicating significant growth in the coming years. Expanding the UGB is essential to accommodate this influx of residents. By doing so, we can prevent urban sprawl, maintain the integrity of our community, and support the town's sustainable growth trajectory.

2. Economic Development: Expanding the UGB and addressing current zoning anomalies will be a game-changer for Lauderdale and the broader Clarence area. Creating a commercial hub along South Arm Road will foster a vibrant and dynamic community, stimulate economic activity, and enhance local amenities. This development will attract new businesses, create job opportunities, and contribute to the overall prosperity of the region.

3. Infrastructure and Services: With an expanded UGB, we can better plan and allocate resources for essential infrastructure and services. This includes improved transportation networks, upgraded utilities, and enhanced public facilities such as schools, parks, and healthcare services. A well-planned expansion will ensure that Lauderdale's infrastructure can meet the demands of a growing population and provide a high quality of life for residents.

4. Environmental Stewardship: Expanding the UGB in a controlled and strategic manner allows us to implement sustainable development practices that protect our natural environment. By concentrating growth within defined boundaries, we can preserve green spaces, protect biodiversity, and minimize the environmental impact of urban expansion. This approach aligns with the principles of the STRLUS and supports our commitment to environmental stewardship.

5. Social Cohesion: A well-planned UGB expansion will promote social cohesion by ensuring that new development is integrated with existing neighbourhoods. This integration fosters a sense of community, enhances social interactions, and creates a more inclusive and connected Lauderdale. By prioritizing mixed-use development and affordable housing options, we can accommodate a diverse population and address housing affordability challenges.

I urge you to consider this proposal to expand the urban growth boundary in Lauderdale. This strategic decision will enable us to address the pressing needs of our growing community, support sustainable development, and enhance the overall well-being of our residents. Thank you for your attention to this important matter.

Sincerely,

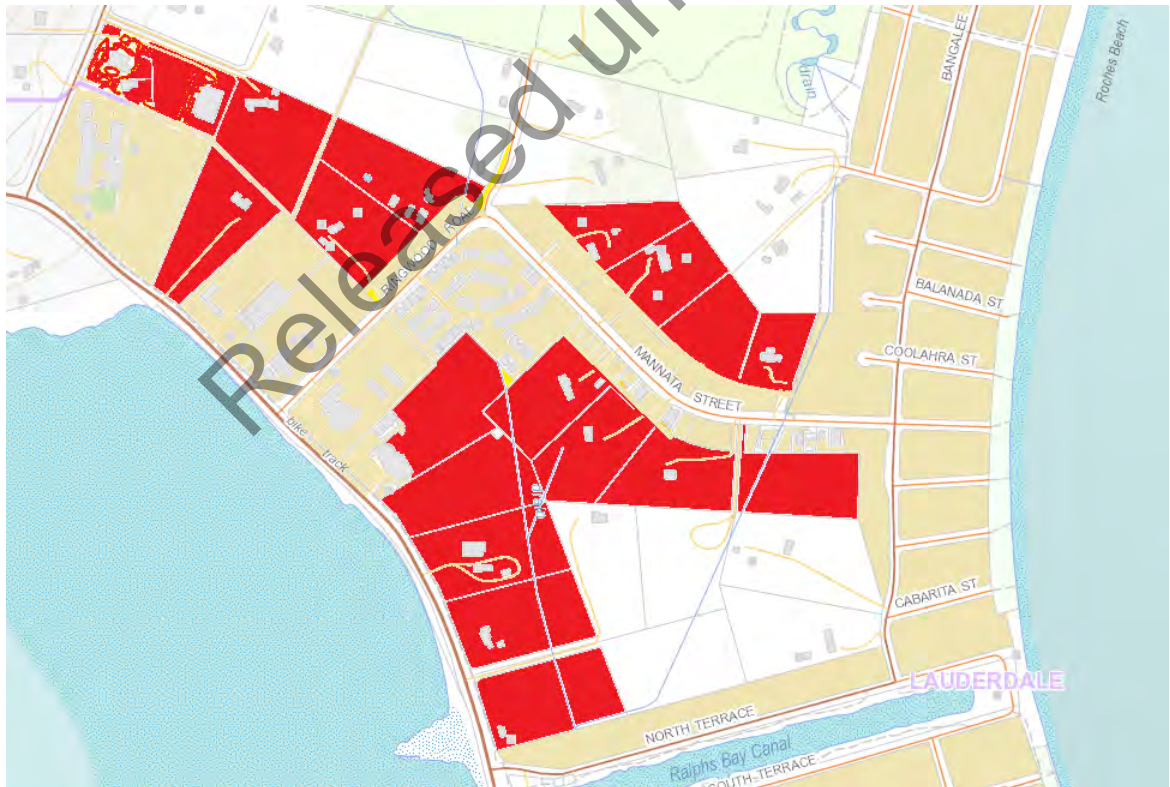
duplicate

For

The Advance Lauderdale Association (ALA)



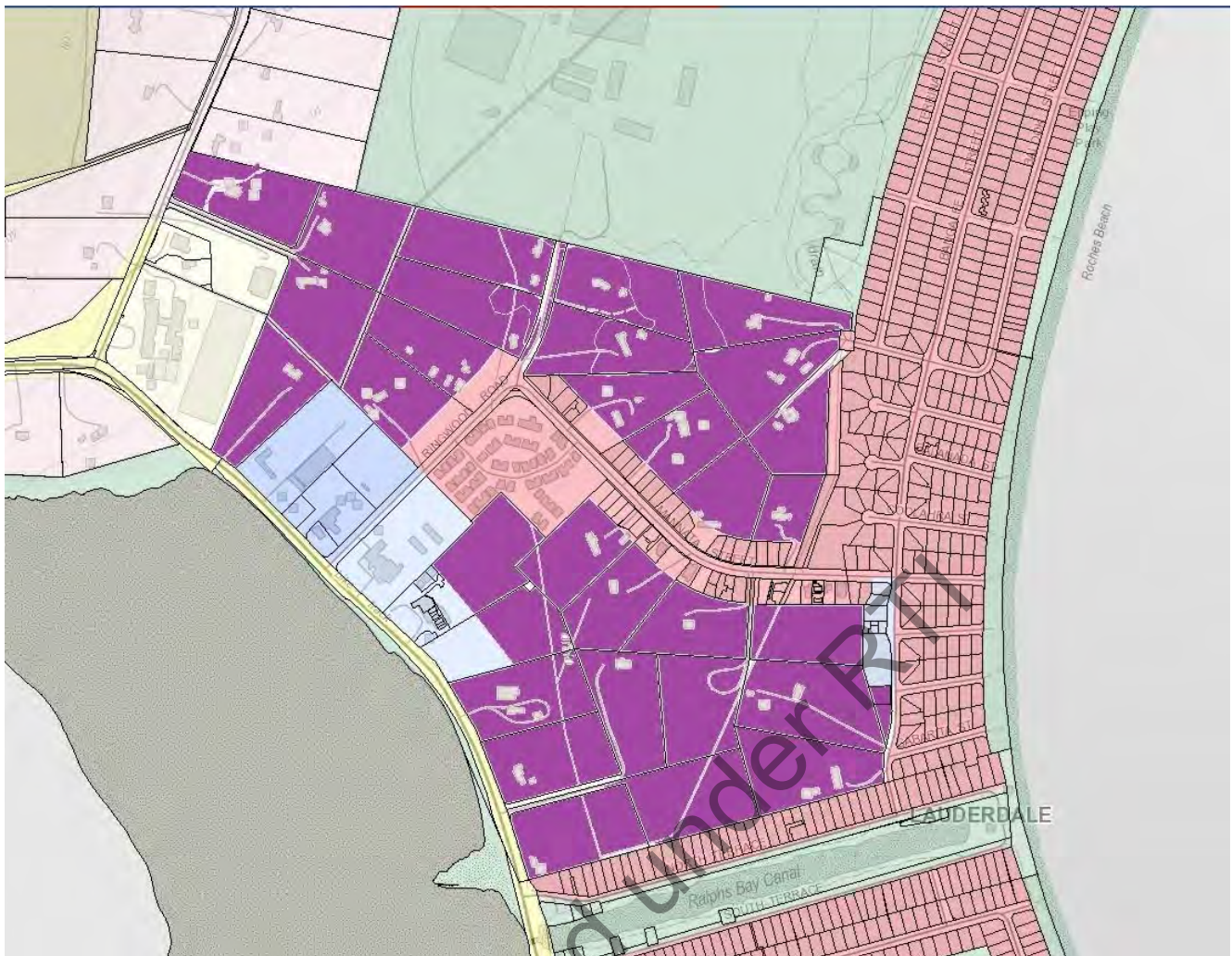
Areas for inclusion in the UGB in Lauderdale. STRLUS Urban Growth Boundary Update:



RED shading shows the logical inclusions of the UGB along South Arm Road Lauderdale promised by Clarence city Council over many years as well as the identified corrections to the UGB.

These proposed updates above to the UGB in Lauderdale are part of a broader effort to provide more land for residential development.

Central Lauderdale Previous LOGICAL INCLUSION Urban Growth Boundary area shown in purple.



NOTE:
The diagram shows the Mannata street extension and cycle path to Acton Rd and the Lauderdale School, a safer route for children and an alternative roadway reducing South arm road traffic.

The **RED** line shows CENTRAL LAUDERDALE Land to be included in the UGB.

Support for the inclusion into the UGB and rezoning of Central Lauderdale



PARLIAMENT OF AUSTRALIA - THE SENATE

Senator the Hon

Eric Abetz

Leader of the Government in the Senate

Minister for Employment

Minister Assisting the Prime Minister for the Public Service

Liberal Senator for Tasmania

23rd December 2013

Alderman Doug Chipman
Mayor
Clarence City Council
PO Box 96
ROSNY PARK TAS 7325

Dear Mayor,

Re: Zoning in Lauderdale

As you would be aware, the Commonwealth Government is very anxious to see Tasmania help itself in developing its full potential.

Recently, I met with a delegation of the Advance Lauderdale Association which gave expression to the frustration of 27 separate land owners as to Council's delay in re-zoning an area that had been previously designated "future urban". I believe that the parcel of land which is in the central Lauderdale area is currently zoned rural/residential. I understand that a substantial amount of infrastructure has already been put in place in anticipation for its future urban designation. Further, landholders had been advised that they would need to lift the level of their land, and some have done so, at great expense, to fulfil the requirements of Council.

We understand that Council is now frustrating the re-zoning of the land, which begs the question as to why the infrastructure was put in in the first place, why the area was designated as future urban, and why landholders were encouraged to lift the level of their land at considerable expense in circumstances where the Council is not moving ahead with the re-zoning.

I trust that Council understands that it is examples such as this that turn people off investing in Tasmania and is part of the reason for Tasmania's exceptionally poor economic performance.

.../2

...advancing Tasmania's interests.

HOBART: 136 Davey Street GPO BOX 1675 HOBART TAS 7001. Ph 03 6224 3707 Fax 03 6224 3709 Toll free 1300 132 493
CANBERRA: Parliament House CANBERRA ACT 2600 Ph 02 6277 7328 Fax 02 6273 4115 Email senatorabetz@mpc.gov.au Web <http://abetz.com.au>

2.

I trust that there is some explanation for Council's attitude in relation to the Lauderdale re-zoning and I would be pleased to be provided with an explanation, but more importantly, with a way forward so that we can see the development of the land. Awaiting your advice.

Yours sincerely

duplicate

Eric Abetz
Leader of the Government in the Senate
Minister for Employment
Minister Assisting the Prime Minister for the Public Service
Liberal Senator for Tasmania

Treasurer
Minister for Planning and Local Government

Level 9 15 Murray Street HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7670
Email: treasureroffice@dpac.tas.gov.au



MAYORAL

20-10-17
RECEIVED
- 8 JUL 2015
BY: RECORDS

06 JUL 2015

Alderman Doug Chipman
Mayor
Clarence City Council
PO Box 96
ROSNY PARK TAS 7018

Dear Mayor

Clarence Interim Planning Scheme 2015 and Lauderdale Structure Plan Update

Further to my previous correspondence in regard to the Clarence Interim Planning Scheme 2015 (Interim Scheme), I note and acknowledge that Council is satisfied that the Interim Scheme complies with the Directions Notice, and I further congratulate Council on achieving this milestone in readiness for the transition to the Tasmanian Planning Scheme.

Declaration of the Interim Scheme also clears the way to update the Lauderdale Structure Plan (LSP) to address potential zoning amendments as foreshowed by Council in its original draft of the Interim Scheme.

As previously advised, I am committed to assist Council with this project and ensure the LSP integrates future land use and development with the efficient provision of infrastructure and also addresses potential natural risks and hazards at Lauderdale.

I understand that the planning and infrastructure issues are well known and past investigations provide a useful information base which can be supplemented by further targeted studies. I also understand that Council has allocated funds in its 2015/16 budget to undertake this work, particularly in relation to stormwater drainage.

There is considerable community interest in the future of Lauderdale and high expectations from some property owners that their land should be rezoned immediately to facilitate new development. I also appreciate that the previous Government's drawn out and complex interim planning scheme reform has generated these expectations and created considerable confusion in the community. Consequently, it will be important for property owners and the community to be fully and fairly consulted in the LSP updating process.

The Government's commitment is to ensure the relevant State agencies and authorities provide input at key stages of the project. The Government will also consider the outcomes of the project and how it can assist in the implementation phase. This includes consideration of any potential revision of the Southern Tasmania Regional Land Use Strategy, particularly in relation to the urban growth boundary.

M15/10567
Min/15/330

Implementing this project is a high priority and I request that a joint Council and Government steering committee be established to prepare and implement a project plan as a matter of urgency. I would also suggest that Council's General Manager chair the steering committee and that Council advise me on which particular State agencies it would like to be represented on the committee.

I look forward to your response.


duplicate

Hon Peter Gutwein MP
Minister for Planning and Local Government

Released under RTI

Hon Bryan Green MP

DEPUTY PREMIER

Level 10, Executive Building
15 Murray Street, Hobart, TAS 7000 Australia
Ph (03) 6233 6454 Fax (03) 6233 2272
Email bryan.green@dpac.tas.gov.au



Doc/13/6907

24 MAY 2013

duplicate

506 South Arm Road
LAUDERDALE TAS 7021

Dear

duplicate

The Premier, the Hon Lara Giddings MP, has asked that I convey her thanks for the opportunity to meet with you on 26 April 2013 to discuss your concerns in relation to planning processes associated with changing the zoning of land in the Lauderdale area.

I also understand your interest and that of other land owners in the Lauderdale area to have land currently zoned Rural Residential re-zoned to Residential.

As you appreciate, this is a matter for the Clarence Council in the first instance, as Council is responsible for initiating or accepting applications for amendments to its planning scheme. The Commission is also involved as it is responsible for conducting an independent assessment and public hearings into any planning scheme amendment.

Council is also responsible in the first instance for the implementation of the new zones in the Planning Scheme Template for Tasmania in its draft interim planning scheme. This forms part of the Government's planning reform program and could provide the opportunity for Council to initiate zoning changes in its draft interim scheme provided they are consistent with and further the outcomes of the *Southern Tasmanian Regional Land Use Strategy 2010-2035* (STRLUS).

The Commission may also be involved in the interim scheme process given I am likely to seek independent advice on the extent to which Clarence's draft interim scheme complies with the requirements of the *Land Use Planning and Approvals Act 1993*, including the Template and STRLUS.

It appears there would be considerable benefit if the parties met and clarified both these processes.

I have therefore asked my office to convene appropriate meetings with you, Council representatives and the Executive Commissioner to clarify the opportunities that exist within the planning system for you and/or Council to address the zoning issue.

In taking this initiative, I emphasise that, as Minister, I am not in a position to make any judgement on the planning merit or otherwise of your rezoning proposal. The Executive Commissioner will also be in the same position.

I look forward to receiving further advice on the outcome of the discussions and conveying this information to the Premier.

Thank you for bringing this matter to the Premier's attention.

Yours sincerely

duplicate

Bryan Green MP
Minister for Planning

Released under RTI



38 Bligh Street Rosny Park
Tasmania Australia
Address correspondence to:
General Manager
PO Box 96 Rosny Park 7018
Telephone (03) 6245 8600
Facsimile (03) 6245 8700
Dx: 70402
Email clarence@ccc.tas.gov.au
Website www.ccc.tas.gov.au

Enquiries: Dan Ford - (03) 6245 8622

Your ref:

In reply please quote: 20-10-17

5 April 2013

duplicate

Douglas Group Holdings
PO Box 3193
WEST HOBART TAS 7000

duplicate

DRAFT PLANNING SCHEME - REVIEW OF PUBLIC REQUESTS

I refer to your submission received by Council in response to an invitation to assist Council in the early stages in the preparation of a new Planning Scheme and thank you for your interest in the project.

You will recall that on 10 March 2012 Council invited submissions from individuals or groups on matters that they would like to see addressed in the new Scheme. Your submission was one of 51 received. Whilst I appreciate that this was some time ago a summary of each of the submissions was presented to Council at its workshop on 29 January 2013 along with an overview of the relevant statutory and Southern Tasmanian Regional Land Use Strategy (STRLUS) provisions as they related to each submission. The workshop provided opportunity to work through the matters raised and informed a report considered by Council at its meeting on 18 March 2013.

I am pleased to advise that Council supported the matters raised in your submission and the suggested residential zoning of Lauderdale will be reflected moving into the next phase of the development of the draft Scheme. For your information a copy of the Council agenda report, associated attachment and minutes can be down loaded from Council's website www.ccc.tas.gov.au.

It is anticipated that there will be other opportunities for your input through both informal and statutory exhibition periods. Given your interest in the development of the draft Scheme your details have been included on a mailing list and you will be notified as further opportunities arise.

If you have any further queries relating to the development of the new scheme please contact me on telephone **duplicate** and I will be happy to assist.

Yours sincerely

duplicate

duplicate

Released under RTI

TPC MEMORANDUM OF UNDERSTANDING

TASMANIAN PLANNING COMMISSION



Drawn up By Commissioner Greg Alomes on the 17th of June in the year of our lord 2015

Between:

THE ADVANCE LAUDERDALE ASSOCIATION,

THE CLARENCE CITY COUNCIL

and

THE STATE OF TASMANIA

(Tasmania)

Released under RTI

Background

Context

- A. All parties are committed to the rezoning of Central Lauderdale to General Residential as was the intention of Clarence City Council via their Draft Interim Planning Scheme 2014.
- B. All parties are of the view that no loss of natural justice to the land owners in Central Lauderdale shall occur through these planning changes.
- C. If the Rezoning of Central Lauderdale to General Residential is not successful, Clarence City Council Shall amend their Planning Scheme Ordinance to allow Community Living as a Discretionary use in the New Rural Living Zone. This will reinstate our current Discretionary use under our Rural Residential zone. This will eliminate our loss of Natural Justice.
- D. Both the Tasmanian Government and its instrumentalities shall work together for the successful outcomes indicated within this document.
- E. A timeline shall be agreed to by all parties and kept to as much as is practical and shall start no sooner than the 22 of June 2015 and be completed no later than October 2015.

Purpose

- F. The purpose of the Memorandum of Understanding (MOU) is to set out the agreed arrangements that will be pursued by the State of Tasmania and the Advance Lauderdale Association along with the Clarence City Council to deliver an agreed Central Lauderdale outcome of a planning change to benefit all parties.
- G. This MOU is not a legal agreement. However, both Parties commit to using their best endeavours to achieve its purpose.

**Clarence Council errors in mapping the
Lauderdale Urban Growth Boundary on Mannata Street.**



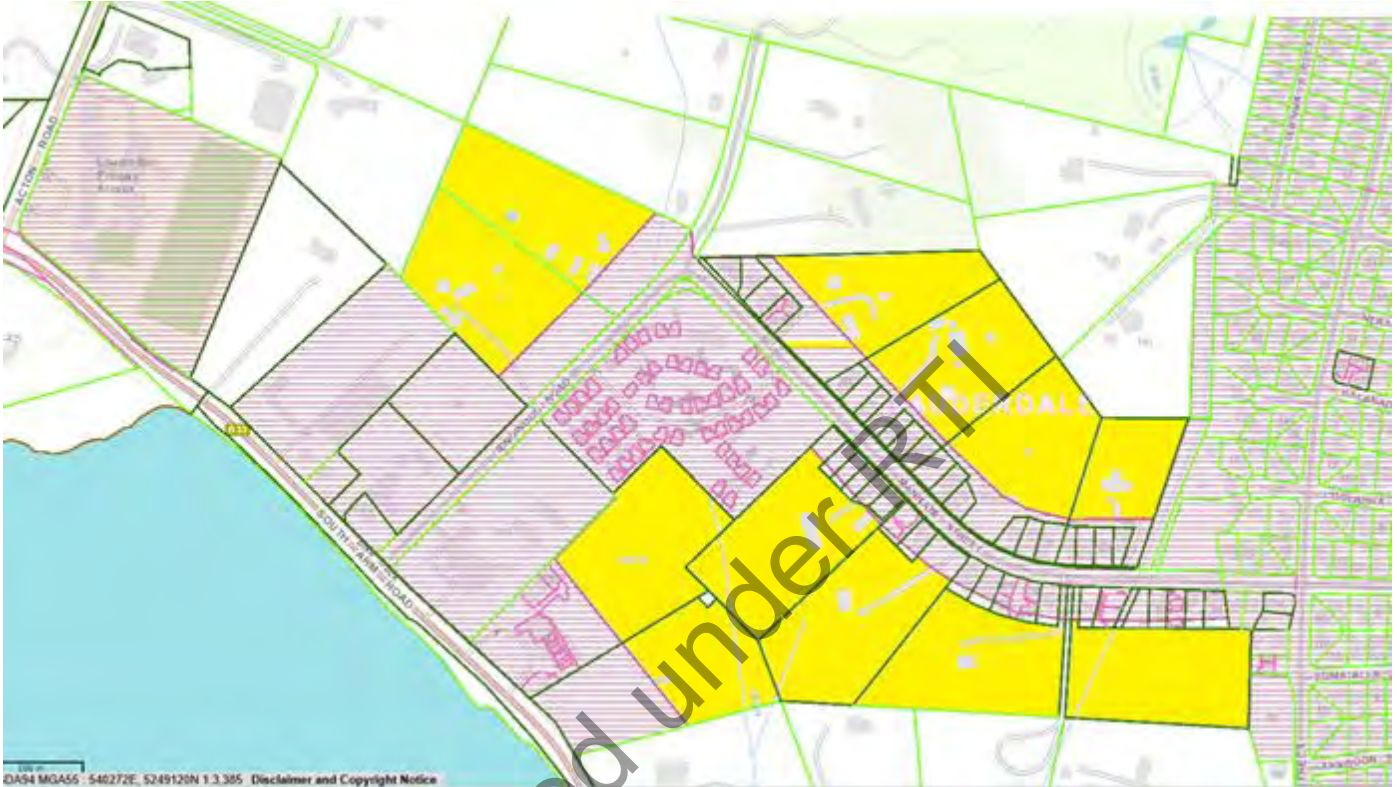
Existing mapping of Mannata st Lauderdale on "TheList" 2025 showing the misalignment of the UGB



Residential/ Rural Living Zone & UGB placed through residents Home.
You cannot have two Zones through a House, Council fails to correct; Zone should be corrected.

Map showing the correct location of the Central Lauderdale UGB

In the Southern Tasmania Regional Land Use Strategy, the Urban Growth Boundary (UGB) is generally aligned with established cadastral boundaries as below and should as a minimum be corrected as shown:



Yellow shading shows the correct placement of the current Lauderdale UGB to the Cadastral Boundaries.

Examples of Obstruction and false statements by Clarence City Council Planners (out of scope) 2012 Letter and the reality at that time:

- Over many years the zoning of the land has not provided any expectation that would be zoned for residential development.

- a) Members of the public in Lauderdale have received approvals for land fill and plans from Council that subdividing would be allowed in the future.
- b) 2010 during the LSP Council and Alderman agreed to begin work on Rezoning this Land to Residential when there is a first window of opportunity, that has not happened.
- c) Council also approved an amendment at the TPC for filling the Land for Development.
- d) Attempts to obtain stormwater system improvement report blocked by head engineer Ross Graham.
- e) Clarence City Council advised external consultants not to deal with ALA.
- f) Council's conclusion is incorrect! See its own documentation below:

1983

Eastern Shore planning scheme

“RESERVED URBAN” & “URBAN”

Eastern Shore Planning Scheme

1986

“Reserved URBAN”

The Lauderdale area will be reserved from any expansion in residential development, pending further investigation of sewerage, drainage and any possible rises in sea level.

(See Southern Water report below)

Infill development on the existing vacant sites will be permitted and the consolidation of rural residential development within existing areas is to be encouraged.

1999

Tominex proposal for a Residential Marina in Ralphs Bay



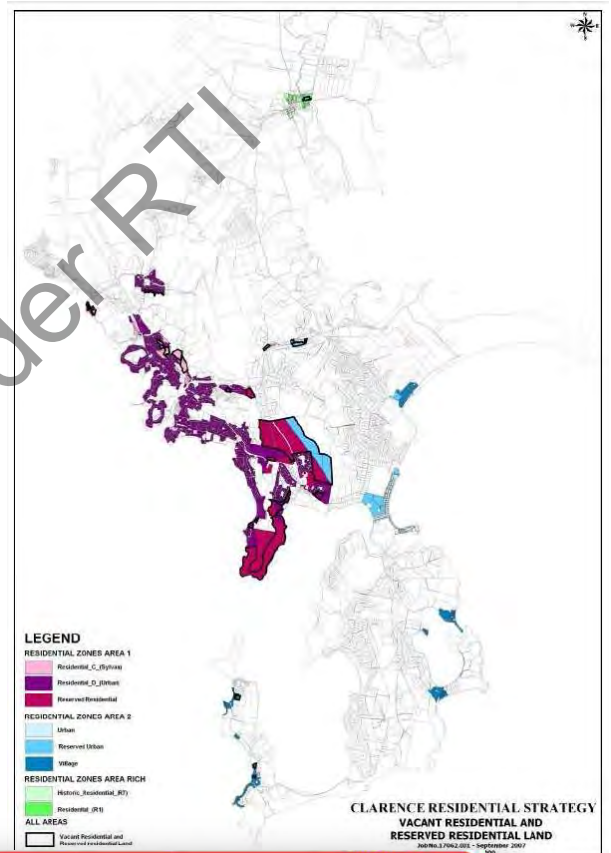
2004

Walker Corporation's proposal for a Residential Marina in Ralphs Bay



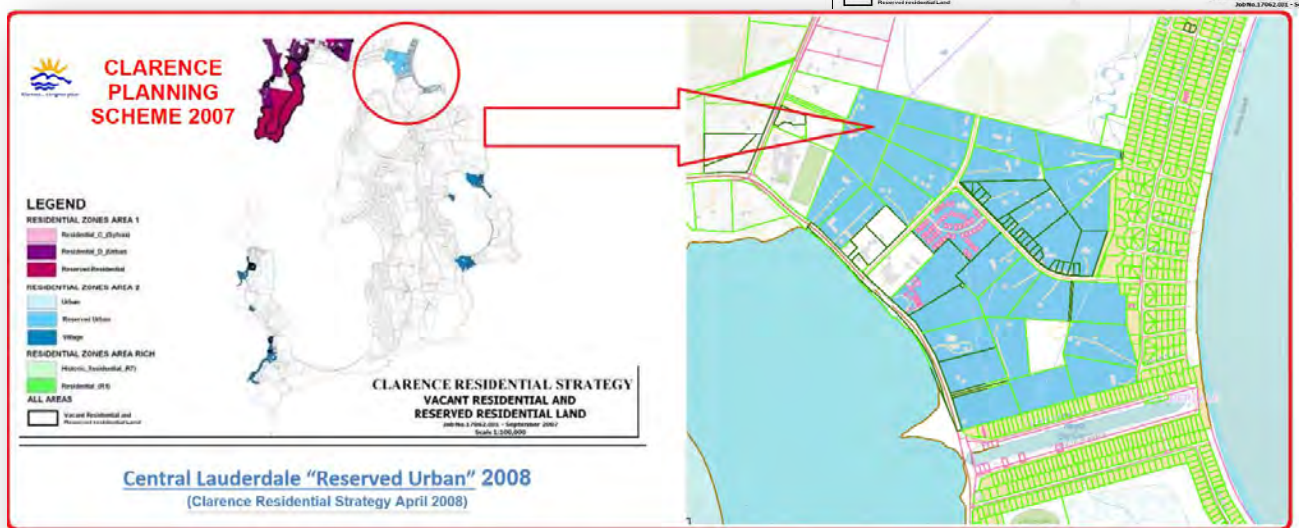
2007

Clarence Residential Strategy **RESIDENTIAL Zoned area 2 "Reserved URBAN"**



2011

Lauderdale Structure Plan Clarence City Council 2011
"expansion of the Urban Growth Boundary"



WATER AND SEWERAGE SERVICING ADVICE

| | | | |
|-------------------------------------|---------------------|-------------------------------------|--------------|
| Southern Water Reference No. | SWSI 2013/00068-CCC | Southern Water response date | 31 May 2013 |
| Responsible Officer | out of scope | Contact Number | out of scope |

RESPONSE ISSUED TO

| | |
|------------------------|--|
| Applicant name | out of scope, Advance Lauderdale Association |
| Address | -- |
| Contact details | out of scope |

DEVELOPMENT

| | | | |
|------------------------------|---|--------------------------|---------|
| Address | MANNATA ST / RINDWOOD ROAD AREA, LAUDERDALE | Property ID (PID) | Various |
| Nature of development | Availability of Sewerage Infrastructure for Development in the Mannata Sreet / Ringwood Road Area, Lauderdale | | |
| Application date | 24/04/2013 | | |

SCHEDULE OF DRAWINGS / DOCUMENTS

| CONSULTANT | DRAWING/DOCUMENT No. | REVISION No. | DATE OF ISSUE |
|---|----------------------|--------------|---------------|
| Advance Lauderdale Association (Michael Figg) | Doc 1 | | 10 April 2013 |
| Southern Water | Document D1 | | 31 May 2013 |

ADVICE

Southern Water confirms that you have made a pre-lodgment enquiry for the above proposal. Southern Water's servicing advice in this response to the above proposal is based on the water and sewerage components of the proposal only. The other aspects of the proposal will be assessed by, the relevant Planning Authority, or the Development Assessment Panel established under section 60M of the Land Use Planning and Approvals Act ("the Act") where the proposal is declared as a project of regional significance under 60G of the Act. Despite anything else in this servicing advice Southern Water reserves its rights regarding this proposal, when it is submitted for assessment as required by law under the Act.

The proposal plan Doc 1 (attached) shows the area that is being proposed for development.

Southern Water has recently approved implementation of a Pressure Sewer Area within this area. It has been denoted as Lauderdale Pressure Sewer Stage 3A. This area is the recently zoned residential area along Mannata Street/Ringwood Road. Southern Water Document D1 shows this approximate area. The Stage 3A area will be development driven in comparison to the Lauderdale Stage 2 area where Southern Water is the lead agent in developing this pressure sewer area.

In Stage 3A the developers will be responsible for preliminary design, design and construction undertaken by the developer(s) at developer(s) cost to Southern Water approval. Pipe work for the pressure sewer will be constructed by the developer while the individual pumps on each lot will be supplied and installed by Southern Water (contractor) during house construction. Sewerage (and water) headworks will be paid by the developer while the pump supply and installation will be requested and paid by the property owner/builder.

Should the balance of the area shown on the Advance Lauderdale Association Plan Doc 1 be rezoned to a land use that allows intensification requiring sewerage facilities, Southern Water will be able to service this land. This area would also be development driven.

If you need clarification in relation to this request, please contact Southern Water quoting the Southern Water Reference Number. Phone: 13 MYWATER (13 6992), Email: development@southernwatertas.com.au

Authorised by

out of scope

Customer Services



Council officers negative Statements



- Over many years the zoning of the land has not provided any expectation that would be zoned for residential development.

- **Negative Bias:** Statements reflecting opposition to development.
 - *We are not going to make you a millionaire*
 - *Nothing is ever going to happen in Lauderdale*
 - *If you purchase another property on North Terrace to facilitate the outflow of the stormwater, **(which was done)** we will look favourably on your development application abutting the UGB. **They didn't.***
- **Flooding Issues:** Council's reluctance to address flooding impacts on development.
 - *Stormwater system not compliant to the Drains Act and Council refuses to make good*
- **Inconsistency:** TPC planning review ignoring South Arm Road as a barrier to erosion and inundation on Dan Fords (Clarence Council Planner) advice and the overlays were put on the land.
- *Council have also advised that the capacity for stormwater drainage is limited due to its low-lying nature. **YET** Council considered that the stormwater infrastructure in this area is appropriate for the existing settlement,*
- Council refuses to have its stormwater system compliant with the Drains Act.

To the Honourable Minister for Planning Mr Felix Ellis MP,

Conclusion:

1. **Historical Inclusion:** Central Lauderdale should be re-included in the Urban Growth Boundary (UGB), as its exclusion since 2011 is an anomaly, given its longstanding history as part of the boundary.
2. **Council's Obstruction:** The Clarence City Council has been actively obstructive to the UGB, with officials making statements that do not align with residents' interests.
3. **Non-Compliant Infrastructure:** The Council's stormwater infrastructure fails to comply with the Drains Act. Their refusal to rectify this has led to inadequate drainage systems.
4. **Obstructive Overlays:**
 - o **Erosion Overlay:** The overlay from Ralphs Bay is invalid due to the highway acting as a barrier to erosion.
 - o **Waterway Overlay:** This is applied to a man-made stormwater drain, where no natural watercourse exists.
5. **Biased Attitudes:** Council officers, including the GM and Head of Planning, have shown bias against development in Lauderdale through statements discouraging residents from pursuing improvements.
6. **Logical Inclusion:** There is no logical reason to exclude Central Lauderdale from the UGB, as most of the area is filled or being filled to building specifications.
7. **Government Support:** Councillors and Ministers from Tasmanian and Federal governments support the inclusion of Central Lauderdale in the UGB, and historical Council plans have designated the area for future urban development.

Recommendation to the Minister for Planning:

1. **Insufficient Zoned Supply:** We believe there needs to be at least 15 years' supply of zoned land. Identifying, zoning, and developing Lauderdale sites for both residential and employment purposes will ensure that people can work close to home.
2. **Urban Growth Boundary Amendment:** Amending the Lauderdale Urban Growth Boundary to expand by more than 35 hectares will support the growth of our town, which already has a population exceeding 2,500 within its current boundary.
3. **Expansion Benefits:** Including Central Lauderdale within the Urban Growth Boundary, considering the current infrastructure and fully serviced land, would facilitate the construction of up to 800 new homes, fostering significant community development.
4. **Community Representation:** Residents may feel ignored or misrepresented if the UGB does not reflect the community's needs and aspirations. Expanding the boundary will ensure that the planning process is inclusive and responsive to community feedback.
5. **Incompatibility of Current Land Use:** Central Lauderdale is zoned Rural Residential B. Rural zones are intended for agriculture, low-density housing, and open spaces, while residential zones are meant for higher-density living. Expanding the UGB will prevent conflicts in land use and ensure orderly development.

By advocating for the UGB adjustment, we are pushing for progress that could bring significant benefits to the community. Expanding the boundary to include Central Lauderdale and align with logical inclusions makes sense, both strategically and practically. This would not only address the housing needs but also ensure the sustainable and balanced growth of the area. This will enhance residents' quality of life, improve infrastructure efficiency, and ensure that the town's development aligns with the community's needs and aspirations.

Sincerely, duplicate 506 South Arm Road Lauderdale, TAS Ph: duplicate

From: out of scope
To: out of scope
Cc: out of scope
Subject: RE: Visit to Richardsons Road - Sunday 11 August
Date: Thursday, 8 August 2024 3:20:00 PM

Thank you so much out of scope.

This information is greatly appreciated.

The Minister will look forward to meeting you Sunday.

Kind regards

out of scope

From: out of scope
Sent: Thursday, August 8, 2024 3:10 PM
To: out of scope @dpac.tas.gov.au>
Cc: out of scope
Subject: Re: Visit to Richardsons Road - Sunday 11 August

Hello out of scope

5pm will be perfectly fine. I live only five minutes away so it's easy enough. The exact address is 52 Richardson's Road Sandford however we are best to meet at the corner of Forest Hill Road and South Arm Road which is right near the ABC tower. Just around the corner is one of the entrance gates where the driver can turn into. He is most welcome to call me anytime and if he is running early or late feel free to contact me.

Regards

out of scope

On 8 Aug 2024, at 12:58 PM, out of scope @dpac.tas.gov.au> wrote:

Good afternoon out of scope

Thank you so much for your response and out of scope contact information.

out of scope, would it be possible to meet the Minister at 5pm on Sunday? He will be travelling down from St Helens following appointments there. I will pass on your mobile number for any issues on the day.

Please confirm that this is suitable and any directions I can pass on to the Minister's Driver.

Many thanks

out of scope

From: out of scope
Sent: Wednesday, August 7, 2024 4:24 PM
To: out of scope <dpac.tas.gov.au>
Cc: out of scope >
Subject: Re: Visit to Richardsons Road - Sunday 11 August

Good afternoon out of scope

Thank you very much for your email and my apologies for the late reply as I'm overseas at the moment until the 19th so the time difference is a bit challenging.

My business partner out of scope (cc'd) would be more than happy to give the Minister a tour of the property on Sunday. There are two entrances to the site so in terms of logistics perhaps it would be easiest if you are able to give out of scope a call anytime to confirm the details.

out of scope
[Redacted]
[Redacted]

Thanks again for your email and please let me know if there is anything else out of scope or I can provide prior to the Minister's visit.

Kind regards

out of scope
[Redacted]

On Wed, 7 Aug 2024 at 01:58, out of scope <dpac.tas.gov.au> wrote:

Good morning out of scope

Minister Ellis would like to pay a visit to Richardsons Road. Might it be possible to do this on Sunday 11 August, later afternoon?

I look forward to hearing from you.

Kind regards

out of scope
[Redacted]

Office of the Hon Felix Ellis MP

Minister for Police, Fire and Emergency Management
Minister for Housing and Planning
Minister for Skills and Training

Level 5, 4 Salamanca Place, Hobart TAS 7000

out of scope
[Redacted] <dpac.tas.gov.au>

<image001.jpg>

[<image002.jpg>](#)

Department of Premier & Cabinet

www.dpac.tas.gov.au

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out of scope

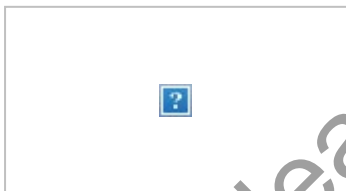
[REDACTED]

m | out of scope

p | out of scope

e | out of scope

a | 16/1110 Middle Head Road Mosman NSW Australia 2088



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