

SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY STATE OF PLAY REPORT



Southern Tasmania
REGIONAL PLANNING PROJECT

September 2024

ACKNOWLEDGEMENT

We acknowledge the palawa/Tasmanian Aboriginal people as the traditional owners of lutruwita (Tasmania) and their enduring custodianship of this island.

We pay our respects to their Elders, past and present and to all Aboriginal people who live and work in Southern Tasmania today.

We honour their stories, songs, art and culture and their aspirations for the future of their people and these lands.

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Image: Hobart aerial
Credit: Luke Tscharke





Part 1

Introduction



1.1 Updating the Southern Tasmania Regional Land Use Strategy

Regional Land Use Strategies are an important part of the Tasmanian Planning System. They plan up to 25 years ahead and set the direction for how land use change, growth and development in Tasmania's Regions will be managed. The main purposes of the Regional Land Use Strategies are to:

- Implement the Tasmanian Planning Policies at a regional scale, and in ways that are appropriate to each of Tasmania's regions.
- Guide local strategic planning and the preparation of planning schemes in the councils that make up each region. Planning schemes must be consistent with the relevant Regional Land Use Strategy.

The Tasmanian Minister for Planning can declare Regional Land Use Strategies under the Tasmanian Land Use Planning and Approvals Act 1993 (LUPAA). The LUPAA also sets out how Regional Land Use Strategies should be prepared and amended, and requires periodic reviews and updates.

The Southern Tasmania Regional Land Use Strategy (STRLUS) is one of three Regional Land Use Strategies in Tasmania. The STRLUS was first declared in 2011. Since 2011, Southern Tasmania has experienced population growth and the economic, social and environmental conditions have changed. There have also been changes to planning policy and legislation such as the introduction of the Tasmanian Planning Scheme and the Tasmanian Planning Policies.

The twelve local governments of Southern Tasmania in conjunction with the Tasmanian Government State Planning Office are working together to update the STRLUS.

1.2 The State of Play Report

This State of Play Report is the first step in updating the STRLUS. It summarises available data and information on a range of topics to understand the key issues and influences in the Region and the causes of growth and change. It addresses what has been learnt from past experience in the Region, what is currently happening, and (for some issues) projections of what may occur over the next 25-30 years.

Southern Tasmania is unique, complex, and diverse. The State of Play Report documents the things that make parts of the Region unique, that the community values, and that are important to address for the benefit of people, the economy, and the climate and landscape that shapes the region.

The findings from the State of Play Report will inform updates to the STRLUS by identifying key land use planning issues for the Region that the STRLUS needs to address. The State of Play Report is structured using key themes that cover related topics:

Themes	Topics
Culture, Climate, Landscape and Environmental Values	<ul style="list-style-type: none"> • Cultural Heritage and Values • Natural Environment, Landscape Character and Climate • Natural Hazards and Environmental Risks
Economic Activity and Infrastructure	<ul style="list-style-type: none"> • Economic Activity and Productivity • Movement and Connectivity • Utilities
People, Communities and Growth	<ul style="list-style-type: none"> • Population Growth and Change • Housing, Placemaking and Growth Management • Social Infrastructure

For each theme, the opportunities and challenges are summarised to show how the issues are linked and highlighting the importance of integrated planning for the Region.

The Tasmanian Planning Policies provide guidance and policy direction for land use planning across Tasmania, in particular for the Regional Land Use Strategies. The Tasmanian Planning Policies address:

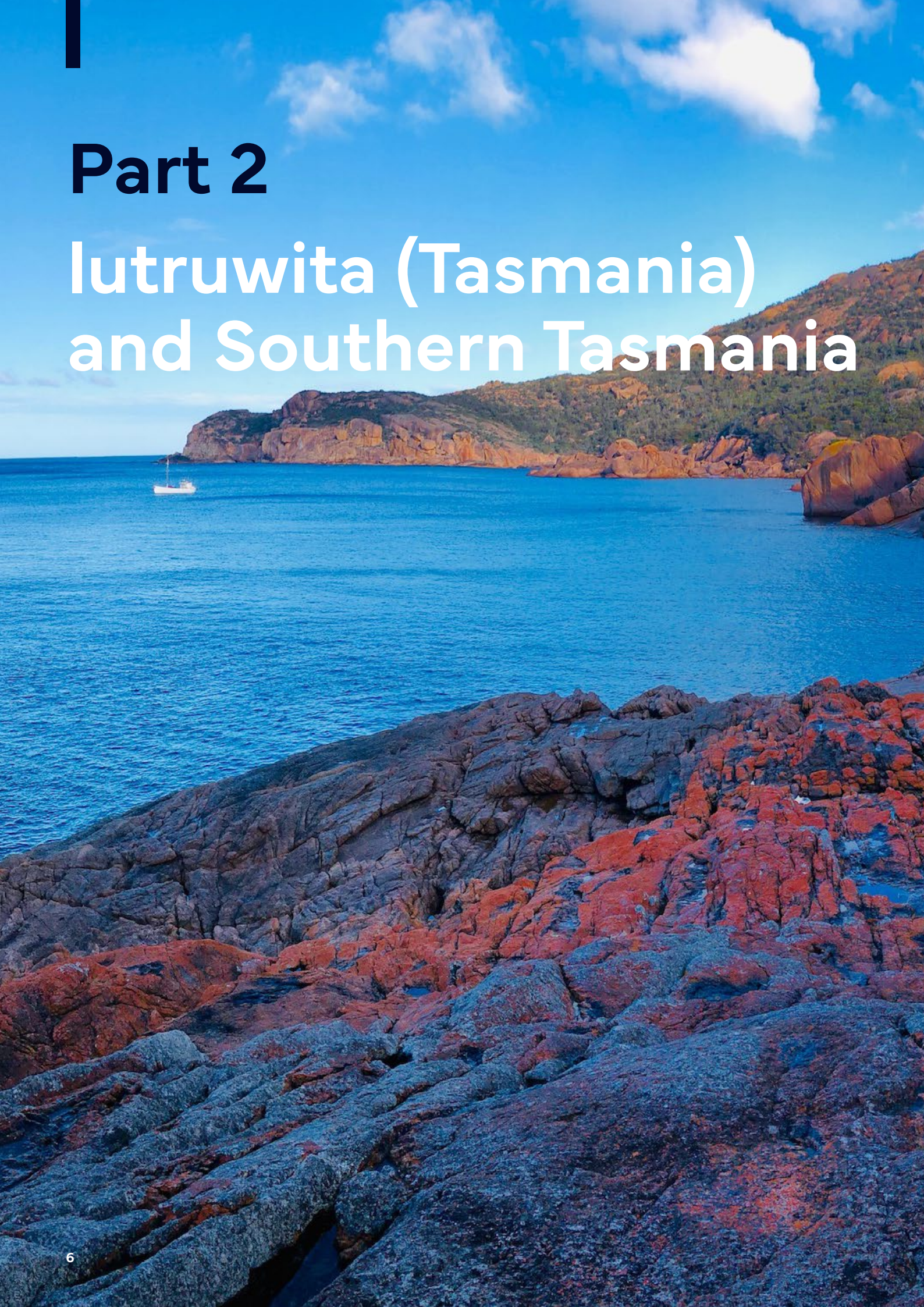
- Settlement, including liveability, and where and what types of housing and social infrastructure is required to support communities
- Environmental Values, like natural living systems, landscape values and the coasts and waterways
- Environmental Hazards such as bushfire, landslip, flooding, coastal hazards and contamination
- Sustainable Economic Development across sectors including agriculture, tourism, energy, natural resources, and business.
- Physical Infrastructure, to ensure that growth and existing communities are supported by essential services and are connected.
- Cultural Heritage, including both Aboriginal cultural significance and non-Aboriginal values
- Planning processes, guiding how land use planning should be done, including consultation with communities

FIGURE 1. THE PLANNING HIERARCHY



Part 2

Iutruwita (Tasmania) and Southern Tasmania



For the local Aboriginal nations, Tasmania has been and continues to be known as “lutruwita”. The Southern Tasmanian Land Use Strategy (STRLUS) will seek to embed the values, context and aspirations of the palawa/Tasmanian Aboriginal people, into a strategic forward plan for the region.

2.1 Southern Tasmania

Southern Tasmania is geographically, socially and economically diverse. The Region:

- **Includes 12 of Tasmania’s 29 local councils**
- **Covers more than a third of Tasmania (23,377 square km)**
- **Is home to more than half of all Tasmanians (298,589 people)**
- **Contributes more than half of Tasmania’s economic productivity**

Nature shapes the Region. Mountains, waterways and the coast define where people live, how they move around and many of the things they love about their place. Nature also supports economic activities including tourism and primary production. Regional land use planning can support and protect the natural environment and mitigate the impacts on communities from natural hazards.

Cycles of change influence Southern Tasmania. Periods of population growth and a stronger economy contrast with down-turns as industries change and people seek opportunities elsewhere. The weather also shapes people’s lives. A cold temperate climate that is influenced by the sea and terrain means southern Tasmania experiences seasons like nowhere else in Australia. Climate change is impacting on natural patterns and will change the region over time. A dynamic place that is influenced by internal and external changes creates both opportunities and challenges for land use planning.

Southern Tasmania spans diverse communities ranging from the highly urban Hobart CBD to remote wilderness and rural areas. Some areas experience growth while others are undergoing transitions as jobs and industries change. The complexity of planning for a varied region means that region-wide planning priorities need to acknowledge and respect local differences. Regional land use planning for Southern Tasmania needs to provide direction and a framework for application at the local level.

Predictions of growth and change for the region over the next 25 years are based on assumptions, knowledge that is available now, and learning from past experience.

The COVID pandemic, and its impacts on Southern Tasmania’s people and economy, are a reminder that planning for the long-term future of a dynamic and diverse region requires clear direction and a framework that can respond to change. While the Region’s population is likely to grow, the pace of population increase may be slower or faster than predicted and this will in turn affect land use planning responses like how many new homes are needed and where those homes should be built.



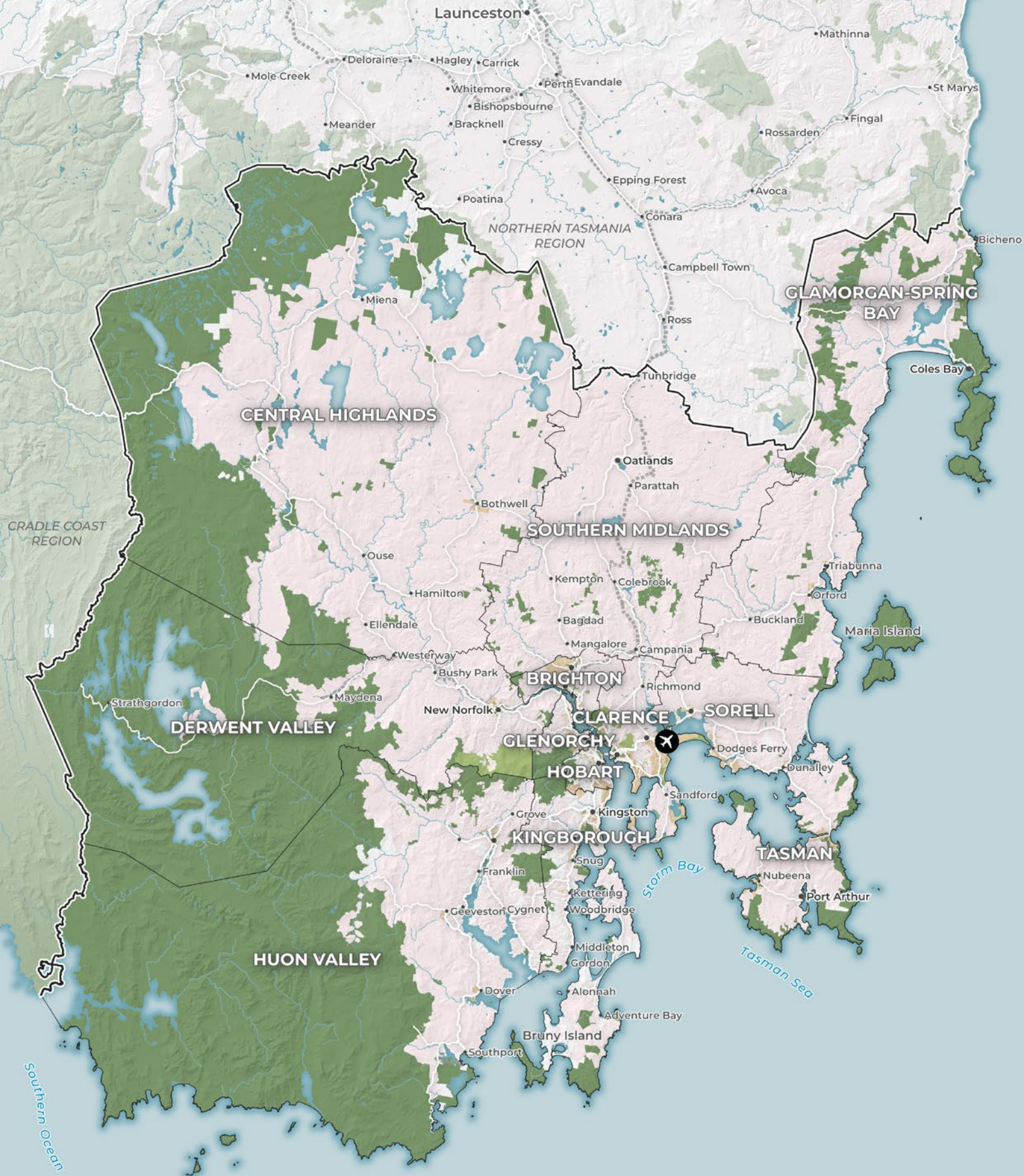


FIGURE 2. THE SOUTHERN TASMANIAN REGION

LEGEND

- LOCAL GOVERNMENT AREAS
- Regional Land Use Strategy Boundary
- Roads
- Railway
- ✈ Hobart International Airport
- Rural and Non-Urban Areas
- National Parks, Reserves and Conservation Areas
- Open Space & Recreation
- Urban Areas

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

Southern Tasmania's People

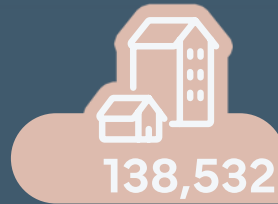
Southern Tasmania

POPULATION

298,589



ABORIGINAL AND TORRES STRAIT ISLANDER RESIDENTS



DWELLINGS



MEDIAN AGE



WORKFORCE

Brighton

PRIMARY INDUSTRIES

Construction
Transport, Postal and Warehousing



20,025
POPULATION



Central Highlands

PRIMARY INDUSTRIES

Agriculture and Food Manufacturing



2,582
POPULATION



Clarence

PRIMARY INDUSTRIES

Construction



63,820
POPULATION



Derwent Valley

PRIMARY INDUSTRIES

Manufacturing
Agriculture and Food Manufacturing
Construction



11,320
POPULATION



Source Data: Remplan Community, Remplan Forecast 2023

Glamorgan - Spring Bay

PRIMARY INDUSTRIES

Agriculture and Food Manufacturing
Construction



5,242
POPULATION



ABORIGINAL AND TORRES STRAIT ISLANDER RESIDENTS



DWELLINGS



MEDIAN AGE



WORKFORCE

Glenorchy

PRIMARY INDUSTRIES

Manufacturing
Construction



51,187
POPULATION



ABORIGINAL AND TORRES STRAIT ISLANDER RESIDENTS



DWELLINGS



MEDIAN AGE



WORKFORCE

Hobart

PRIMARY INDUSTRIES

Public Administration and Safety
Electricity, Gas, Waste and Water Services
Healthcare and Social Assistance



56,250
POPULATION



ABORIGINAL AND TORRES STRAIT ISLANDER RESIDENTS



DWELLINGS



MEDIAN AGE



WORKFORCE

Huon Valley

PRIMARY INDUSTRIES

Agriculture and Food Manufacturing



19,513
POPULATION



ABORIGINAL AND TORRES STRAIT ISLANDER RESIDENTS



DWELLINGS



MEDIAN AGE



WORKFORCE

Kingborough

PRIMARY INDUSTRIES

Construction
Agriculture and Food Manufacturing



41,274
POPULATION



ABORIGINAL AND TORRES STRAIT ISLANDER RESIDENTS



DWELLINGS



MEDIAN AGE



WORKFORCE

Sorell

PRIMARY INDUSTRIES

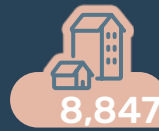
Agriculture and Food Manufacturing
Construction
Rental, Hiring and Real Estate Services



17,725
POPULATION



ABORIGINAL AND TORRES STRAIT ISLANDER RESIDENTS



DWELLINGS



MEDIAN AGE



WORKFORCE

Southern Midlands

PRIMARY INDUSTRIES

Agriculture and Food Manufacturing



6,949
POPULATION



ABORIGINAL AND TORRES STRAIT ISLANDER RESIDENTS



DWELLINGS



MEDIAN AGE



WORKFORCE

Tasman

PRIMARY INDUSTRIES

Agriculture and Food Manufacturing
Construction
Rental, Hiring and Real Estate Services



2,702
POPULATION



ABORIGINAL AND TORRES STRAIT ISLANDER RESIDENTS



DWELLINGS



MEDIAN AGE



WORKFORCE



FIGURE 3. ZOOMING INTO A DIVERSE REGION

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

2.2 Zooming in: A Diverse Region

The Southern Tasmania Region is large and very diverse. Zooming-in to different parts of the Region provides a more detailed look at the things that make the Region diverse and unique. The zoomed-in maps in this section of the State of Play Report have blurry boundaries not because they are intended to be clearly defined sub-regions or areas that will be used in the updated STRLUS. They are intended to show important features of different parts of the Region in more detail.

In some locations, the zoomed in maps overlap with each other. For example, some towns around the fringes of metropolitan Hobart are shown on both the metropolitan Hobart map and maps for other areas. This is because these towns are both part of metropolitan Hobart and important centres for communities in the more rural parts of the Region.





METROPOLITAN HOBBART

2.2.1 Metropolitan Hobart

Hobart is Tasmania's capital city and the main gateway to Tasmania. Hobart's metropolitan area includes Hobart city, Glenorchy and parts of the Kingborough, Clarence, Brighton and Sorell council areas. It includes most of the Region's people, jobs and economic activity. The Derwent Estuary and kunanyi/Mt Wellington have shaped metropolitan Hobart's urban areas, transport networks and identity.

The palawa have lived around the Derwent Estuary for thousands of years. Palawa culture and connections to the land, water and sky of the Region remain strong.

The British colony of Hobart is the second oldest in Australia, dating back to 1804 and the city has a rich urban history with buildings and a street network that span more than two centuries.

Metropolitan Hobart hugs the Derwent Estuary and is framed by mountains. Natural features and systems influence how people live, particularly how they move around the city and their recreational activities. The interplay between the natural environment, urbanisation and community is both an asset to Hobart and a challenge, particularly if the city continues to grow outwards. Bushfires, flooding and steep terrain are all important when deciding how and where the city grows.

Metropolitan Hobart is a series of towns that are functionally and physically connected. Many towns started as rural villages but as transport improved and the population grew, urban areas have expanded and joined up to be part of Hobart. Each of the places that make up metropolitan Hobart are unique, have their own character and identity, and play different roles within the broader Hobart area. Some centres that are part of metropolitan Hobart, like Brighton, Sorell and Kingston remain important for surrounding rural and coastal communities.

Hobart's Central Business District is the largest employment area and is home to government offices, businesses and service providers. Many residents from across the Region travel daily to central Hobart for work, education, health care and entertainment. Hobart contains the Region's only hospital, and the University of Tasmania has a strong presence in and around the city centre. Macquarie Point and Sullivan's Cove contain working ports, marinas, and ferry wharves. Hobart is one of only five cities globally that provides access for scientific research and tourism to Antarctica. The Australian Antarctic Division has its head offices in Kingston and utilises port facilities in Hobart.

Movement of people and freight around metropolitan Hobart is mostly by private vehicles. Transport networks are confined to the less steep land between the mountains and the Derwent Estuary. Three bridges cross the Derwent Estuary and concentrate traffic on key routes through the city. Movement of people on the Derwent Estuary is limited to a public ferry service between Hobart and Bellerive/Rosny Park, the private ferry from Hobart to MONA, and recreational boating. The port and a number of industrial uses rely on water access.

Many new residents have moved to new housing areas in the outer parts of metropolitan Hobart. Because jobs and services are concentrated in central Hobart and cross-regional connections pass through it, congestion is increasing on metropolitan Hobart's road network. Opportunities for through traffic (including trucks) to bypass urban areas are limited by topography and the Derwent Estuary. The need for new, expanded or upgraded transport infrastructure is closely linked to decisions about where population growth will occur across metropolitan Hobart, and the role of metropolitan Hobart's many centres and industrial precincts.

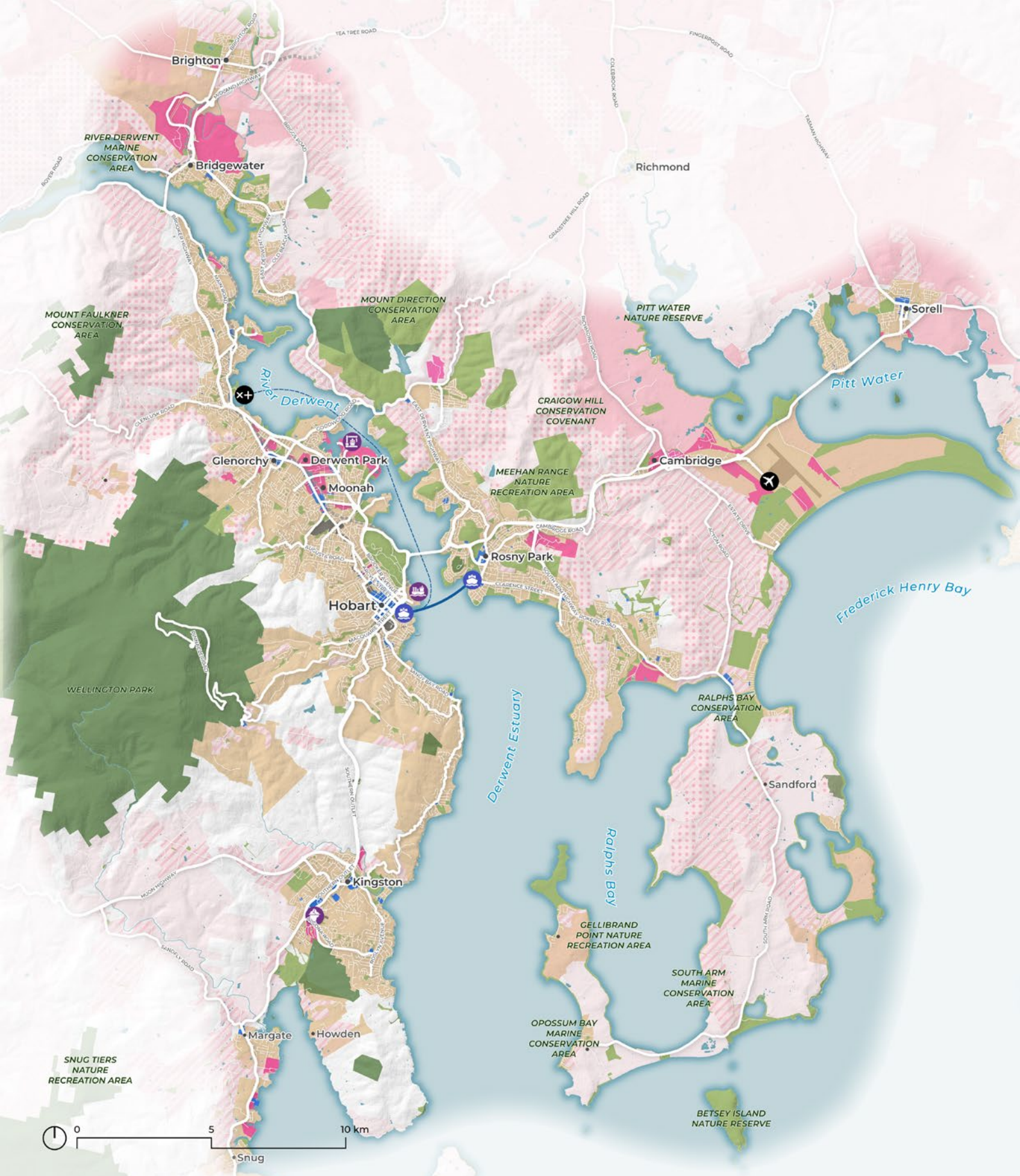
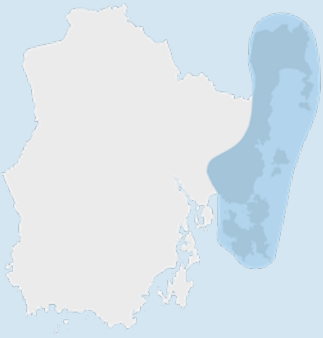


FIGURE 4. METROPOLITAN HOBART

LEGEND

- | | | | | |
|---------------------|-------------------------------|------------------------------|---|--------------------|
| Roads | Working Port | Rural Areas | National Parks, Reserves and Conservation Areas | Urban Areas |
| Railway | Shipyard | Rural Living Areas | Open Space & Recreation | Airport |
| Ferry | Australian Antarctic Division | Agricultural Areas | Urban Mixed Use Land Zoning | Commercial Centres |
| Ferry Route | Hobart International Airport | Landscape Conservation Areas | Industrial Areas | |
| Ferry Route to MONA | MONA | | | |

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map



2.2.2 The East

The most populous and primary economic centre in the east of the Region is Sorell. Sorell is both a part of metropolitan Hobart and a service centre for more outlying rural communities on the Tasman Peninsula and north to Bicheno. Outside of Sorell, the population in the east of the Region is scattered across several smaller townships of Bicheno, Triabunna, Orford, Swansea, Coles Bay, Dunalley, and Dodges Ferry along the coastline. The Tasman Peninsula includes several small towns including Eaglehawk Neck, Port Arthur, Nubeena, and White Beach. Inland areas are mainly rural with small villages like Buckland and rural localities.

Many of the larger towns particularly on the coast have older communities with a high portion of retirees. The population of many coastal towns and villages swells over holiday periods, placing increased demands on services and creating seasonal fluctuations in access to jobs. Larger towns are generally serviced by utilities such as sewerage and town water. However, some coastal towns and villages have experienced significant growth (both through holiday visitors and permanent residents) but do not have access to town water or sewage treatment systems.

Tourism is an important contributor to the economy in the east of the Region. The World Heritage listed Port Arthur Historic Site and the Freycinet National Park are some of Tasmania's best known tourist attractions and draw visitors from within Tasmania, interstate and overseas. The rugged coastline from the Tasman Peninsula north to Maria Island is a distinctive landscape and includes the Tasman National Park, Maria Island National Park, and Cape Bernier Nature Reserve. More elevated areas inland are characterised by forest reserves and nature reserves.

Other economic activity is largely related to the area's natural assets and resources, in particular agricultural production, aquaculture and fishing. Wineries are well established in parts of the east, and irrigation is expanding the productive capacity of farmland by allowing diversification into crops along with grazing and dairying. The coastal waterways are also highly productive. Marion Bay, Dunalley and Boomer Bay are known for oyster farming, and aquaculture zones are located around Triabunna and in the bays around the western side of the Tasman Peninsula.

The distinctive natural landscape and waterways in the east of the Region are attractions but also create risks. Bushfire hazards and emergency access are key challenges, particularly for the Tasman Peninsula. Access to some areas can also be periodically disrupted by landslip where roads pass through steep and unstable areas. The ability to improve access, provide services and ensure residents can move around this part of the Region is constrained by topography.

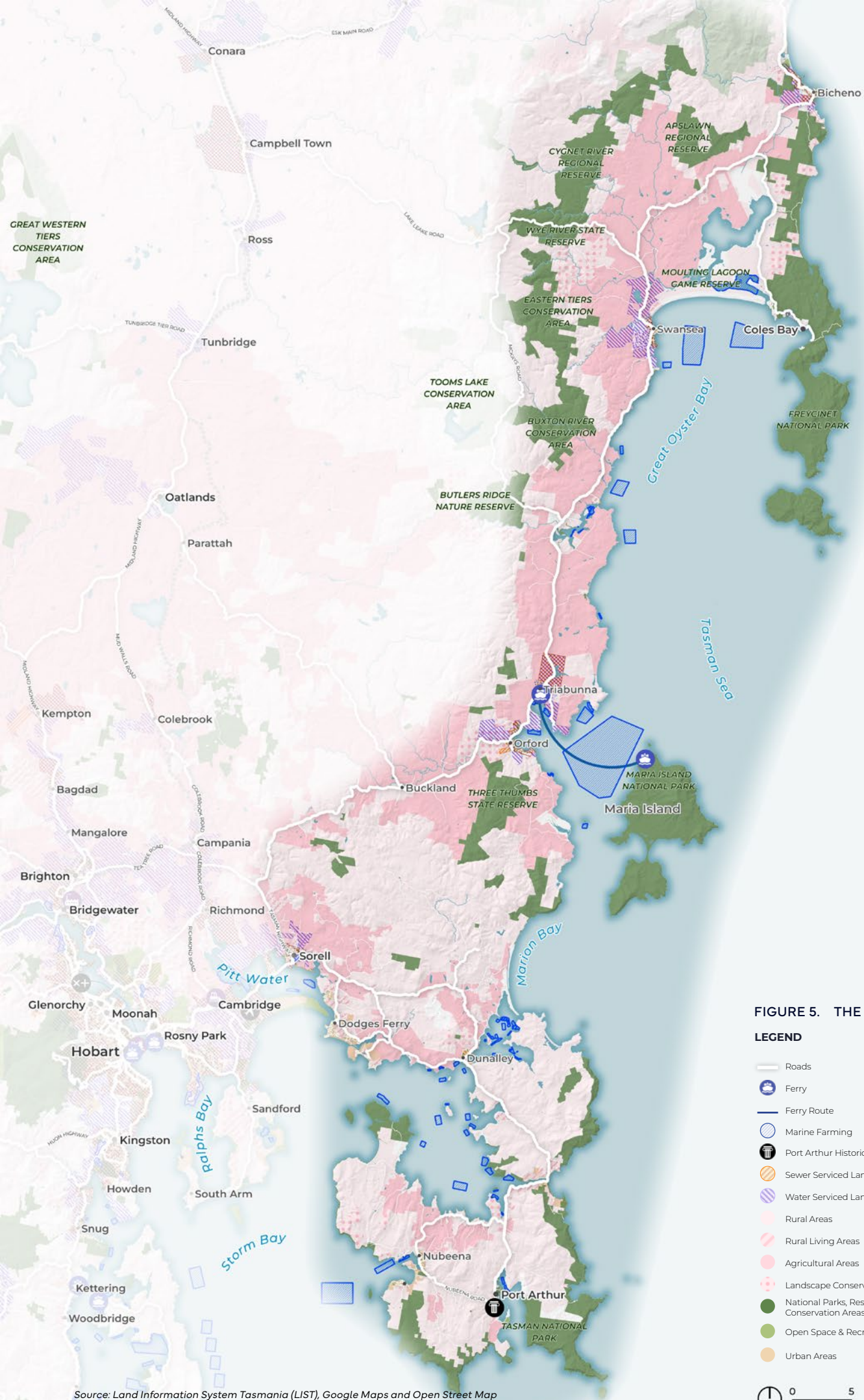


FIGURE 5. THE EAST

LEGEND

- Roads
- Ferry
- Ferry Route
- Marine Farming
- Port Arthur Historic Site
- Sewer Served Land
- Water Served Land
- Rural Areas
- Rural Living Areas
- Agricultural Areas
- Landscape Conservation Areas
- National Parks, Reserves and Conservation Areas
- Open Space & Recreation
- Urban Areas

Source: Land Information System Tasmania (LIST), Google Maps and Open Street Map





2.2.3 The South

The largest town in the south of the Region is Huonville. It is the main centre for residents of the Huon Valley, and surrounding rural communities access Huonville regularly for shopping, school and work. The combination of accessibility to central Hobart, a rural lifestyle and more affordable housing means Huonville and Kingston are important centres for surrounding communities, while also (along with communities like Margate and Snug) being 'commuter towns' for people who work in Hobart. The Channel and Huon River are also defining features of this part of the Region. Towns and villages are mostly located in the valleys or along the Channel and include Kettering, Cygnet, Southport, Dover, Geeveston and Franklin. Bruny Island is accessed by ferry from Kettering.

The south of the Region is undulating and mountainous, particularly the foothills around Mt Wellington and the "Sleeping Beauty". A large portion of this part of the Region is the Tasmanian Wilderness World Heritage Area (covering the Southwest National Park and Hartz Mountains National Park) a rugged and remote landscape of high ecological value and exceptional natural and cultural values. Large areas of bushland create significant bushfire risks and communities within the area have experienced devastating bushfires in the past.

Tourism, agriculture, forestry and aquaculture are important to the economy in the south of the Region. The Huon Valley is highly productive agricultural land that supports orchards, cropping and grazing. Aquaculture and fishing are important contributors to the local economy as the area has a long coastline with several estuaries, and a reputation for clean waters. Bruny Island has built up a name for its artisanal food and wine producers, while Cygnet has become a hub for arts and culture. The Tasmanian Wilderness World Heritage Area contains popular visitor attractions, including the South East Cape, the Hasting Caves, and the Tahune Airwalk.



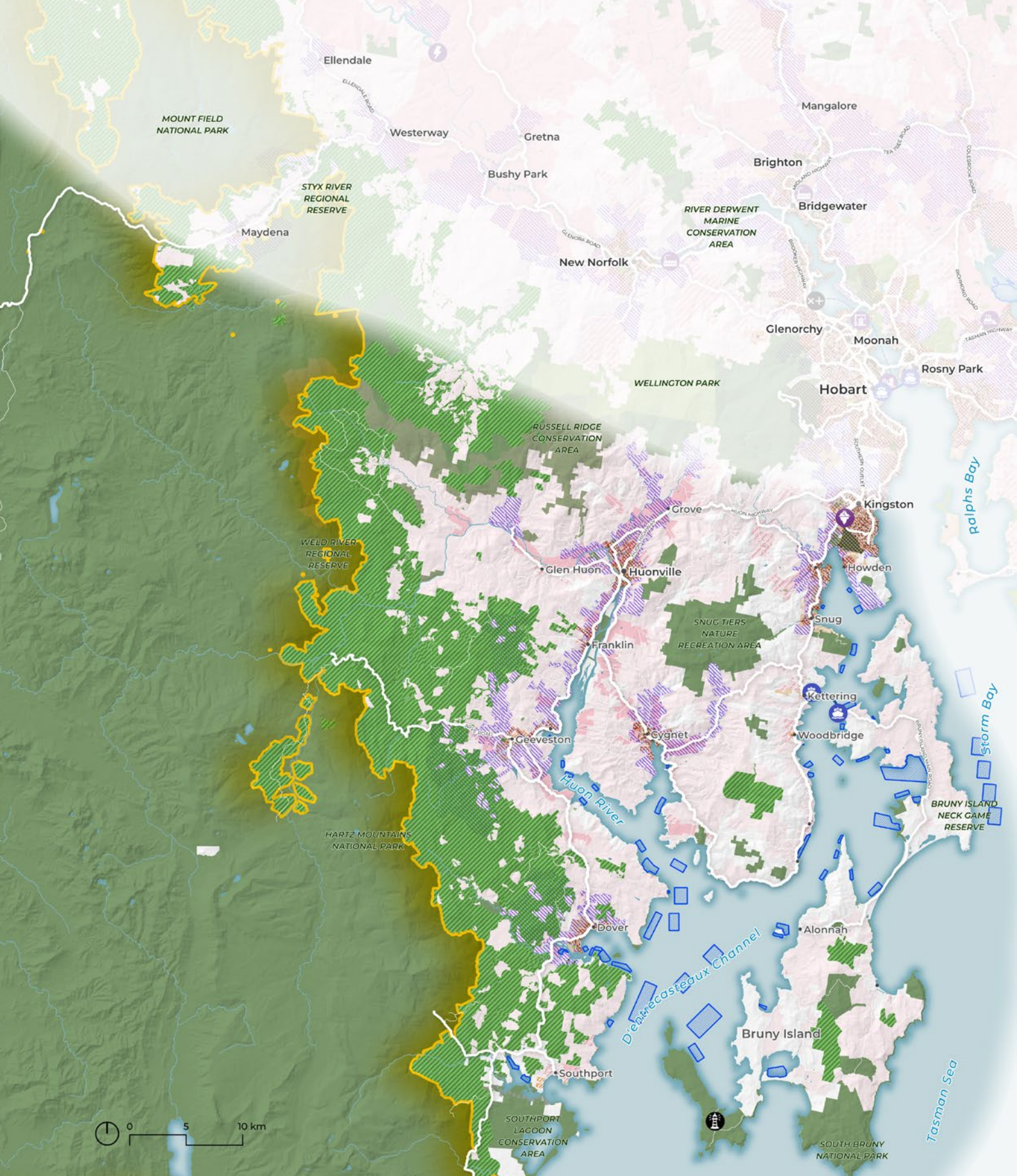


FIGURE 6. THE SOUTH

LEGEND

- | | | | | |
|----------------|-------------------------------|---------------------|------------------------------|---|
| Roads | Australian Antarctic Division | Forest Management | Rural Areas | National Parks, Reserves and Conservation Areas |
| Ferry | Gordon Dam | World Heritage Area | Rural Living Areas | Open Space & Recreation |
| Ferry Route | Power Station | Sewer Served Land | Agricultural Areas | Industrial Areas |
| Marine Farming | Cape Bruny Lighthouse | Water Served Land | Landscape Conservation Areas | Urban Areas |

Source Data: Land Information System Tasmania (LIST), Google Maps, Open Street Map, Environment Australia and Sustainable Timber Tasmania





2.2.4 The Midlands

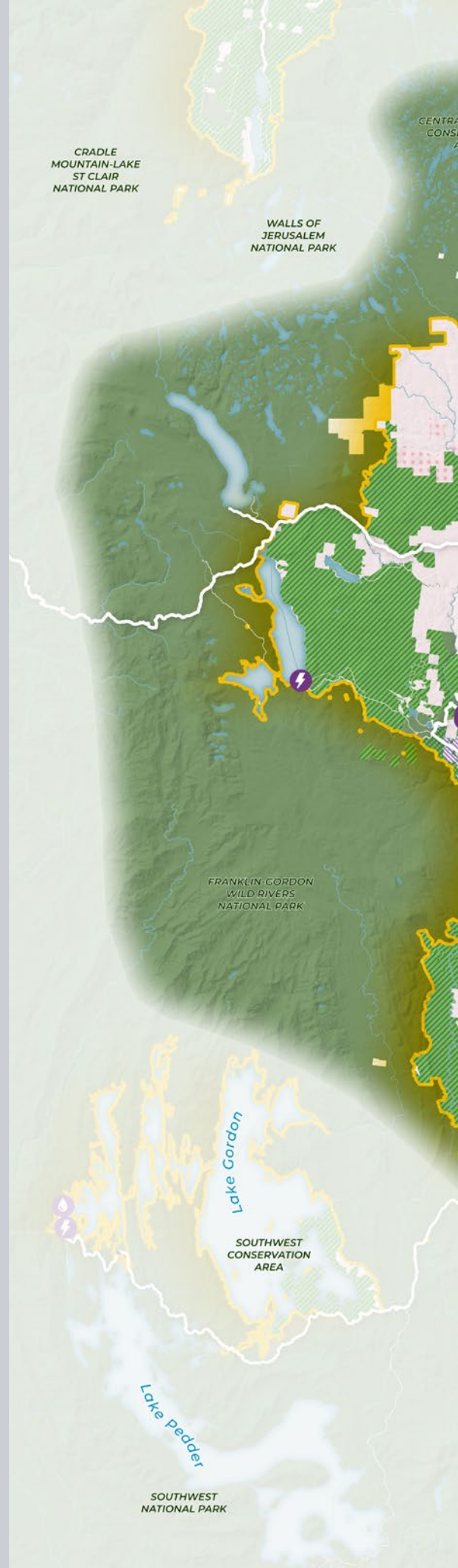
New Norfolk, Brighton and Oatlands are the three largest towns in this part of the Region. New Norfolk and Brighton are important centres for the surrounding rural communities, while also being linked to metropolitan Hobart. Many people live in and around these towns and commute to Hobart for work. Smaller rural towns include Richmond, Bothwell, Bushy Park, Westerway and Maydena, Miena, Mangalore and Bagdad.

Large swathes in the north and west of this area are national parks and part of the World Heritage Wilderness Area. Nature based tourism is focused on these areas including Mt Field National Park, Lake St Clair and the many highland lakes. Maydena is historically a forestry community but also now supports a world-renowned mountain bike park, and is a hub for access into the South West National Park.

The local economy is shaped by agriculture, forestry and aquaculture. There are extensive areas of farmland predominantly used for dryland cropping and grazing, while irrigation around the River Derwent supports large scale stone fruit orchards, hops and berry farms. The area is home to large volume whisky producers. A large paper mill at New Norfolk processes timber from the surrounding forestry areas.

Brighton provides an important intermodal hub for movement of freight from across Tasmania. Oatlands and Richmond play important roles in the local tourist economy with Georgian architecture, convict history and food and beverage offerings as drawcards for visitors.

Hydro-electricity generation takes advantage of the many waterways and steep topography of this part of the Region. Opportunities to expand renewable electricity generation are being explored including wind power in the highlands.



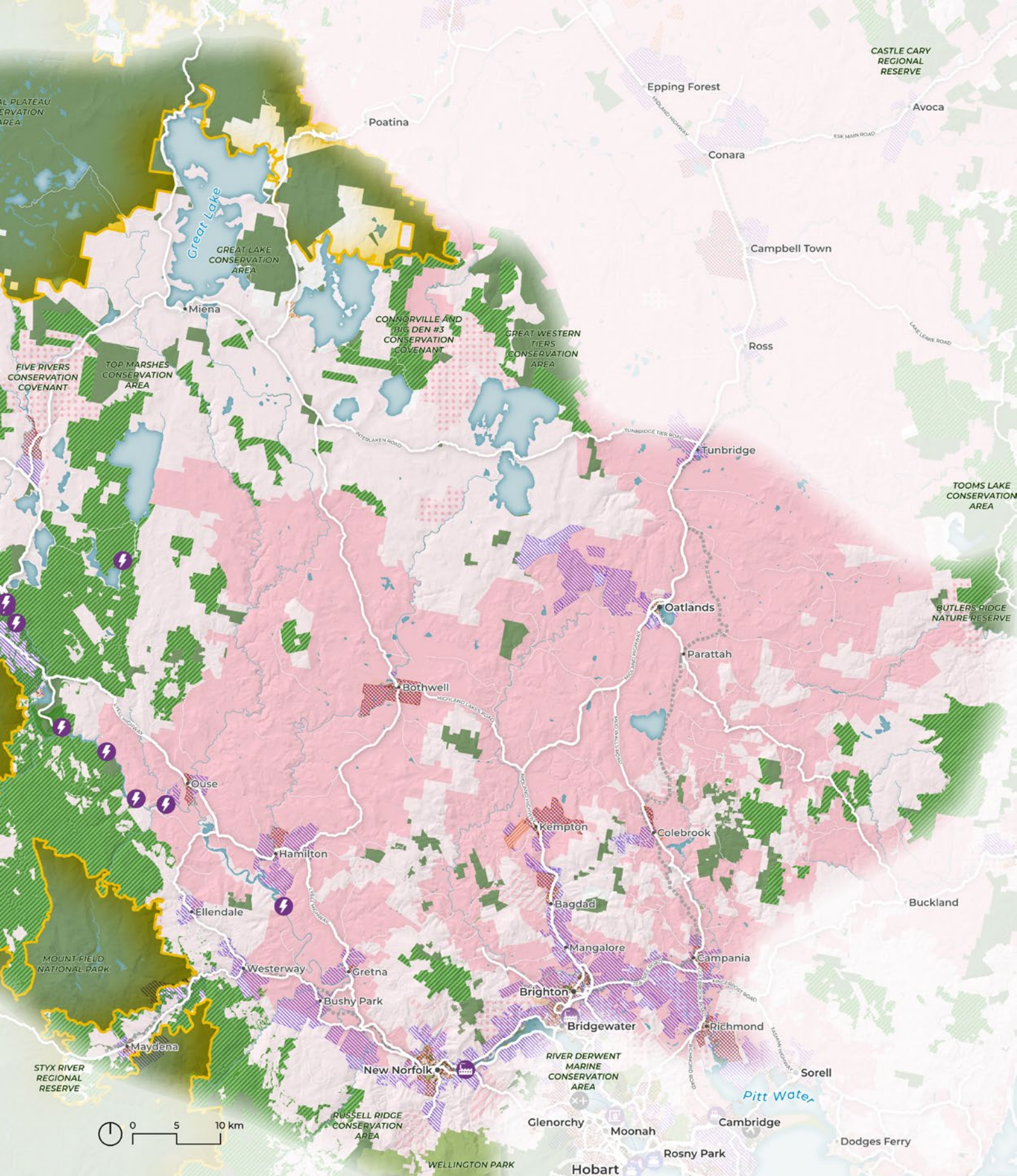


FIGURE 7. THE MIDLANDS

LEGEND

- Roads
- Railway
- Industries
- Power Station
- Forest Management
- World Heritage Area
- Sewer Served Land
- Water Served Land
- Rural Areas
- Rural Living Areas
- Agricultural Areas
- Landscape Conservation Areas
- National Parks, Reserves and Conservation Areas
- Open Space & Recreation
- Urban Areas

Source Data: Land Information System Tasmania (LIST), Google Maps, Open Street Map, Environment Australia and Sustainable Timber Tasmania

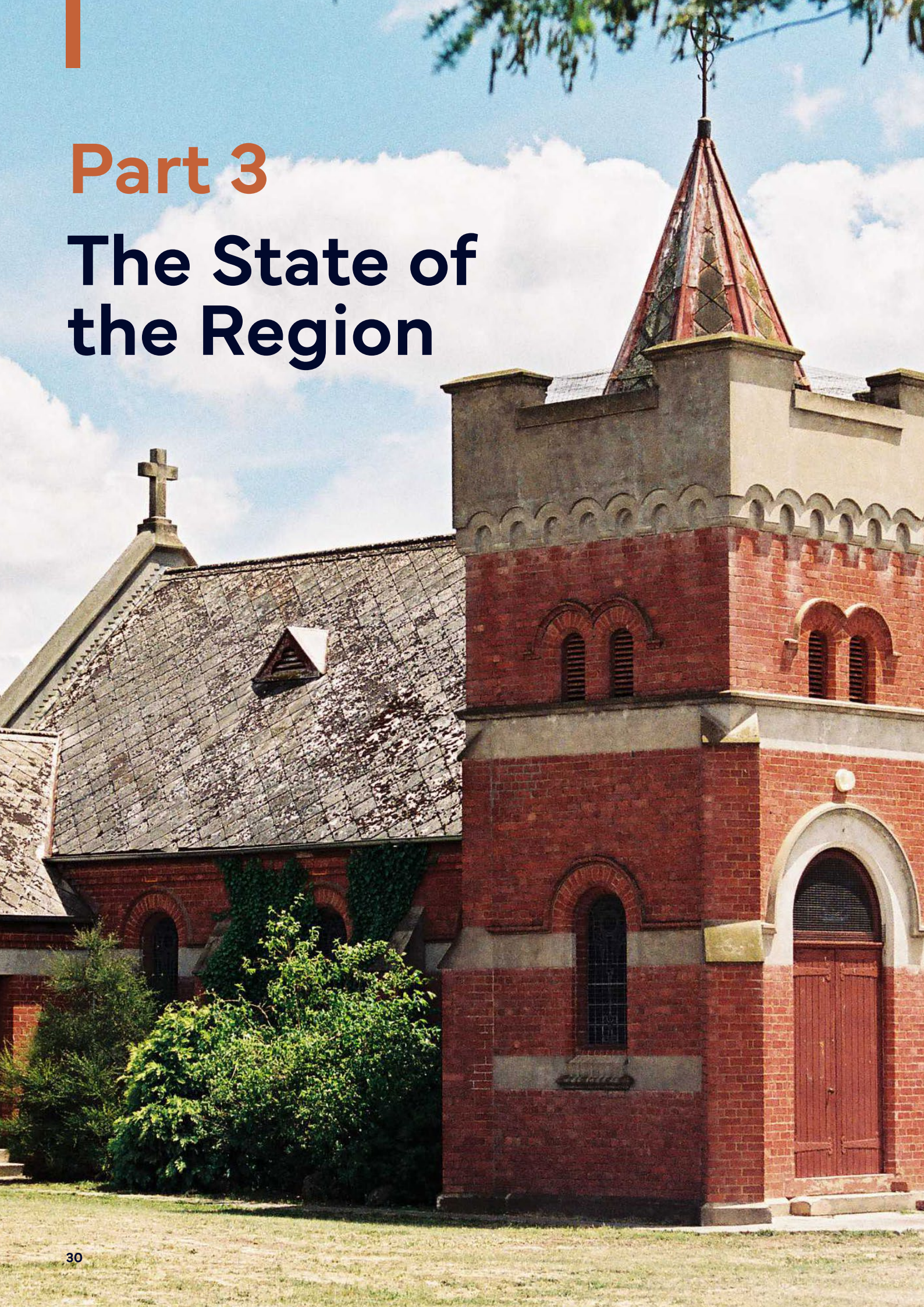
*Image: Hop fields in the Derwent Valley
Credit: Tourism Tasmania and Rob Burnett*





Part 3

The State of the Region



Part 3 includes three chapters that explore issues, opportunities and challenges across themes and topics that Regional Land Use Strategies are required to address. The themes, topics, opportunities and challenges have been informed by research and input from the Project Working Group that includes the 12 councils of the Southern Tasmania Region, and the State Planning Office.

Themes	Topics
Cultural Values, Climate, Landscape, Natural Hazards and Environmental Risks	<ul style="list-style-type: none"> • Cultural Heritage and Values • Natural Environment, Landscape Character And Climate • Natural Hazards and Environmental Risks
Economic Activity and Infrastructure	<ul style="list-style-type: none"> • Economic Activity and Productivity • Movement and Connectivity • Utilities
People, Communities and Growth	<ul style="list-style-type: none"> • Population Growth And Change • Housing, Placemaking and Growth Management • Social Infrastructure



Cultural Values, Climate, Landscape, Natural Hazards and Environmental Risks

3.1 Cultural Heritage and Values

Aboriginal cultural heritage

The palawa are part of the oldest continuous culture in the world. They are the traditional and original custodians of lutruwita and have cared for the land for thousands of years.

Southern Tasmania is a rich Aboriginal cultural landscape with thousands of Aboriginal heritage sites including stone artefact scatters, stone and ochre quarries, shell middens, culturally modified trees, rock markings, and occupied rockshelters. These records are evidence of Aboriginal occupation for over 30,000 years. There are also landscapes that bear witness to Aboriginal land management practices, including cultural burning. Aboriginal cultural connections to the land, water and sky are one of the reasons a large proportion of the Region is listed within the Tasmanian Wilderness World Heritage Area. There are other reserves and locations where Aboriginal heritage places and landscapes have survived modern developments. Key historic Aboriginal sites have also been returned to the Tasmanian Aboriginal community in recognition of their on-going connection to and struggle for Country, including piyura kitina (Risdon Cove) and putalina (Oyster Cove).

Planning for Country

Planning for Country explores how Southern Tasmania might start to embed palawa knowledge of Country and cultural practices into its planning system. Connecting with Country, or a Country-First approach to planning seeks to actively involve Aboriginal people by sharing knowledge of, and cultural connections, to land, water and sky and support Aboriginal Land Councils to achieve their aspirations for their land and strengthen self-determination.

Through ongoing engagement with palawa groups and individuals the STRLUS can look to support the interests and aspirations of the palawa to respond to and respect Country.

Historic cultural heritage

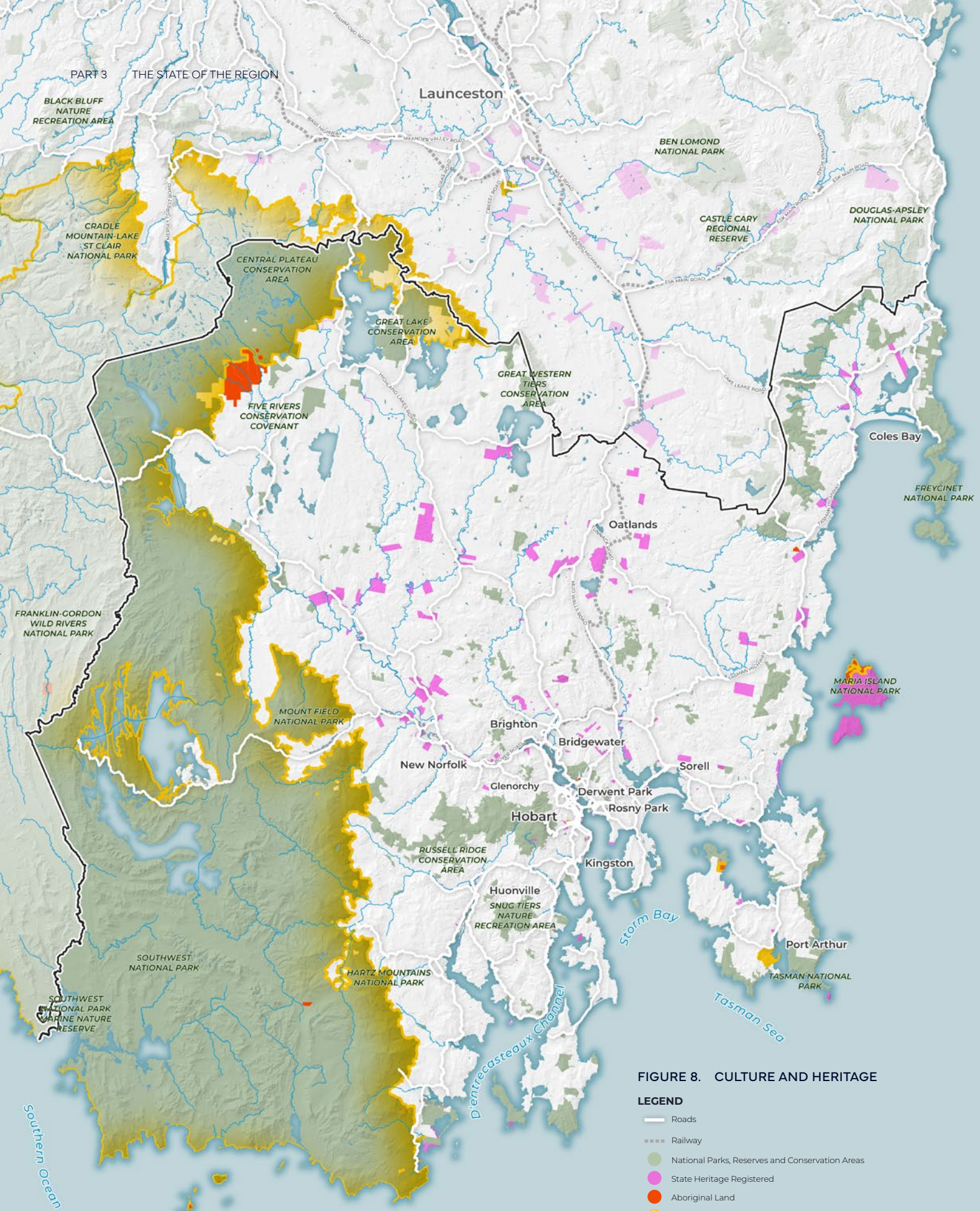
British colonists landed in Hobart in 1804, making it the second oldest British colony in Australia. The well-preserved historic places and heritage items of the Region help to tell important cultural stories, record the growth and change in the Region, and are significant drawcards for visitors.

Hobart is renowned for its pockets of intact colonial buildings such as Battery Point, Salamanca Place and Sullivans Cove. The Cascades Female Factory Historic Site is one of 11 Australian Convict Sites World Heritage properties. Established in 1823, the site is now a museum that tells an important story of forced migration and servitude.

The Port Arthur Historic Site is one of the best-known historic sites in Australia. This penal settlement located on the Tasman Peninsula was established in 1830 as a timber station and grew to be a place of great economic and social significance throughout the 1800s.

Throughout Southern Tasmania nearly all towns and villages have buildings or infrastructure that demonstrate how communities have grown and changed since colonisation.

Land use planning for the Region should strike an appropriate balance between enabling growth and change, and preserving significant reminders of the area's past. History and built heritage are not static, and land use strategies can establish planning frameworks that allow for historic places to contribute to contemporary life while being conserved. Consideration of heritage values is part of planning for how metropolitan Hobart, and the Region's towns and villages, can grow and evolve in ways that respect the Region's past.



THEME 1

3.2 Natural Environment, Landscape Character and Climate

3.2.1 Landscape Character

The Southern Tasmania Region is characterised by an expansive and unique natural environment. The UNESCO-heritage listed Tasmanian Wilderness covers almost a quarter of Tasmania (1.58 million hectares) and includes much of the western parts of the Southern Tasmania Region. Mountains frame the urban areas (particularly kunanyi/Mt Wellington) and are a prominent feature across much of the Region. Much of the coastline is rugged, and some areas are accessible only by boat or walking. National Parks and other conservation reserves are located throughout the Region.

The natural landscape of the Region shapes how people live and move around the Region, and is a drawcard for visitors and migrants. The Region's wilderness and wildlife are a significant driver for inter-state and international visitation. Nearly half of all tourists who visit Tasmania cite the natural environment as their primary reason for visiting the Region¹. Freycinet National Park and Tasman National Park saw record increases in visitation post-Covid.

The natural environment also underpins other aspects of the Region's economy, with many agriculture and aquaculture producers relying on the areas reputation as a pristine natural environment.

3.2.2 Natural Heritage

National Parks and nature reserves

Figure 9 illustrates the National Parks and Reserves of Southern Tasmania. The western part of the Region is almost entirely National Parks including the World Heritage listed Tasmanian Wilderness. Other National Parks and reserves tend to follow the more mountainous areas, and parts of the coastline including Bruny Island, the Tasman Peninsula, Freycinet, and Maria Island.

The size and variety of protected natural areas contributes to the Region's economy through ecological services, its reputation for nature-based tourism and the outdoor lifestyle that many people live in Tasmania for.

Scenic and Landscape Protection Areas

In addition to formal conservation reserves, the Tasmanian Planning Scheme includes a number of mechanisms to protect landscape and scenic values across the Region.

Different councils apply these controls to their area to reflect local conditions. Figure 9 also maps Scenic Areas and Landscape Conservation Zones from planning schemes.

kunanyi/Mount Wellington

kunanyi/Mount Wellington towers 1,270 metres above Hobart and supports forests, woodlands and alpine ecosystems with a diverse range of native plants and animals endemic to the Region. 'The Mountain' is significant for its natural values and its strong cultural significance for the palawa. It also has strong connections for many residents of Hobart and other parts of the Region. The North-West Bay River catchment is located on the south-east face of the mountain and provides a quarter of Hobart's drinking water.

Wellington Park is one of the state's largest reserved areas outside of the Tasmanian Wilderness World Heritage Area. It is a key visitor destination and is used extensively by locals and tourists for recreational activities including sight-seeing, hiking and cycling. A transmission tower is located at the peak of the mountain providing radio, television, digital radio, and commercial radio services for national and statewide broadcasters.

3.2.3 Waterways and Wetlands

The Southern Tasmania Region covers 17 river catchments² (out of 48 across the State). The Derwent Estuary - Bruny, Gordon-Franklin, and Huon catchments are the major river and estuarine systems across these catchments. The Derwent is the largest river system in the Region, with a catchment spanning more than 8,000 square kilometres.

The River Derwent starts at Lake St Clair and continues south-east over 200 km to Hobart, joining the Derwent Estuary and then into Storm Bay and the Tasman Sea³. The Derwent catchment is an important source of water for farming, drinking water and hydro-electricity generation. It is also an important influence on Hobart, shaping the city and contributing significantly to its character as a harbour city, providing transport and recreation.

Smaller watercourses pass through metropolitan Hobart and connect to the Derwent Estuary. These rivulets often create green spines through the urban area, but in some locations have been heavily modified or built over.

The South-East and Southern Ranges wetland bioregions sit within the Southern Tasmania Region. Within the bioregions, there are several wetlands and waterways protected under the Reserve Estate or listed under the Ramsar Convention on Wetlands.

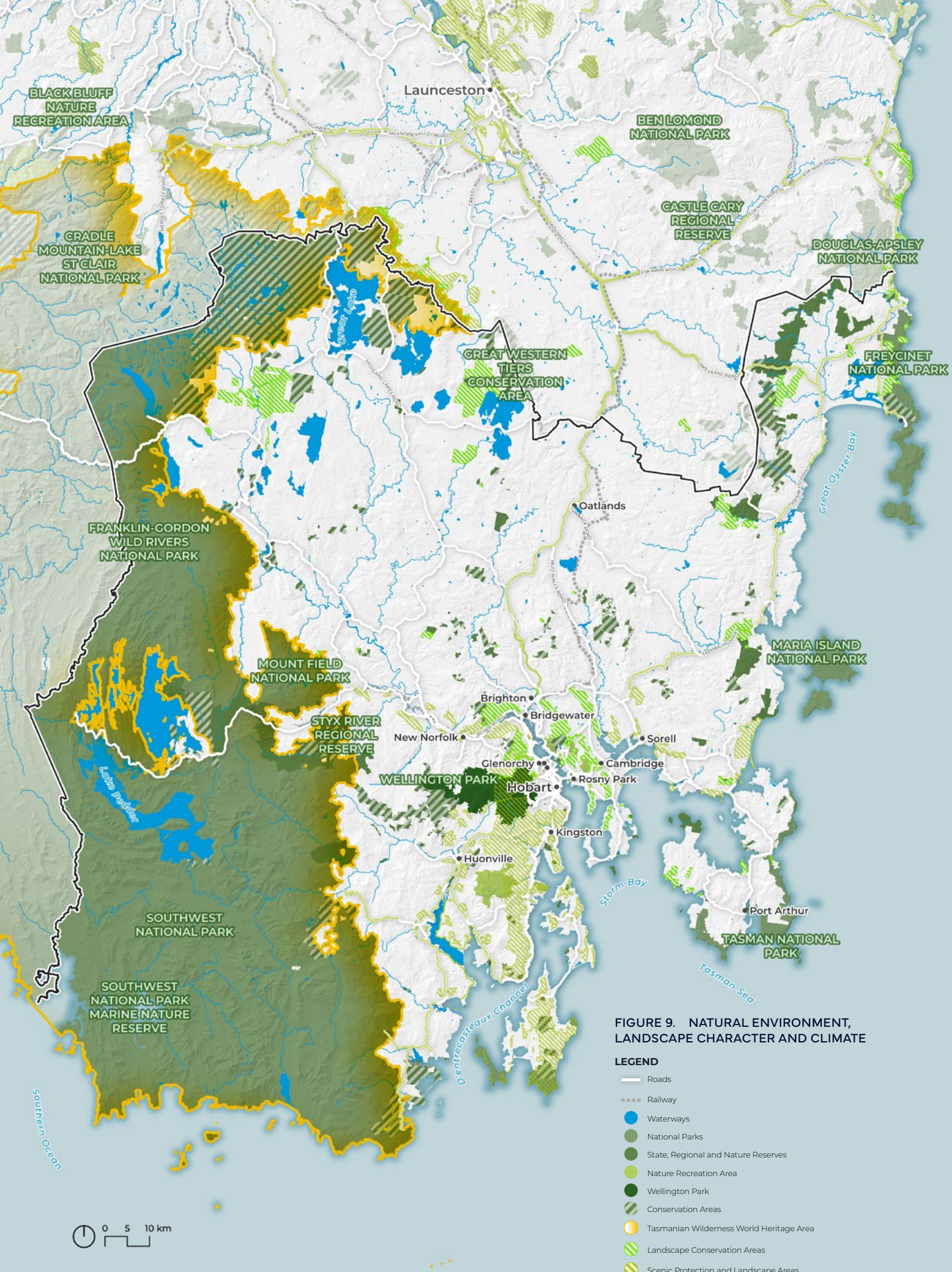


FIGURE 9. NATURAL ENVIRONMENT, LANDSCAPE CHARACTER AND CLIMATE

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

THEME 1

3.3 Natural Hazards and Environmental Risks

Natural hazards and environmental risks have implications for land use planning in Southern Tasmania, particularly given the Region's dispersed pattern of towns and urban areas, interfaces between natural and urban areas, and extensive coastline. The Region's strong agriculture and aquaculture sectors, nature based tourism, and history of mining and forestry benefit from the Region's natural environment, but can also present threats to natural systems and environmental quality. Some natural hazards and environmental risks can be addressed at least partly through land use planning, including:

- Identifying and mapping natural hazards and avoid locating incompatible development in risk areas.
- Consolidating settlements, making use of existing infrastructure, promoting energy efficient urban and building design.
- Improving access to public and active transport networks.
- Avoiding native habitat loss through development and promoting ecosystem connectivity.
- Building climate resilience by protecting water quality, aquatic ecosystems and flow regimes to benefit natural systems and maintain agriculture and aquaculture productivity.
- Protecting wetlands, riparian and foreshore areas from the impacts of development.

3.3.1 Natural hazards

Southern Tasmania has historically experienced the impacts of natural hazards. The Region is relatively dry, and droughts and bushfires are common. Flooding and landslip are also risks, particularly as infrequent periods of heavy rainfall can occur.

In recent years, Southern Tasmania has experienced an increase in extreme climate and weather activity. There have been two significant bushfire seasons (2015-16 and 2018-19), an unprecedented marine heatwave off the East Coast (2015-16) and prolonged droughts.

Below-average rainfall has been observed throughout the State, with Tasmania experiencing a 25% decrease in the area-averaged rainfall total for April (2024) compared to the 1961-1990 average.

By 2100 Tasmanians could experience the following environmental changes that may translate into increased risk of natural disasters⁴.

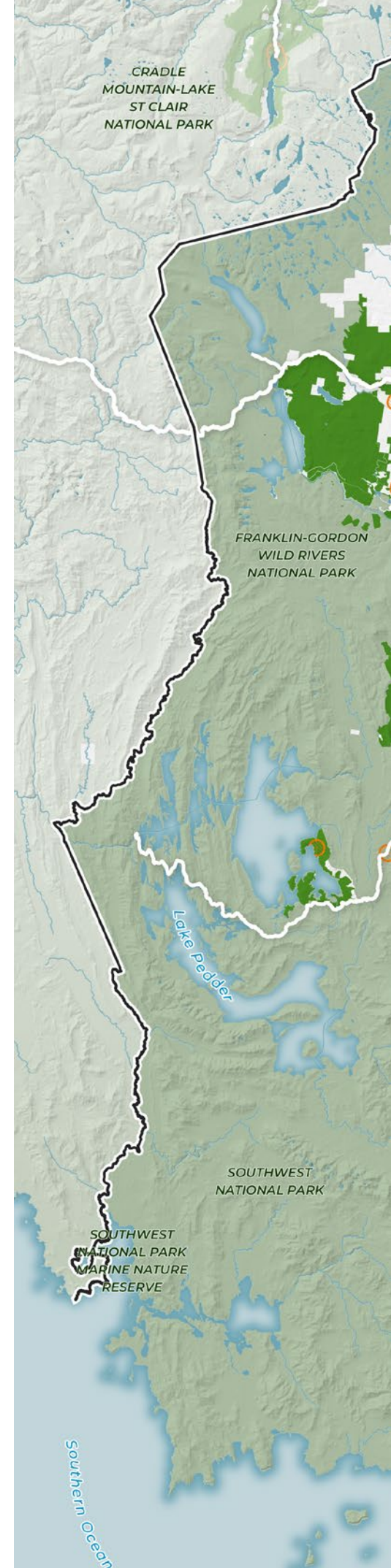
- Changes to bushfire frequency and intensity and risks to the natural environment and people.
- Increased inundation and erosion of vulnerable coastal shorelines from more severe storm surges and sea-level rises and effects on coastal settlement patterns.
- Increased sea surface temperature and ocean acidification off the East Coast could affect the productivity of Tasmania's aquaculture industries.
- Periods of prolonged low rainfall reducing the storage levels for hydro-electricity generation and potential energy security issues, along with increasing water demand from population growth and irrigation.
- Runoff is projected to increase in agricultural regions of the Derwent Valley and Midlands due to changes in rainfall and evapotranspiration.
- Increased risk of landslides as a result of extreme rainfall periods, and exacerbated by land-clearing.
- Increased extreme weather events including more frequent, intense storm and flood events, increased coastal erosion, longer fire seasons, drought, and river flooding in some catchments.
- 'Urban heat island' effects will continue to make developed areas of the Region warmer unless managed, increasing reliance on artificial cooling.



3.3.2 Environmental risks

The following challenges arising from human impacts and interventions are likely to increase pressure on the natural systems of Southern Tasmania:

- Increased environmental pressure from the growing population, particularly expanding urban areas and increasing car use.
- Pressures from agriculture on the natural environment including changes to water balance and water quality, degradation of native vegetation and decline in biodiversity and soil structure.
- Legacy impacts of contamination from heavy industry including land and water pollution and ongoing air quality impacts.
- Land, water and air pollution from mining and heavy industry.
- Impacts on native forests, ecological diversity and connectivity from forestry operations.
- Impacts linked to the introduction and spread of invasive species.
- Impacts from intensive aquaculture on marine ecosystems and water quality.
- Changing sea-water temperatures creating conditions for invasive marine species and changing the growth and distribution of marine vegetation, with associated impacts on recreational and commercial fishing, and aquaculture.
- Marine heatwaves, threats to temperate montane rainforest, loss of alpine biodiversity.
- Loss of wildlife through vehicle strike, with potential increases due to population growth and more car use, and expansion of urban areas into natural areas.



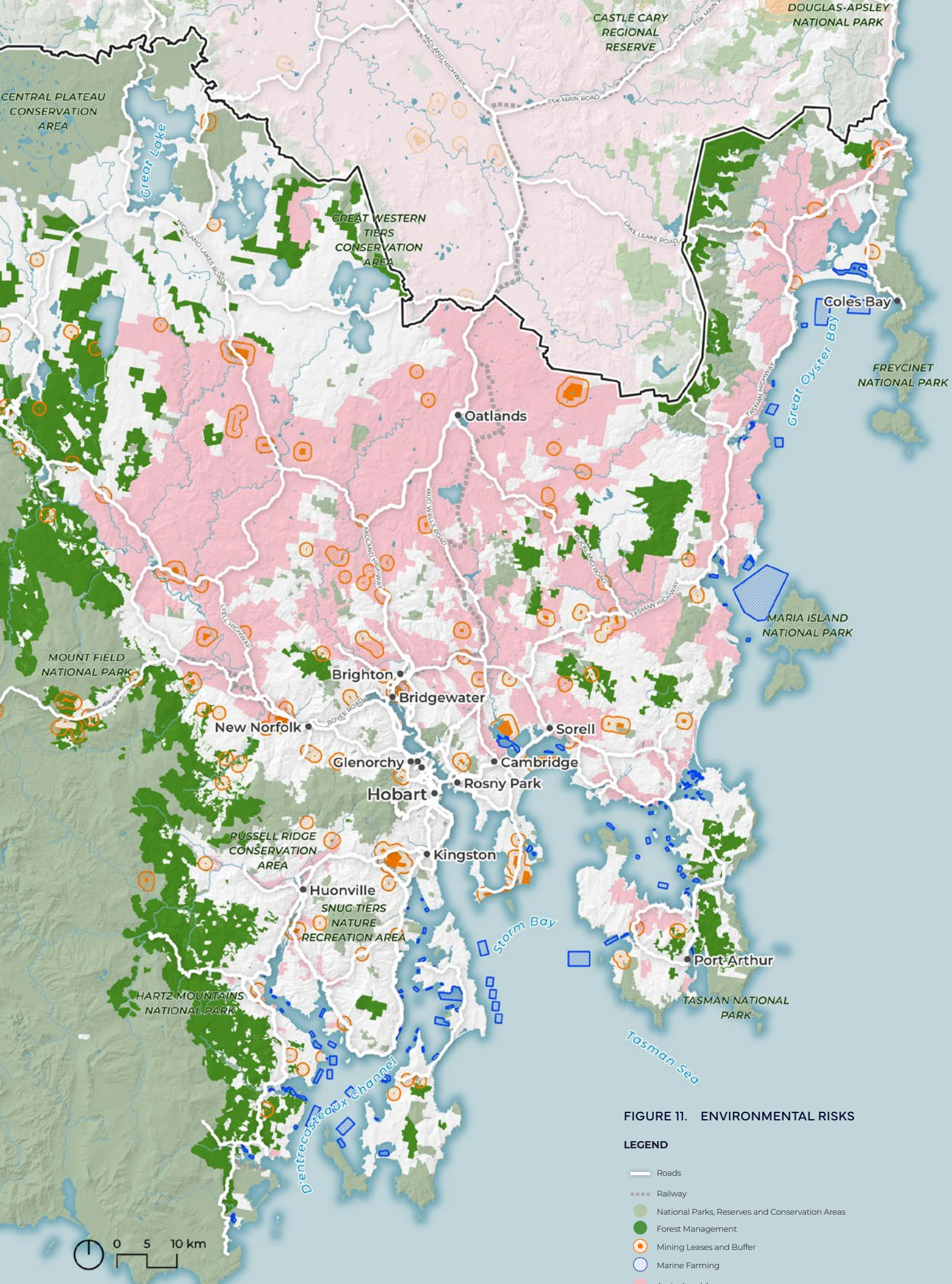
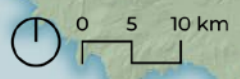


FIGURE 11. ENVIRONMENTAL RISKS

LEGEND

- Roads
- Railway
- National Parks, Reserves and Conservation Areas
- Forest Management
- Mining Leases and Buffer
- Marine Farming
- Agricultural Areas

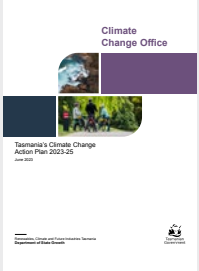


Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

THEME 1

3.3.3 State government strategies

The Tasmanian Government has prepared the following plans related to environmental sustainability outcomes that include relevant actions and directions for regional land use planning. The State of Environment Report provides an overview of how the State is performing in terms of resource management and the impacts of climate and human pressures on the environment. The Tasmanian Planning Commission is currently preparing a new State of the Environment Report.

 <p>Climate Change Office Tasmania's Climate Change Action Plan 2023-25 2023-2025</p>	<p>Climate Change Action Plan 2023-25</p> <p>Aims to help maintain net zero greenhouse gas emissions or lower from 2030.</p> <p>The Action Plan seeks to:</p> <ul style="list-style-type: none"> • Significantly reduce food waste specifically the diversion of organic waste. • Increase Tasmania's renewable electricity production and maintain low regulated electricity market prices. • Become a major producer of renewable hydrogen energy. • Retention of high valued conservation natural, cultural, and historic values in the Tasmanian Wilderness World Heritage Area. <p>Part of the Plan focuses on Adaption and Resilience and outlines targeted actions to explore opportunities to build community, environmental, industry and infrastructure resilience to climate change.</p> <p><i>'Embedding climate change in planning'</i>⁵ is a key action and outlines a two-pronged approach that considers climate change in the State's planning regulations whilst integrating scientific climate modelling into state and local land use strategies. It emphasises that climate modelling should inform all land release and the location of future housing with the aim to mitigate the impacts on future residents and housing developments.</p>
 <p>TASMANIAN RENEWABLE ENERGY ACTION PLAN</p>	<p>Tasmanian Renewable Energy Action Plan 2022</p> <p>Tasmania is one of the first jurisdictions in the world to achieve a 100% self-sufficiency in renewable energy. This plan promotes growth of State's renewable energy sector over the next 20 years and sets an ambitious target to increase the State's renewable energy output to 200% by 2040, doubling the current output. A key priority is to transform Tasmania into a global renewable energy powerhouse, with a commitment to develop the framework for coordinated large-scale renewable energy projects⁶.</p> <p>The Action Plan proposes Renewable Energy Zones as one mechanism to coordinate future investment in the generation, transmission and storage of renewable energy in suitable locations. Preliminary options analysis⁷ for the state has identified one potential zone in the Central Highlands which has potential to support the Southern Tasmania Region.</p>
 <p>Tasmanian Waste and Resource Recovery Strategy 2023-2026</p>	<p>Tasmanian Waste and Resource Recovery Strategy 2023-2026⁸</p> <p>The Strategy sets out a framework to reduce the generation of waste, boost recycling and resource recovery, and to position Tasmania to move towards a circular economy. It also provides guidance to the Waste and Resource Recovery Board and the Tasmanian Government on how the new landfill levy should be reinvested.</p> <p>TasWaste South (formerly the Southern Tasmanian Regional Waste Authority) was established in 2023 by the 12 councils of the Southern Tasmania Region to strategically coordinate waste management and resource recovery in the region. The TasWaste South is committed to organisational development, sector engagement, and resource recovery initiatives supported by Board funding and aligned with the Strategy.</p> <p>Key issues related to the management of waste and resource recovery across the Southern Tasmania Region include:</p> <ul style="list-style-type: none"> • Susceptibility of waste collection sites to the impact of climate change such as coastal erosion and wastewater treatment plants. • Expansion of resource recovery to include recycling of renewable technologies (solar panels, wind turbine blades and lithium-ion batteries). • Lack of resource recovery infrastructure within communities to facilitate community driven repair, reuse, and recycling of materials. • Smaller economies of scale for maintaining the viability of commercial resource recovery operations. • The recent introduction of regulatory mechanisms to disincentivise businesses and industry sending food and general waste to landfill.

THEME 1

3.4 Opportunities and Challenges for Cultural Values, Climate, Landscape, Natural Hazards and Risks

Opportunities	Challenges
<ul style="list-style-type: none"> • Embedding a Caring for Country approach to planning for the Region. • Implementing the Climate Action Plan through land use planning approaches that reduce the impacts of urbanisation and growth on climate change and embed resilience to climate change impacts in land use planning. • Celebrating the natural assets of the Region through innovative nature-based industries and tourism opportunities. • Continuing to promote and support healthy, outdoors lifestyles that attract and retain young people to the Region. • Exploring the use of the Derwent Estuary for tourism opportunities. • Continuing to build on Tasmania's reputation for being a leader in Australia's green energy sector by adopting land use strategies that prioritise emissions and waste reduction and reduce land and water contamination. • Maintaining the Region's reputation for high quality natural environment that supports agriculture and aquaculture, and a strong nature-focused tourism industry. • Conserving the Region's rich history where it contributes to character, identity and the Region's visitor economy. 	<ul style="list-style-type: none"> • Ensuring the appropriate voices are invited to speak for Country and that Australian Indigenous Cultural Intellectual Property (ICIP) is recognised through land use planning. • Responding to increased risks from climate change related natural hazards including bushfire, flooding and sea-level rise through regional land use planning. • Ensuring growth of urban areas, towns and villages does not impact negatively on the Region's highly valued natural environment and extensive historic heritage. • Ensuring a balance between conservation of the Region's natural assets and the viability and sustainability of industry, agriculture, aquaculture, and tourism. • Considering the impacts of natural hazards and environmental risk on residential, industrial and agricultural land, and the Region's natural reserves and wilderness areas. • Preserving the significant historic heritage and character of towns and villages, and their natural settings. • Preserving recognised historic heritage places that draw visitors to the Region from interstate and overseas.



Economic Activity and Infrastructure

4.1 Economic Activity and Productivity

4.1.1 The Region's Economy

Southern Tasmania's blend of metropolitan, semi-rural and rural areas make it a regionally diverse economy, with strong variance in economic activities and employment. This ranges from the high concentration of administrative and population-serving activities in Hobart, employment lands in Glenorchy, Clarence and Brighton, and the dominance of rich agricultural industries in the more rural areas.

Southern Tasmania's economic performance is strongly influenced by its population. Periods of economic growth match periods of population growth and growth in spending capacity. Tourism is also growing and diversifying, with visitors attracted to the Region's unique nature, adventure sports, gastronomy, marine activities, arts and culture.

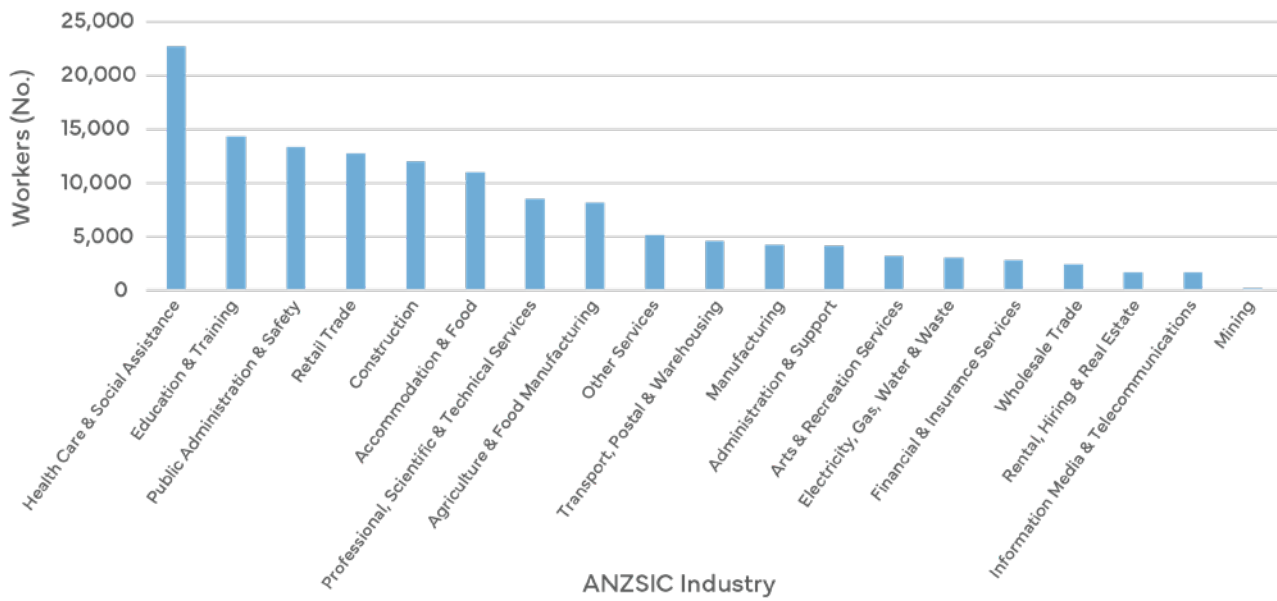
In recent years, Tasmania's economy has performed well, underpinned by a major population and tourism 'boom'. However, economic performance has begun to decline, reflecting the cyclical and volatile nature of Southern Tasmania's economy overall. This recent decline has in part been driven by a number of factors including slowing population growth and a decline in economic productivity as young workers move to the Mainland for more employment and education opportunities.

The loss of a productive and skilled workforce is a key economic challenge for Southern Tasmania in maintaining long term economic sustainability and supporting high value and innovative industries in the future.

Southern Tasmania's main employment opportunities are related to the Region's population:

- Health care, education, public administration and retail are all directly linked to serving the needs of the Region's community.
- As the Region's population continues to get older, demand for workers in these sectors is likely to continue to grow.
- Construction is also a major employer and reflects strong continued activity particularly in housing construction over the last 10 years.
- Tourist related jobs in accommodation and food services also employ a lot of people and are spread across different parts of the Region.
- Agriculture and food processing also demonstrate the continued importance of primary production and the potential to add value to agricultural produce, and the strength and diversity of aquaculture across coastal parts of the Region.
- There are synergies with agritourism, and this relates to agricultural value add through industries such as wineries, distilleries, fishing, and oyster farming.

FIGURE 12. SOUTHERN TASMANIA INDUSTRY OF EMPLOYMENT (PLACE OF WORK) 2021



Source Data: Remplan Economy, based on ABS 2021 Census Place of Work Employment, ABS 2020/21 National Input Output Tables, ABS June 2023 Gross State Product

- 43.07 billion** GROSS OUTPUT (represented by a dollar sign icon)
- 135,652** LABOUR FORCE (represented by a person icon)
- OVER 25%** OF JOBS IN HEALTH & EDUCATION (represented by a plus sign and graduation cap icon)

Source Data: Remplan Economy, based on ABS 2021 Census Place of Work Employment, ABS 2020/21 National Input Output Tables, ABS June 2023 Gross State Product

THEME 2

4.1.2 Commercial Centres

Commercial centres across the Region range in size and function. Larger towns around the Region support local populations with a range of commercial, retail, social services, education and entertainment. Centres like Sorell, Brighton, and Kingston are part of metropolitan Hobart but also provide employment opportunities and local businesses that support people from the more rural parts of the Region. Within metropolitan Hobart, the key commercial centres are generally the historic centres of towns that have over time become part of the metropolitan area. These centres provide a mix of local commercial uses, retail, entertainment, restaurants and cafes. Some, like Kingston and Rosny Park, have also emerged as key locations for government offices and services. Commercial and larger format retail uses are also establishing around Cambridge Park.

Hobart CBD is the key commercial centre in Southern Tasmania, supporting the Region's highest concentration of professional services and administrative jobs across nearly 360,000 square metres of commercial office floorspace. Office vacancy rates in Hobart are relatively low at 2.8% compared to other major commercial office CBDs which are mostly at more than 10% vacancy. Hobart has maintained the lowest CBD office vacancy rate in Australia for the past 4 years. A trend not seen in many CBD markets across Australia due to the slow return to the office post COVID-19. This reflects the strong demand for commercial floorspace in Hobart.

However, demand for commercial office floorspace is not translating into an increase in supply. In recent years, there has been limited supply additions to Hobart CBD, and with no new supply under construction currently, there is a premium for commercial floorspace in a tightening market. Hobart's market is dominated by government agencies and is aligned with the strong composition of public administration and health and education jobs in the Region.

The limited availability and lack of new supply in the market will have implications for business and jobs growth potential in Hobart and Southern Tasmania overall, where new or expanding entrants into the market are unable to acquire appropriate floorspace. Without new space, both private and public sector growth in Southern Tasmania will be challenged.

4.1.3 Industrial land

Key locations of industrial and employment focused activity are located throughout the Region. There are strong concentrations of employment land historically around the Derwent Estuary, with major manufacturing industries in Glenorchy and port operations concentrated around Macquarie Point.

The Brighton Hub is a purpose-built road-rail hub located on the Burnie to Hobart freight corridor. It has played a key role in opening up large areas of industrial land, close to Hobart, with direct access to high-standard road and rail networks. Cambridge Park and the Hobart Airport Precinct also provide a significant supply of employment and industrial land.

Other smaller or specialised employment and industry clusters such as Mornington are scattered throughout the Region, some with links to specific industries like forestry and paper production (in Derwent Valley), aquaculture (Huon Valley and Triabunna), and agricultural production (Richmond, Oatlands and in the Derwent Valley).

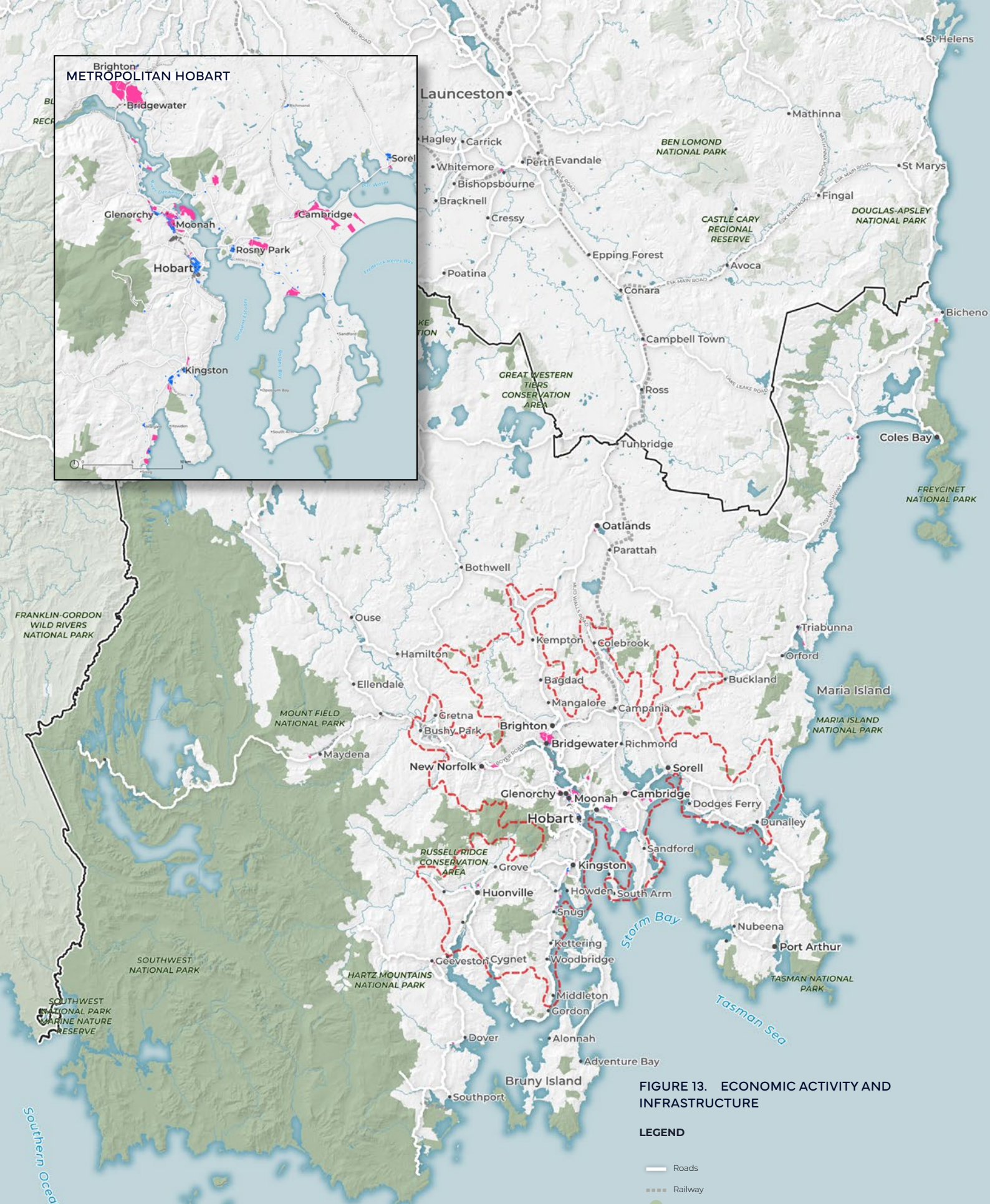


FIGURE 13. ECONOMIC ACTIVITY AND INFRASTRUCTURE

- LEGEND**
- Roads
 - ⋯ Railway
 - National Parks, Reserves and Conservation Areas
 - ⬡ 45min Drive Time from Hobart CBD
 - Commercial Centres
 - Industrial Areas

0 5 10 km

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

THEME 2

4.1.4 Agriculture, Mining, Forestry and Aquaculture

Primary production has historically been important to the Region's economy and has provided employment opportunities across the rural and coastal areas of the Southern Tasmania Region. Some of these historically important industries are declining or transitioning to different methods of production, for example plantation forestry and aquaculture. Irrigation is a strong driver of agricultural production and the growth of fruit crops like cherries in the Derwent Valley and Coal River Valley which is dependent on irrigation and large scale production for efficiency. Wineries and vegetable production have expanded into more eastern parts of the Region again linked to expansion of irrigation zones. Agricultural value-add, and links to tourism, are diversifying rural economies in some locations and combining traditionally separate industry sectors.

Aquaculture is also a growing and diversifying sector. Oyster leases, fish farming, and kelp farming all operate across different parts of the Region, in some cases in inland areas (for example salmon hatcheries in the Derwent Valley).

4.1.5 Tourism

Tourism is a significant contributor to the Region's economy. Tourism activity is diverse, and linked to the Region's natural environment, history and culture. Tourism activity in Southern Tasmania has increased significantly in the past decade, with major attractors like Salamanca, the Museum of Old and New Art (MONA), the UNESCO World Heritage listed Port Arthur Historic Site, Freycinet National Park and Bruny and Maria Islands drawing visitors to the Region from interstate and overseas. A growing cruise ship market is resulting in increased visitation to Hobart.

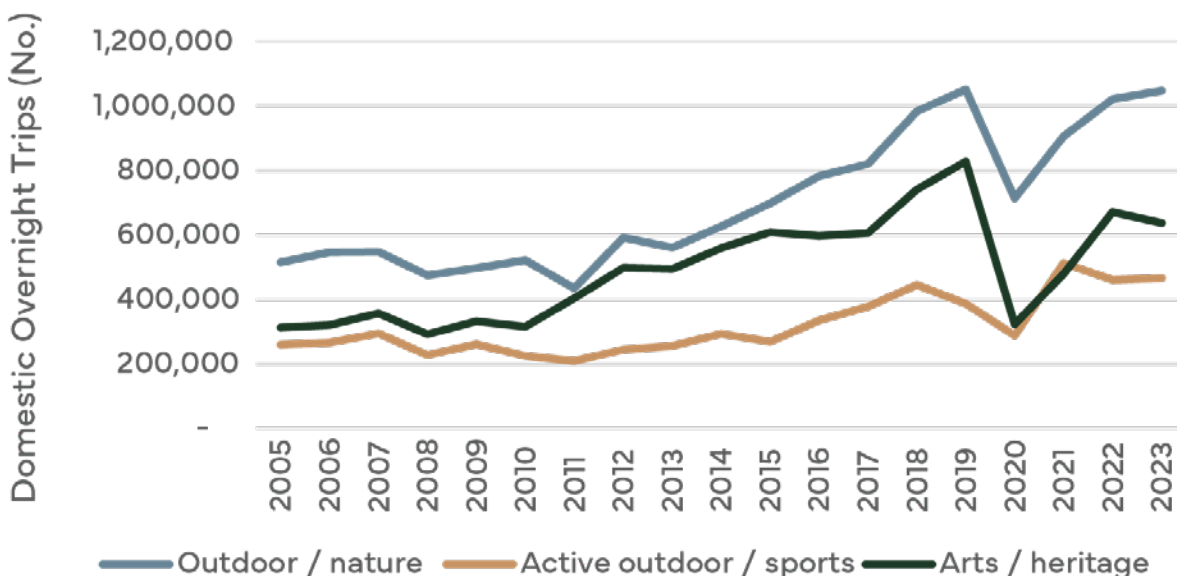
The Region has seen growth in nature-based tourism, for example, activities like mountain-biking, trout fishing and wilderness tourism.

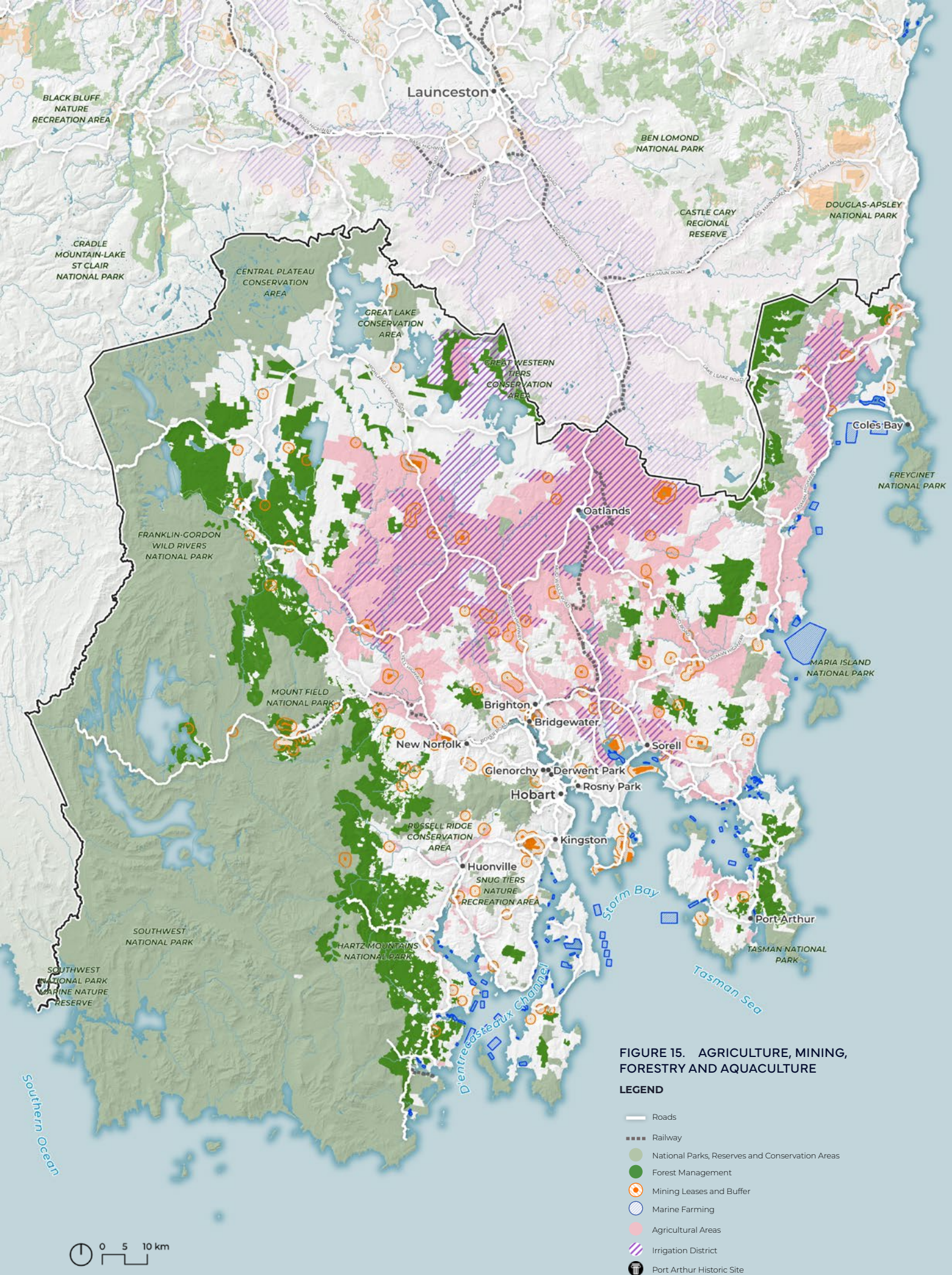
Some parts of the Region are also important holiday destinations for Tasmania's residents. Coastal locations like Bicheno, the Tasman Peninsula, Southern Beaches and Coles Bay all experience significant short term growth in visitation particularly over summer holiday periods.

The growth of short stay accommodation is a response to strong domestic and international tourism demand, but is also impacting significantly on housing availability and affordability in some parts of the Region. While these accommodation options increase the capacity of local areas to meet tourist demand and provide more accommodation choice, the availability of housing for key workers (including those in the tourist industry) needs to be balanced with catering for tourist demand.

FIGURE 14. SOUTHERN TASMANIA DOMESTIC OVERNIGHT TRIPS BY ACTIVITIES UNDERTAKEN

Source Data: Tourism Research Australia Online





0 5 10 km

Data sourced from Land Information System Tasmania (LIST), Google Maps, Open Street Map and Sustainable Timber Tasmania

THEME 2

4.2 Movement and Connectivity

The Region's transport system includes the National network, State roads, major arterial roads and associated infrastructure which move people around the Region, to and from metropolitan Hobart to other parts of Tasmania.

Freight rail connects the Region to ports in Northern Tasmania (Bell Bay, Burnie and Devonport), which process 86% of imports to the Region. Within the Region freight rail services operate to the paper mill at New Norfolk and the intermodal terminal at Brighton. The Brooker Highway is the Region's most significant freight route, with the Midland Highway a significant inter-regional freight route.

There are four key points in which commuters cross the River Derwent or significant bodies of water interlinking surrounding communities and providing access to the north and eastern parts of the Region. This includes:

- The Tasman Bridge linking Hobart to Rosny Hill, the eastern shore and airport
- Bowen Bridge linking Glenorchy to Risdon Vale and Richmond
- The new Bridgewater Bridge replacing the Midlands Highway Bridge linking Granton and New Norfolk to Bridgewater and Brighton. The new bridge is currently being constructed downstream of the existing causeway making travel safer and more efficient, improving connectivity to surrounding local communities.
- Tasman Highway causeway between Cambridge Park, Midway Point and Sorell.

Most people are reliant on cars for most of their travel within the Region. Only 6% of trips to work across the Region are by public transport⁹. Maintaining a functional commuter zone within metropolitan Hobart, connections to surrounding towns and villages, and ensuring freight transport can move efficiently around the Region and connect to other parts of Tasmania are important considerations. Potential conflicts between freight vehicles, tourists and local resident and business travel are an issue on some of the main roads in the Region, some of which pass through challenging terrain meaning alignments and road conditions are difficult and expensive to improve.

Planning for a sustainable cost-effective transport network for the Region requires integration of land use, transport and utilities planning.

Moving towards a higher proportion of travel by public transport, walking and cycling will require investment in new and improved transport infrastructure, including roads, public transport and active transport aligned with planning for where and what types of growth in housing and jobs occurs across the Region.

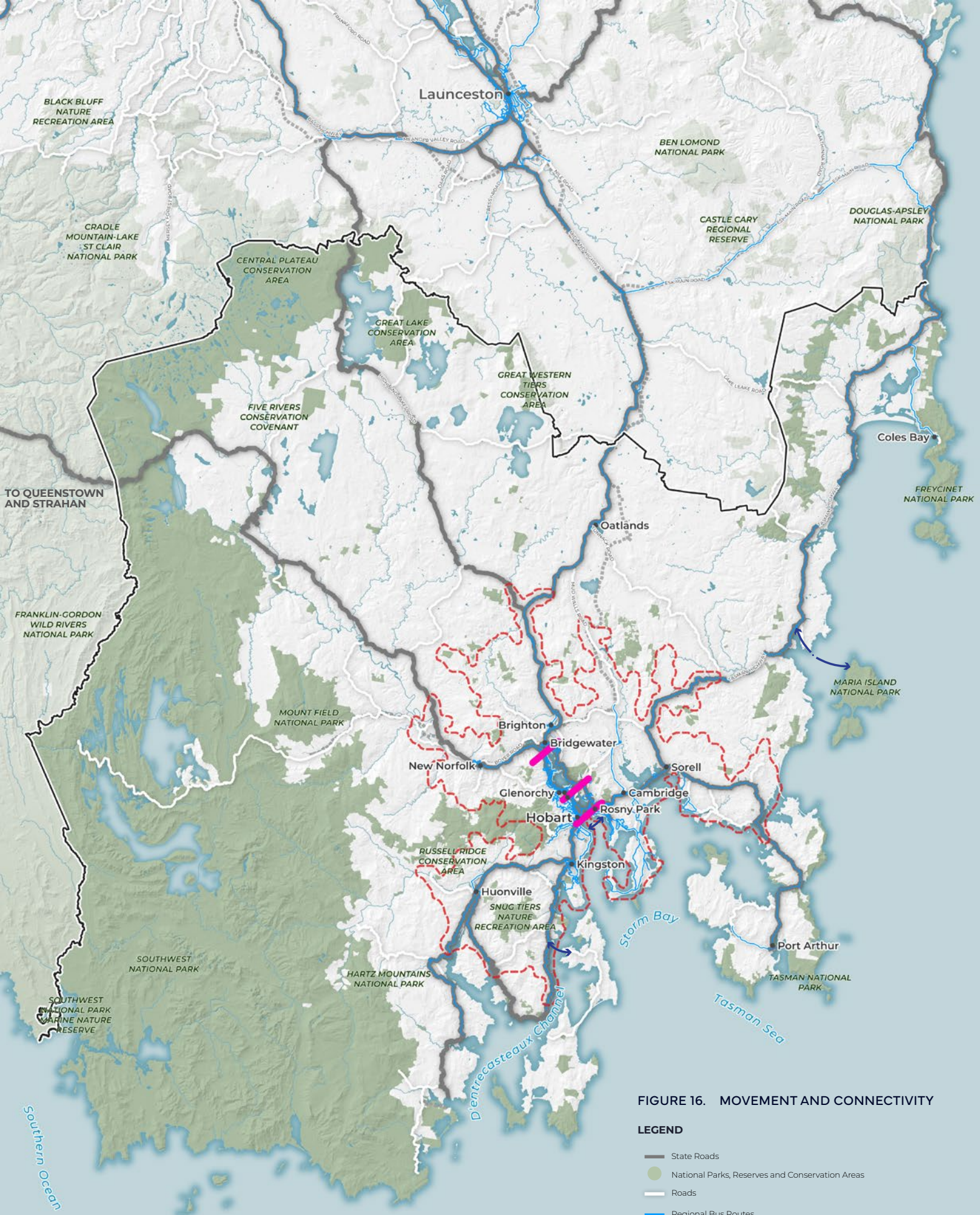


FIGURE 16. MOVEMENT AND CONNECTIVITY

- LEGEND**
- State Roads
 - National Parks, Reserves and Conservation Areas
 - Roads
 - Regional Bus Routes
 - ↔ Ferry Routes
 - Railway
 - 45min Drive Time from Hobart CBD
 - Landmark Bridges

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

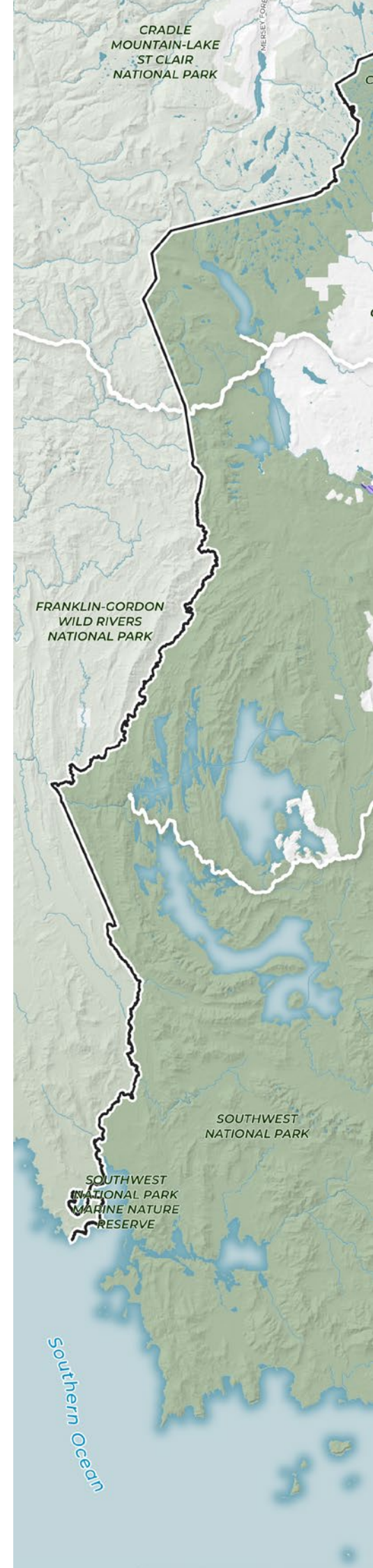
4.3 Utilities

Growth of residential areas through expansion of Greater Hobart's urban area, and more people moving to or holidaying in towns and villages across the Region, places pressure on existing infrastructure and creates demand to expand or upgrade networks.

The provision of essential utility services including water, sewer, telecommunications and electricity is largely dictated by these patterns of growth and change in factors like how many people live in each dwelling, where major industries and employment areas are located. Some industries like large scale manufacturing often use large volumes of water or power. Access to these can be important determinants of where these businesses can locate, and their ability to relocate or expand operations.

Key issues related to the provision of utilities infrastructure and services across the Southern Tasmania Region include:

- New or expanded utilities infrastructure tends to follow growth within Greater Hobart, and decisions about where growth can and should occur need to be informed by the costs and benefits of providing the necessary utilities, particularly when these costs are often borne by government.
- Fringe areas (environmental living, coastal towns and villages) are experiencing growth pressure but don't have access to trunk utilities. The south-eastern coastline (Dodges Ferry, Primrose Sands, Carlton) and some towns on the east coast are examples of growth that does not have access to all trunk utilities.
- Older infrastructure in established areas needs upgrading, but investment in new infrastructure has been largely focused on expanding the urban area. Essential infrastructure in established areas may have capacity to accommodate growth but, in many cases, needs maintenance or upgrading, or may not meet contemporary standards in relation to environmental impacts.
- Infrastructure contributions are too fragmented and outdated to support effective infrastructure delivery.



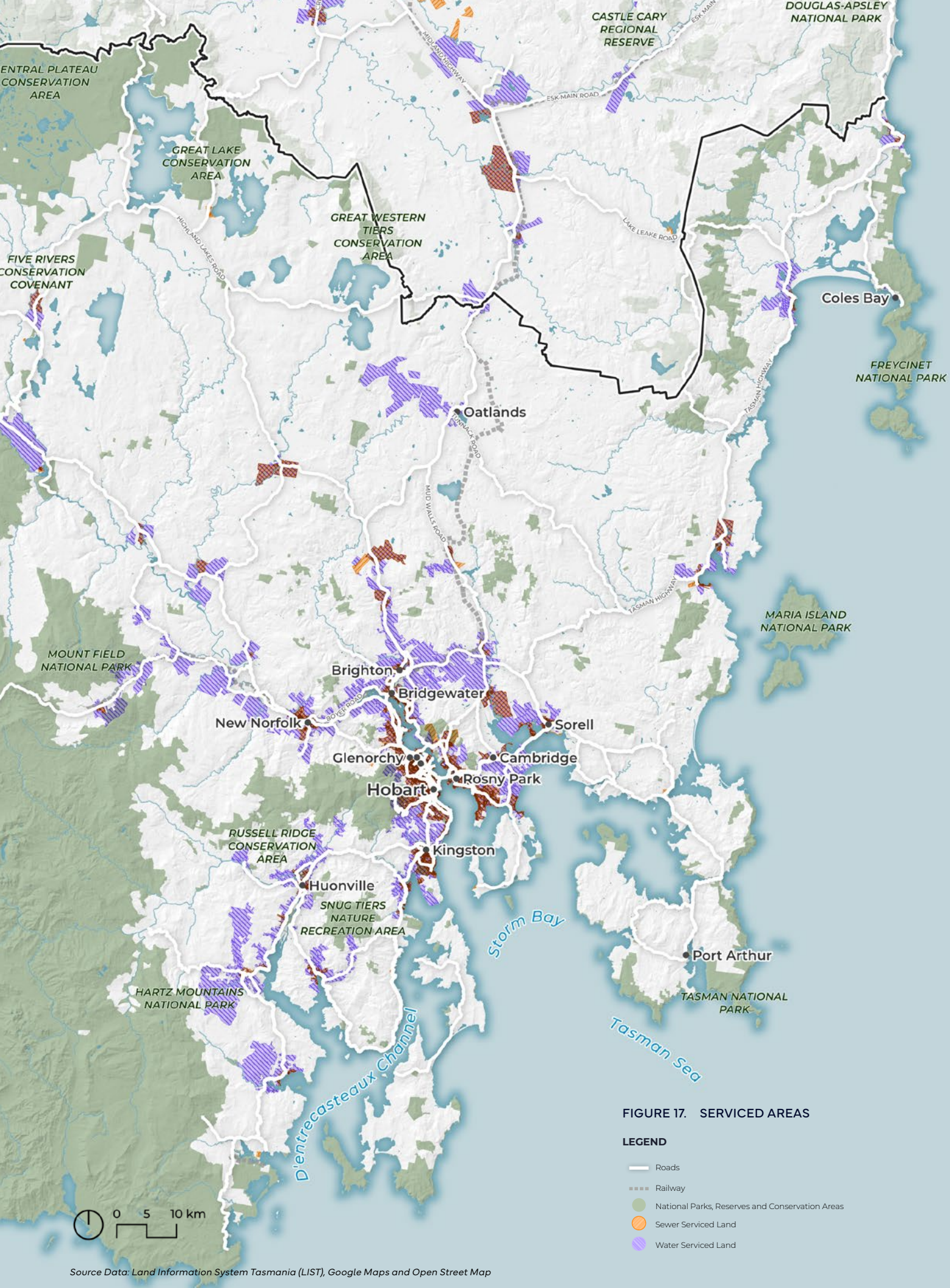


FIGURE 17. SERVICED AREAS

- LEGEND**
- Roads
 - Railways
 - National Parks, Reserves and Conservation Areas
 - Sewer Serviced Land
 - Water Serviced Land

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

THEME 2

4.4 Opportunities and Challenges for Economic Activity and Infrastructure

Opportunities	Challenges
<ul style="list-style-type: none"> • Continuing to grow the diverse range of employment opportunities in smaller towns and villages to provide more local locations for employment and create a more diversified and less cyclical economy that is resilient to global trends and stable throughout the year. • Continuing to strengthen and expand Hobart's national and international role as a gateway to the Antarctic, by both sea and air. • Strengthening the north-south spine in metropolitan Hobart through active transport and public transport corridors. • Investigating the provision of new or expanded transport modes like ferries and rapid bus to provide attractive alternatives to private car and free-up road space for essential services and freight. • Protecting the Region's irrigation systems which enhance rich agricultural soils, increase production and provide rural employment opportunities. • Leveraging the Region's reputation for environmental quality as a foundation for economic activity including tourism and primary production, ensuring land use planning facilitates partnerships and innovation by enabling appropriate land use mixes and co-location. • Exploring infrastructure funding options to support strategically funded provision of utilities, transport infrastructure, parks and community facilities for new, growing or changing communities. • Collaborating with utility providers and stakeholders (energy, gas, and water) to coordinate land use and infrastructure planning to support growing and changing community needs. 	<ul style="list-style-type: none"> • Prioritising and protecting high-value, productive agricultural land as farmers and landowners look to diversify into alternative sectors such as tourism and non-agricultural industries. • The current lack of revenue streams to fund utilities infrastructure when services need upgrading and expanding for new developments. • The environmental constraints of topography on improved east-west transport connections. • Balancing growth in greenfield areas, towns and villages with the capacity of transport networks to maintain travel times and make cost-effective infrastructure investment decisions. • Introducing public transport alternatives to private cars to that are financially viable and attractive to users. • Addressing the tensions between different economic sectors that rely on the same resources such as forestry and tourism. • The competing use of major roads for freight transport, tourism traffic, and residential travel creates safety issues and pressure to upgrade infrastructure often through challenging terrain.





THEME 3

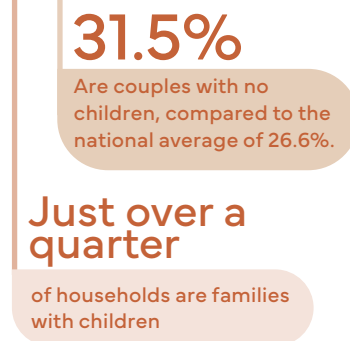
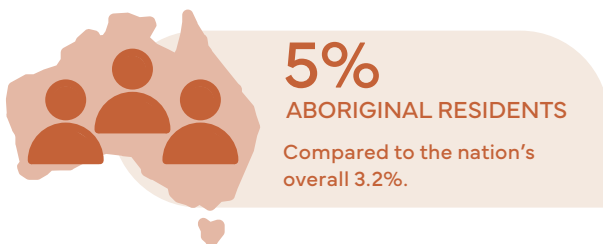
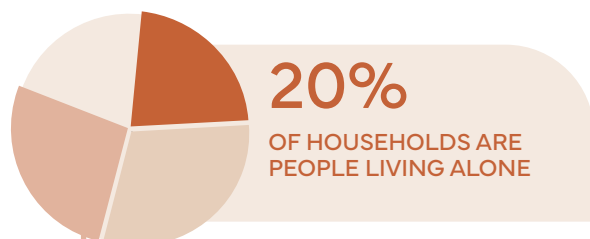
People, Communities and Growth

5.1 Population Growth and Change

5.1.1 The Region's Population Now

There were 298,589 people living in Southern Tasmania in 2023. Southern Tasmania has experienced one of its largest population 'booms', growing by more than 51,000 people between 2011 and 2023 - a more than 20% increase over 12 years¹⁰.

In summary Southern Tasmania's population has:



Source: Remplan/ABS Census of Population and Housing 2021

5.1.2 Forecast Population Growth and Change

Population forecasts for Southern Tasmania estimate a total increase of 43,447 people in the 23 years from 2023 to 2046, a slower rate than the growth over the past 12 years¹². The forecasts also estimate the population will get significantly older. Around 58% of all population growth is forecast to be people aged 65 and older.

Southern Tasmania’s ageing population is largely related to a combination of low and declining birth rates and young adults leaving to other Australian states¹². Reasons for younger people leaving Southern Tasmania include a lack of secure, full-time and well paid jobs, a real and perceived lack of education, competition for housing and declining affordability, access to health services, and lifestyle choices¹³. Implications of an ageing population for Southern Tasmania include shifts in the type and location of housing, demand for social services like health care, and lower economic productivity (per person) due to lower workforce participation and less productive industry sectors.

Southern Tasmania’s changing population will have implications for housing requirements throughout the Region, particularly reducing household sizes which are partly caused by the population getting older.

Housing forecasts¹⁵ for Southern Tasmania indicate that:



AVERAGE HOUSEHOLD SIZE
2.3 PEOPLE
Decreased from 2.5 by 2042.



27,665
MORE DWELLINGS
Needed between 2023 and 2046.

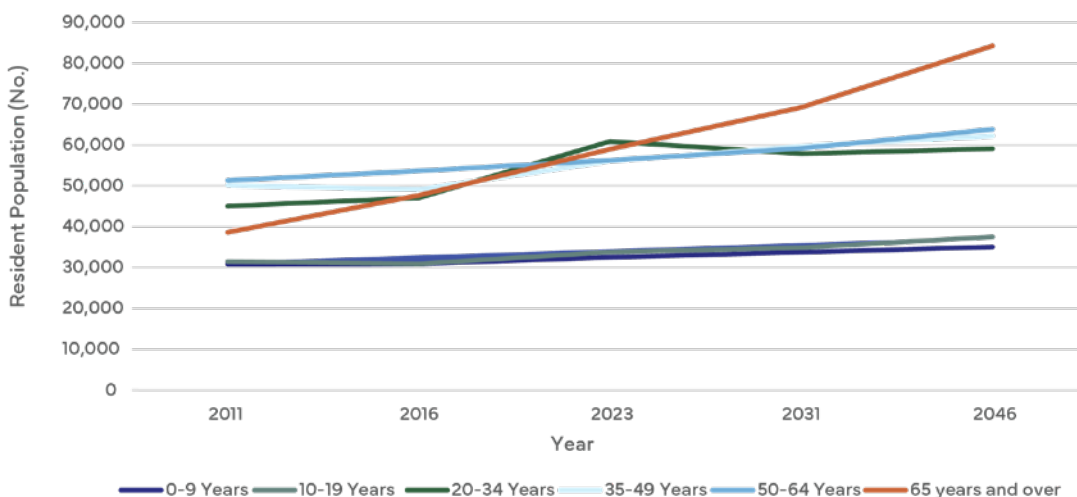


39%
ADDITIONAL HOUSEHOLDS
Will be occupied by lone persons.

Source: Remplan/ABS Census of Population and Housing 2021

FIGURE 18. SOUTHERN TASMANIA POPULATION PROJECTIONS 2011 – 2046

Source Data: Remplan Forecast



THEME 3

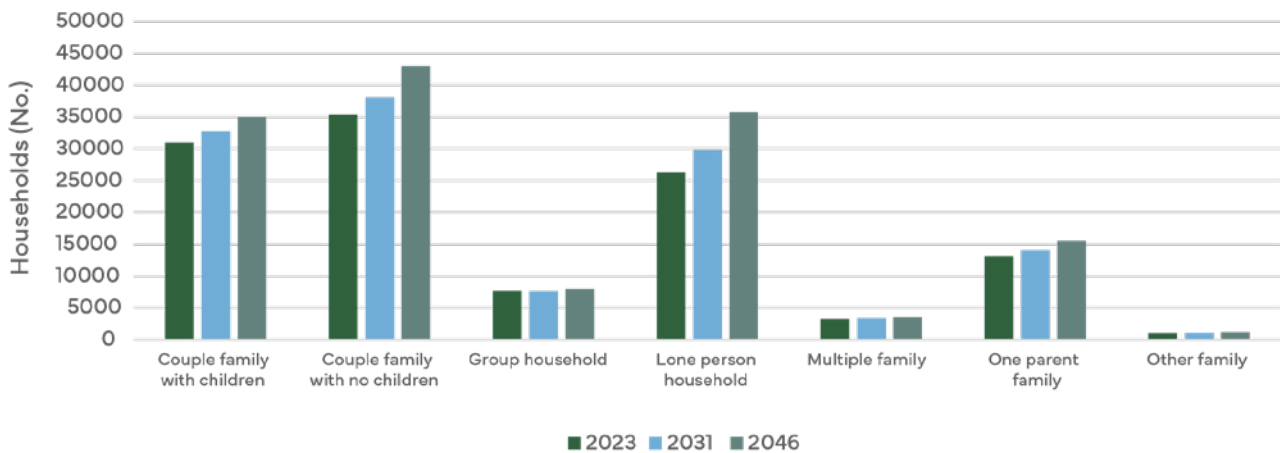
The Department of Treasury and Finance released new population projections for Tasmania in May 2024. Anticipated birth rates, life expectancy and migration to and from Tasmania inform a range of projection scenarios. There are large differences in the total population and the rate of population growth between the projection scenarios. The differences are mainly because of different assumptions about how many people will move to or from Tasmania from overseas or interstate.

Population projections are one input to Regional Land Use Strategies. The different forecast scenarios illustrate the uncertainty around how much the population

will grow, particularly over the longer-term planning timeframe for the Southern Tasmania Regional Land Use Strategies. The influence of both interstate and overseas migration has been significant for the Southern Tasmania Region particularly over the last 10 years. Changes to migration patterns will probably occur over the next 25 years. The high variability and unpredictability of population growth highlights the challenges of planning for growth in the Region, and the need for the STRLUS to be adaptable to changing circumstances. The population projections are a starting point for considering how much growth needs to be accommodated, and where population growth and change will occur across the Region.

FIGURE 19. SOUTHERN TASMANIA HOUSEHOLD COMPOSITION PROJECTIONS 2023-2046

Source Data: Remplan Forecast



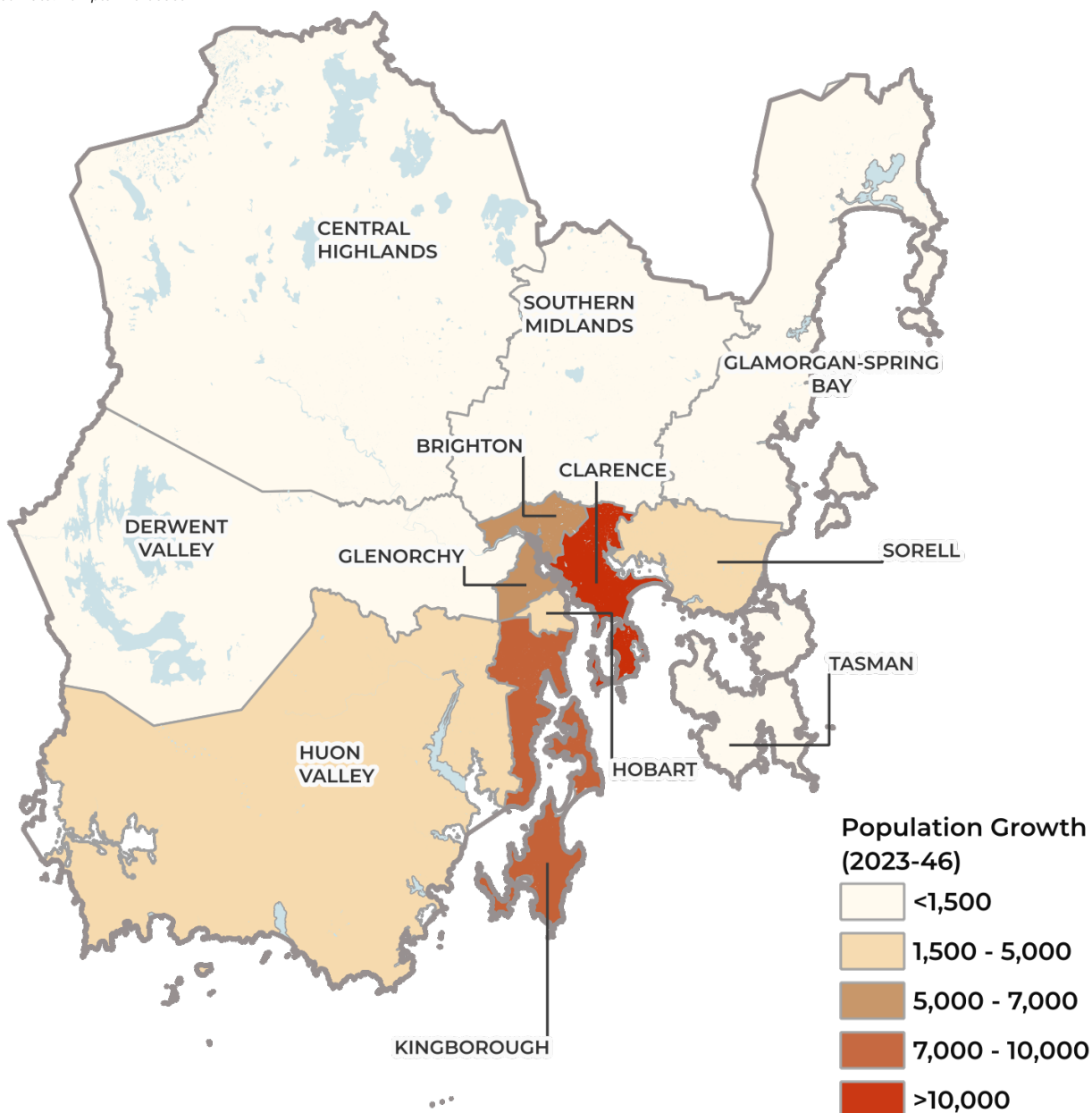
5.1.3 Forecast Population Growth and Distribution

The largest growth in Southern Tasmania is forecast in council areas on the fringes of metropolitan Hobart, including Clarence, Sorell, Brighton and Kingborough. These are the fastest growing councils historically, and forecasts are based on continuation of these past trends.

The population is anticipated to change, and housing needs will also change over the next 25 years. Implementation of housing policies and strategies through the STRLUS has the potential to change how population growth is distributed across the Region compared to the current forecast distribution shown on the map below.

FIGURE 20. SOUTHERN TASMANIA LGAS - POPULATION PROJECTIONS (2023-2046)

Source Data: Remplan Forecast



THEME 3

5.1.4 Social Wellbeing

There are differences across Southern Tasmania in levels of wellbeing, income and access to opportunities. The Socio-Economic Index of Advantage and Disadvantage is produced by the ABS and uses a range of social indicators to show areas across Australia that are more or less disadvantaged.

Figure 21 shows the SEIFA index for the Southern Tasmania Region based on the 2021 census. Disadvantage generally increases with distance from Hobart and the coast because of lower incomes, less access to services and facilities, lower educational attainment, and lower skills base. Some inner parts of metropolitan Hobart are relatively advantaged, with higher levels of education and income. There are also pockets of disadvantage within urban areas and these are often closely linked to high unemployment rates and lower education and health outcomes.

Educational attainment and participation are key social challenges in Southern Tasmania. Communities with higher levels of skills and qualifications that are suited to local jobs and industries is a critical part of sustaining economic activity and ensuring services like education and health care meet community needs.

The impacts of education standards on employment and industry growth is complex. In Southern Tasmania, many younger people move interstate for further education or to find work in sectors they are qualified in. The resultant lack of appropriately qualified workers is a constraint to new or growing businesses, which in turn means there are limited opportunities to attract or retain workers.

Rates of high school completion in Southern Tasmania are lower than for the rest of Australia. This means that many residents do not have the qualifications required to enter into high value industries and jobs that generate wage growth and economic activity. Low school completion rates hinder or directly contribute to lower quality of life, particularly in relation to social factors such as income, unemployment, and health.

Rates of post-school qualifications (TAFE or University) in the Region have increased significantly since 2016, and are similar to the rate for all of Australia. This may be due to high rates of migration during this period, with new residents coming to the Region having already obtained a qualification.

While unemployment rates in the Region are only slightly higher than the national rate, more people in Southern Tasmania are in lower paying jobs and productivity per person is also lower.

Some of the indicators of wellbeing in Southern Tasmania include:

INCOME:



\$39,119

PER ANNUM

is the median individual income for Southern Tasmania.



\$41,940

PER ANNUM

is the median individual income for Australia.

UNEMPLOYMENT:



3.66%

UNEMPLOYMENT

across Southern Tasmania.



3.11%

UNEMPLOYMENT

across Australia.

EDUCATION:



OF SOUTHERN TASMANIAN RESIDENTS have completed Year 12, compared to 57% across the nation.

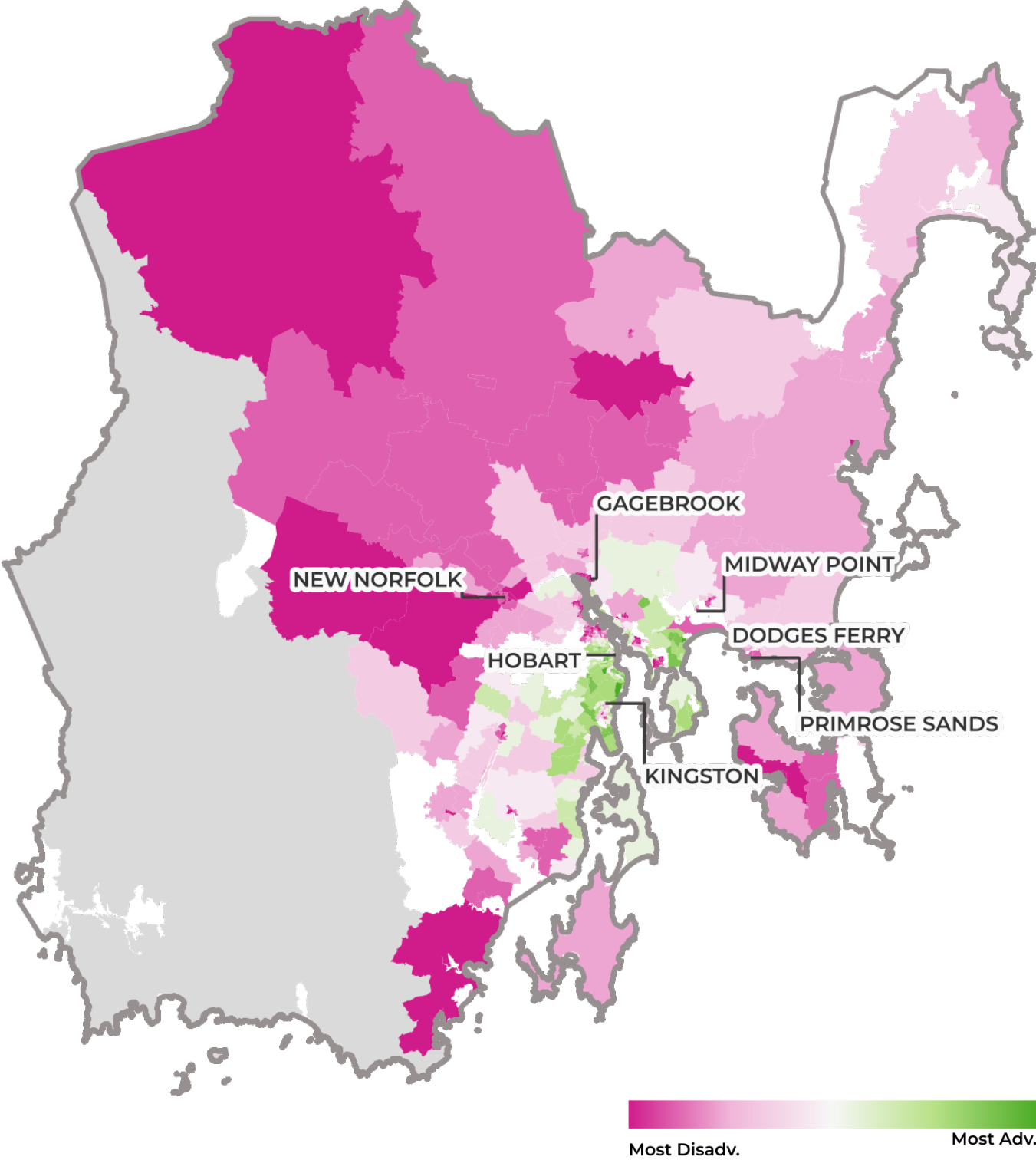


OF SOUTHERN TASMANIAN RESIDENTS 15 AND OVER have post-school qualifications, compared to 52% throughout Australia. This includes vocational training and higher education.

Source: Remplan based on ABS Census of Population and Housing 2021

FIGURE 21. SOUTHERN TASMANIA SOCIO-ECONOMIC INDEX OF ADVANTAGE AND DISADVANTAGE 2021

Source Data: ABS Census of Population and Housing 2021



THEME 3

5.2 Housing, Placemaking, and Growth Management

The number, type, and location of new homes is linked to placemaking and the 'liveability' of urban areas. Higher concentrations of people, more diverse communities and a mix of land uses mean residents have better access to jobs, entertainment, recreation and social services and better quality of life. When communities are able to access these amenities, businesses are more viable and government services and infrastructure are more cost effective. The costs to households are also often lower as people spend less time travelling, transport costs less, and the costs of delivering new development (and therefore the costs of housing) benefit from more efficient infrastructure delivery. Decisions about how many houses, what types of houses and where new housing is located are an important part of managing growth in metropolitan areas like Hobart.

5.2.1 Housing

Housing is a basic requirement and access to housing is a fundamental right for all people. There needs to be enough housing to meet need, and housing should be suitable, affordable and in the right locations. Both the Tasmanian Housing Strategy and the Tasmanian Planning Policies emphasise the need to deliver homes that are close to social and physical infrastructure, local services and employment opportunities.

The Tasmanian Housing Strategy 2023 – 2043 prioritises:

- Delivering more quality homes, faster.
- Supporting people in need.
- Improving private market affordability and stability.
- Enabling local prosperity.

For Southern Tasmania these priorities translate into ensuring enough homes are built to meet need, that housing is built where it is needed, housing types are more diverse to meet changing needs, and housing contributes to sustainable populations that have access to employment, education and services.

Housing location

The majority of new housing in the Region has historically been delivered in greenfield areas. This means the urban footprint of metropolitan Hobart is expanding, particularly to the north (in Brighton), but also south (in Kingborough) and east (in parts of Clarence and Sorell).

Over the last 10 years¹⁵:

- A quarter of new dwelling approvals in the Region were in Clarence.
- Kingborough, Brighton and Sorell together made up more than a third of new dwelling approvals.
- The inner city areas (Hobart City and Glenorchy) accommodated only one in five new homes built in the Region.

Newer suburbs are attractive to younger couples and families because that is where most homes are being built and housing is more affordable or perceived as better value.

The more established parts of Hobart are often attractive for migrants to Tasmania, but large numbers of people also move out of inner-city areas, potentially to new homes in outer suburbs. The different needs of these communities for social infrastructure and employment opportunities have significant implications for managing growth and ensuring communities have access to the services and facilities they need.

The mix of greenfield and infill housing in councils covered by the Greater Hobart Plan has been approximately two-thirds infill and one-third greenfield over the last 10 years¹⁶. These councils (Hobart City, Glenorchy, Clarence and Kingborough) have a higher proportion of established urban areas and less capacity for greenfield growth than other councils in metropolitan Hobart.

TABLE 22. NEW DWELLING APPROVALS IN SOUTHERN TASMANIA FROM 2012 TO 2023

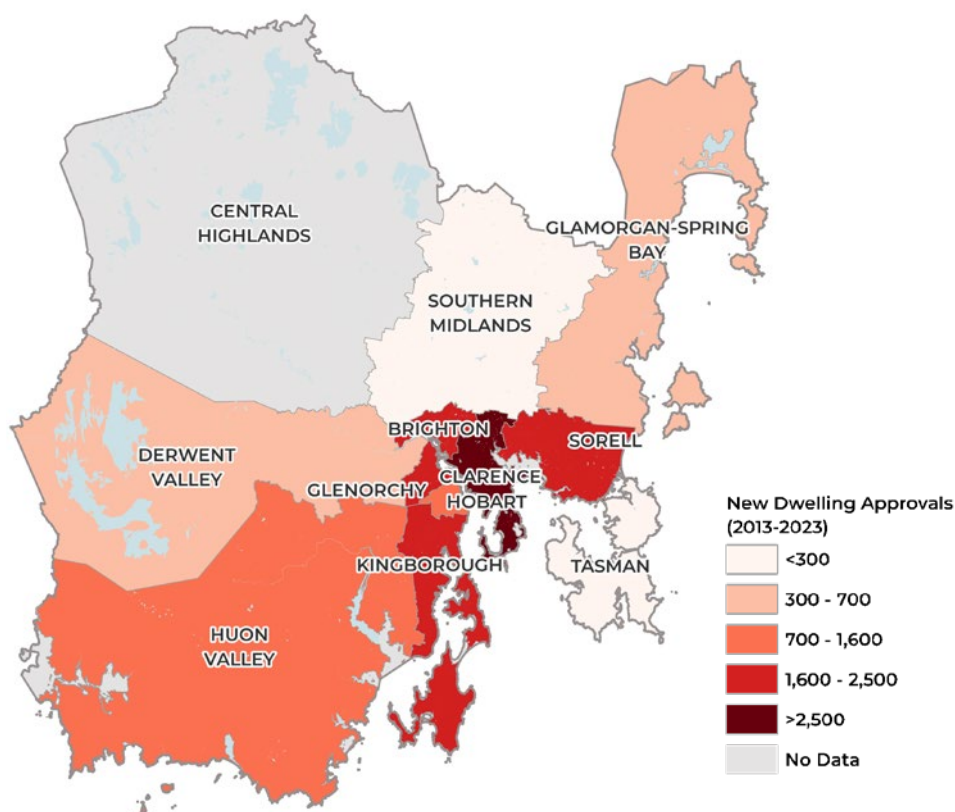
Region	LGA share of approvals in Southern Tasmania (%)
Clarence	24.5%
Kingborough	14.2%
Brighton	11.2%
Glenorchy	11.1%
Sorell	10.6%
Hobart	9.0%
Huon Valley	8.1%
Glamorgan/Spring Bay	4.3%
Derwent Valley	3.0%
Southern Midlands	1.8%
Tasman	1.6%
Central Highlands	0.6%
Southern Tasmania total	100.0%

Source: Remplan/ABS Census of Population and Housing 2021

The challenge of coordinating infrastructure and service delivery with population growth and change is common to many metropolitan regions, and is particularly acute where patterns of growth disperse the population over a larger area. While the proportion of infill housing is higher in established parts of metropolitan Hobart, overall the majority of new housing continues to be in greenfield areas.

This pattern of suburbanisation has led to increased demand to extend or upgrade roads, increasing congestion on Hobart's main roads, the need to continue to expand reticulated water, sewer and other utility networks, and made the operation and expansion of public transport services less efficient, reinforcing car dependence to access jobs, schools and services.

FIGURE 23. SOUTHERN TASMANIA COUNCILS – NEW DWELLING APPROVALS (2013-2023)



Region	Houses	Other Types of Residential	Total Dwellings
Clarence	3,682	327	4,009
Kingborough	2,017	324	2,341
Brighton	1,651	219	1,870
Glenorchy	1,458	395	1,853
Sorell	1,675	73	1,748
Hobart	944	555	1,499
Huon Valley	1,287	30	1,317
Glamorgan/Spring Bay	663	34	697
Derwent Valley	469	32	501
Southern Midlands	286	4	290
Tasman	251	5	256
Central Highlands	No data	No data	No data

Source Data: Remplan Property, ABS New Dwelling Approvals

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Types and sizes of housing

Nearly 9 out of 10 homes in Southern Tasmania are separate houses. Less than 1 in 50 homes are apartments. The other homes are medium density housing like multi-dwelling housing.

Overall in Southern Tasmania there has been little change in the mix of housing types built in recent years and there is limited variety of dwelling types and sizes suitable to a range of housing needs. Around 87% of all new homes approved in the last 10 years were single dwellings¹⁷. There are differences in the types of housing that are built across different parts of the Region:

- In Hobart City and Glenorchy, around 30% of new dwellings approved between 2012 and 2022 were other dwelling types such as apartments, townhouses, or terrace housing¹⁸.
- In areas with the highest growth on the fringes of Hobart's urban area, around 10% of new dwellings approved were apartments and townhouses.

Houses in Southern Tasmania are generally larger than required for the number of occupants. Around half of all households have only one or two people living in them. The average size of houses varies across the Region but is generally around 3 bedrooms per dwelling. Average household sizes are around 2.3 people per dwelling. This means there is 'spare' capacity in many dwellings for more people. New housing construction is predominantly in urban fringe areas and is typically larger dwellings, meaning that the supply of new homes doesn't match the types and sizes of housing that many residents need.

Combined with forecasted aging of the population, anticipated changes in household composition are likely to increase demand for smaller and more diverse housing, close to employment, services, and amenities.

Regional Planning Policy SRD2 in the 2011 STRLUS aims to match the supply of new homes with the needs of residents:

Manage residential growth for Greater Hobart on a whole of settlement basis and in a manner that balances the needs for greater sustainability, housing choice and affordability.

FIGURE 24. HOUSING TYPOLOGY



Housing affordability

Housing supply and affordability is a major social and economic challenge in Southern Tasmania. Strong population growth over the last 10-12 years through migration has contributed to increased demand, direct price increases through increased financial capacity of new residents, and increased competition for housing.

Because incomes are comparatively low in Southern Tasmania, housing affordability is a significant challenge for many households. This is particularly true in the face of strong dwelling price growth in the past 10 years, with price growth of over +95% in Greater Hobart for both houses and units¹⁹. Much of this growth was attributed to high demand following Southern Tasmania’s population boom in 2017 and during COVID-19.

Accordingly, Tasmanians are increasingly having to compete for affordable housing, and rates of home ownership are declining. Southern Tasmania’s housing challenges are being exacerbated by the cost-of-living crisis, driven by inflationary pressures, slow wage growth and recent interest rate rises. The result is declining borrowing capacity for first home buyers and rising rates of both rental and mortgage stress. In the current economic climate, rising inflation and interest rates will add further pressure on household finances.

Housing stress is defined as more than 30% of household income spent on mortgage or rental payments. In Southern Tasmania 44% of renter households and over 12% of households with a mortgage are in housing stress²⁰.

FIGURE 25. SOUTHERN TASMANIA – RATES OF HOUSING STRESS

Source Data: Remplan Property, Corelogic RP Data

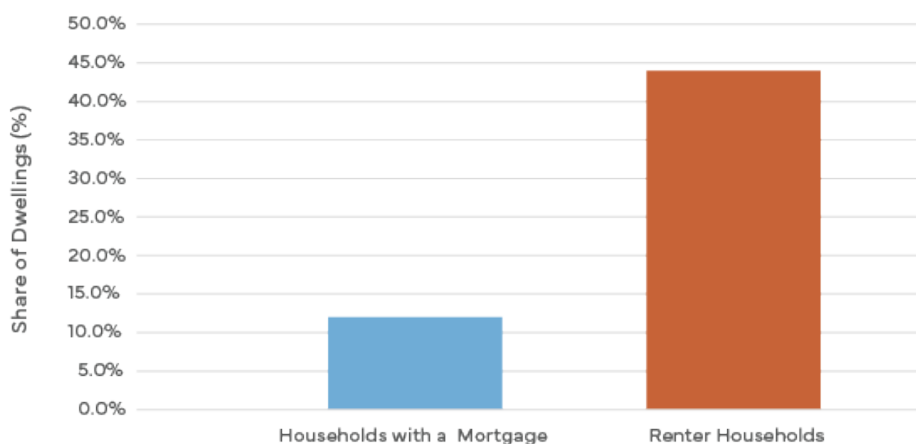
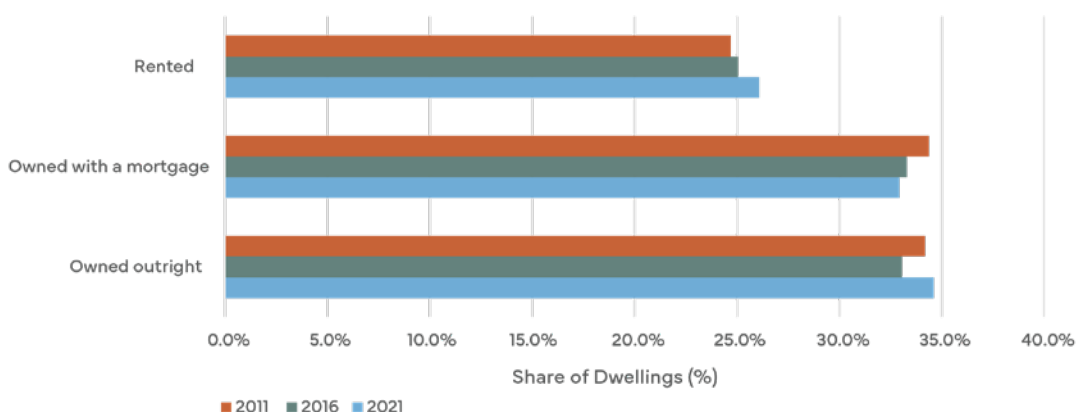


FIGURE 26. SOUTHERN TASMANIA - HOUSING TENURE CHANGE FROM 2011 TO 2021

Source Data: Remplan Community based on ABS 2021 Census of Population and Housing



THEME 3

5.2.2 Placemaking and Approaches to Growth Management

Placemaking for Southern Tasmania

'Placemaking' is a collaborative process that strengthens the connection between people and the places they share. It shapes the public realm in order to promote community identity and maximise shared values and aspirations. Placemaking is related to decisions about how growth will be managed across Southern Tasmania. Different approaches to how metropolitan Hobart grows, and how towns and villages might contribute to accommodating growth, will impact on the potential to create and sustain places that are vibrant, attractive and prosperous.

Southern Tasmania has numerous vibrant hubs throughout the Region, with certain areas (particularly in Hobart) being the centre for a year-round calendar of events, activations and civic activity. Different places around the Region have unique attractors related to economic or employment opportunities, the natural environment, history and heritage, or cultural and entertainment attractions. For residents, decisions about where to live are often driven first by housing affordability and availability, and this can lead to trade-offs against the need to travel for work, education or to access social services and entertainment.

Growth in Greater Hobart

The 2011 STRLUS adopts an urban growth boundary for metropolitan Hobart that was intended to have capacity for 20 years of growth. The STRLUS also sets a target of 50% infill housing and 50% greenfield for Greater Hobart (within the Urban Growth Boundary), along with density targets for infill areas with good transport access (25 dwellings per hectare) and for greenfield areas (15 dwellings per hectare). The STRLUS also includes criteria for consideration of extensions to the urban growth boundary, and over time various amendments have been made to bring new areas into the boundary. The Greater Hobart Plan (which applies to the metropolitan areas of Hobart City, Glenorchy, Clarence and Kingborough government areas) sets a 70% infill housing target, reflecting the more established urban character of much of these council areas.

While more new homes in Greater Hobart have been in established areas than greenfield, overall residential growth across the Urban Growth Boundary since 2012 has predominantly been single dwellings.

The intended outcomes of the STRLUS and Greater Hobart Plan to increase the proportion of housing in infill areas remain relevant. Focusing on implementation of policies aimed at increasing the proportion of infill housing, providing more diverse housing types and sizes, and locating new homes close to services and infrastructure will assist with progress towards achieving the targets.

Analysis undertaken for the State of Play Report indicates there is sufficient capacity within the Urban Growth Boundary to accommodate the new homes that will be required over the next 25 years. The suitability of the boundary will be considered in the update to the STRLUS. Increasing the supply of infill residential development will reduce pressure for continued outward growth, and may assist with prioritising and coordinating use of existing infrastructure capacity and investment in new or upgraded infrastructure.

Growth in Towns and Villages

The STRLUS includes settlement strategies for towns, villages and hamlets in the Region. There are 110 towns, villages and hamlets across the Southern Tasmania Region²¹. Many of these towns and villages have historic value and ties to early and ongoing agriculture and other resources like fishing and forestry, and in some parts hydro-electricity. Some towns and villages play an important role now in the tourism economy, providing a base for economic activity, accommodation for visitors and workers, and in some cases contain attractions in themselves. Recent shifts in the tourism industry have seen many dwellings in some towns and villages transition from long term housing to short stay tourist accommodation.

Some towns and villages, particularly in tourist destinations like along the southern coast, around Coles Bay and the Tasman Peninsula, have grown from small scale villages with small permanent populations to having a larger resident population and more intense tourist visitation through short stay holiday rentals. Some growth, particularly in coastal locations, has been largely driven by retirees moving to Tasmania or out of the main centres and relocating in areas with high natural amenity. However, an influx of older people into communities that may not have the range and level of services to support them (like aged care and health services) is creating inequity and challenges for government and other providers in meeting the needs of communities across the Region. Many of these towns and villages also lack essential services like reticulated water supply and sewer.

While on-site wastewater systems are provided for individual properties, continued growth in some communities may start to put pressure on environmental values like water quality and the water table, unless other infrastructure solutions are provided.

Many rural towns and villages are dependent on changing economic activity for their ongoing sustainability. As the nature of economic activity has changed in different parts of the Region, some towns are growing or changing. In these areas, changes in economic activity (for example, a transition from forestry to tourism, or changing agricultural production due to irrigation schemes), have resulted in changes to the make-up of the community as people move in to take up different jobs.

Other rural towns and villages are experiencing aging populations and declines in productivity as global influences change the viability of farming and a younger workforce seeks opportunities in the larger cities or interstate. Some rural communities are facing static or declining populations. Maintaining populations that are sufficient to support the delivery of services that all residents rely on is a challenge in these areas

Some towns are important locations for services, facilities and meeting the basic needs of residents in surrounding areas. New Norfolk, Sorell, Brighton, Kingston and Huonville are examples of centres that have functional connections with more remote parts of the Region. Many of these locations are connected to Hobart through employment opportunities, with residents moving in for lifestyle and amenity reasons while commuting into Hobart for work.



THEME 3

5.3 Social Infrastructure

Social infrastructure includes places and spaces that allow people to come together, support community life and celebrate and experience culture. Social infrastructure is a term that can cover many aspects of social life that support social connection. This includes access to schools, TAFE and universities, hospitals, community health centres and medical centres, outdoor and indoor sport and recreation facilities like aquatic centres, sports courts and sports fields, parks and playgrounds, community centres, libraries, community arts and creative centres, museums, galleries and performing arts centres.

Population growth in different parts of the Region may require planning and delivery of new social infrastructure and services, where growth occurs through expansion of urban areas. There are also opportunities to make better use of existing social infrastructure (particularly schools) in some established areas that are experiencing population changes. More cost-efficient growth management outcomes will be achieved if there is capacity for new housing in locations that have good access to under-utilised social infrastructure and services. In comparison, continuing to expand urban areas outwards with minimal infill development is likely to create demand for governments to deliver new social infrastructure while existing facilities operate below capacity or can not be sustained.

The following summaries highlight access to social infrastructure across the different parts of the Region. Figure 27 maps the distribution of different types of social infrastructure, with larger circles indicating more social services.

Metropolitan Hobart

- Good provision of regional social infrastructure like universities and hospitals in Hobart CBD and inner city suburbs.
- There is a higher concentration of cultural, sport and recreation facilities in Hobart and Glenorchy. This includes regional cultural facilities that attract cultural tourism like the MONA, Tasmanian Museum and Art Gallery (TMAG), Playhouse Theatre and Maritime Museum. Bellerive also has the Blundstone Arena in the east.
- Metropolitan Hobart has a range of community facility space for hire, mostly in the form of large town halls (such as the City Hall and Hobart Town Hall) and smaller scout halls, meeting spaces and citizens centres.
- Some councils have identified the need for more youth spaces, creative infrastructure and local cultural spaces, and more general practitioners.

The South

- Sport and recreation facilities, health and community facilities mostly provided in Kingston, Huonville, Cygnet, Port Huon and Dover.
- Significant portion of open space at the west of the Region is the Hartz Mountains National Park.

The Midlands

- Social infrastructure mostly located in New Norfolk and Oatlands.
- Schools located in towns along the main highways (like Ouse, Hamilton, Bagdad, Kempton, Bothwell).
- Lower provision of sport and recreation facilities compared with other parts of the Region.
- Cultural facilities located in rural communities including four museums and one gallery. Cultural facilities are distributed across the Region, rather than clustered around population centres.

The East

- Sorell is a key centre for smaller communities on the East Coast for access to social services, retail and education.
- Some health and community facilities also located in Sorell.
- Nubeena, Triabunna and Swansea have clusters of social infrastructure including schools, emergency services and community centres.

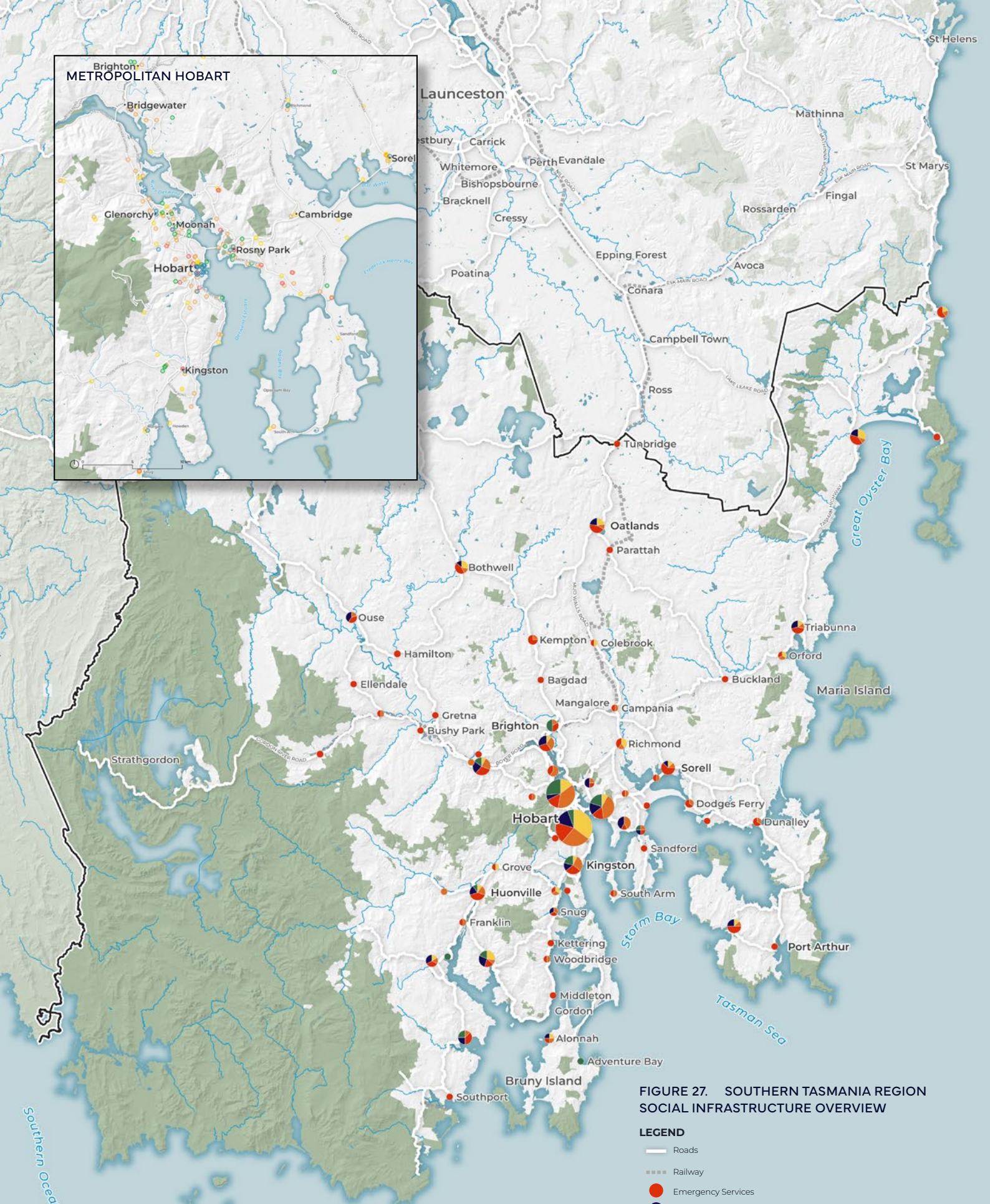


FIGURE 27. SOUTHERN TASMANIA REGION SOCIAL INFRASTRUCTURE OVERVIEW

- LEGEND**
- Roads
 - - - Railway
 - Emergency Services
 - Medical Services
 - Culture and Community
 - Education
 - Sports and Recreation

0 5 10 km

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map

5.4 Opportunities and Challenges for People, Communities and Growth

Opportunities	Challenges
<ul style="list-style-type: none"> • Monitoring population growth and change to inform adaptable and responsive growth strategies for the Region. • Implementing policies and actions that attract and retain a younger working population. • Investigating diverse housing typologies such as townhouses, apartments and multiple dwellings to cater to the needs of a more diverse community and people at different life stages. • A more compact, efficient and sustainable urban area for metropolitan Hobart with more suitable housing options and improved access to employment, amenities and services. • Encouraging compact, efficient and more diverse housing development within Southern Tasmania's existing towns and villages to contribute to more vibrant centres, improved amenity and less dependence on cars. • Using existing cultural and community buildings and spaces to stimulate creative, knowledge and innovative economies and create hubs for urban renewal and placemaking. 	<ul style="list-style-type: none"> • External broader political and economic factors outside of the State and local government control such as federal policy levers, the cost of finance and construction materials which could hinder progress in housing delivery and therefore good growth in Southern Tasmania. • Appropriately responding to the demographic trends of an ageing population due to the departure of working age professionals. • Ongoing sustainability of some towns and villages due to highly variable and uncertain rates of population growth and ensuring the capacity for housing across the Region keeps pace with anticipated demand. • Balancing the housing, social service, and infrastructure requirements of an older population with opportunities to attract and retain a younger and working population. • Balancing the supply of new housing in established urban areas that are close to jobs, services, and where there is capacity in schools and utilities infrastructure, with outward expansion of Hobart's urban area that requires new or expanded transport, utilities and social infrastructure. • The planning system enabling and incentivising more diverse and compact housing so that new housing is appropriate to the needs of an older population and smaller households.



PART 4

OPPORTUNITIES AND CHALLENGES FOR THE SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY



The opportunities and challenges identified in this report have been reviewed to understand where there are overlaps and inter-relationships. These are presented as possible 'Region Shapers' to provide preliminary direction for the STRLUS and implementation of the Tasmanian Planning Policies in the Southern Tasmania Region.

The Region Shapers capture and respond to the diversity of the Region, particularly the unique challenges and opportunities across different geographic areas.



6.1 Key Findings



REGION SHAPER #1

Planning for the Region is grounded in an understanding of, respect for, and connections to culture, history and Country

- Involve the palawa, Southern Tasmania’s Aboriginal people in devising the approach to embedding Country-first practices in regional planning for Southern Tasmania.
- The significance of landscape in the identity and character of Southern Tasmania, its influence on growth and economic activity, and value to Southern Tasmania’s people are reflected in regional planning.
- Pre- and post-colonisation history and cultural values of both Aboriginal and non-Aboriginal people are acknowledged.



REGION SHAPER #2

Land use and economic activity respect, protect and respond sustainably to the Region's unique natural environment

- New housing is well located and responsive to topography, natural systems and hazards.
- Housing for a growing and changing population is compatible with the landscape and natural assets of the Region.
- Growth and diversification of the Region’s economy, including creating more jobs, emergence of different industries, technologies and products, supports the long term health of the natural environment while capitalising on the opportunities it creates.
- Patterns of land use growth and change consider climate change impacts on the environment and implement sustainability outcomes that reduce the impacts of land use.



REGION SHAPER #3

Communities across Southern Tasmania are safe and resilient to natural hazards and climate change

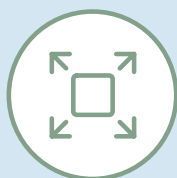
- The boundaries of Greater Hobart’s urban area and growth in towns and villages considers and mitigates risks from natural hazards including bushfire, flooding and landslip.
- Potential changes in the Region’s climate including temperatures, rainfall patterns and sea level rise inform decisions on where and what types of growth occur, and risks to existing communities.
- Growth in urban areas, towns and villages considers impacts of natural hazards on infrastructure and access to services and facilities, and the movement of goods and people around the Region are addressed.



REGION SHAPER #4

Communities in the Region are sustainable, connected and diverse

- Housing is accessible, affordable and suitable for diverse and changing needs.
- Housing is the right type and size to suit the needs of an aging community as well as the growing number of one and two people households.
- There is capacity for housing in the towns and villages across the Region to meet demand, and decisions on where new housing is located consider the costs of and ability to deliver infrastructure and services that residents need.
- New housing is located to prioritise access to employment and services and to take advantage of active transport, green links and public transport.
- Active and public transport improvements are prioritised in locations where new housing is planned.
- Land use planning incorporates measures to promote community health and healthy living.



REGION SHAPER #5

Social services and infrastructure are planned and delivered to support a growing and changing community

- Planning for new or expanded social infrastructure and services is aligned with where population growth is strategically planned across the Region.
- Social services and infrastructure meet the changing needs of the community in particular different age profiles in different parts of the Region.
- Housing is suitable and affordable to key workers particularly in health care, education, emergency services, and in some parts of the Region tourism, hospitality, and agriculture.



REGION SHAPER #6

Employment and economic clusters are accessible and transport networks support how, where and why people and goods move within, to and from the Region

- Transport networks are integrated with where people live and work, and with the services and facilities that support their daily lives.
- Centres, towns and villages across the Region provide equitable and viable access to employment, shopping, entertainment, and social services.
- Freight movement networks provide access to key industry clusters, ports and distribution hubs.



REGION SHAPER #7

The Region's economy leverages its unique strengths and provides a stable base for employment growth and diversification

Economic growth and diversification are tied to and build upon:

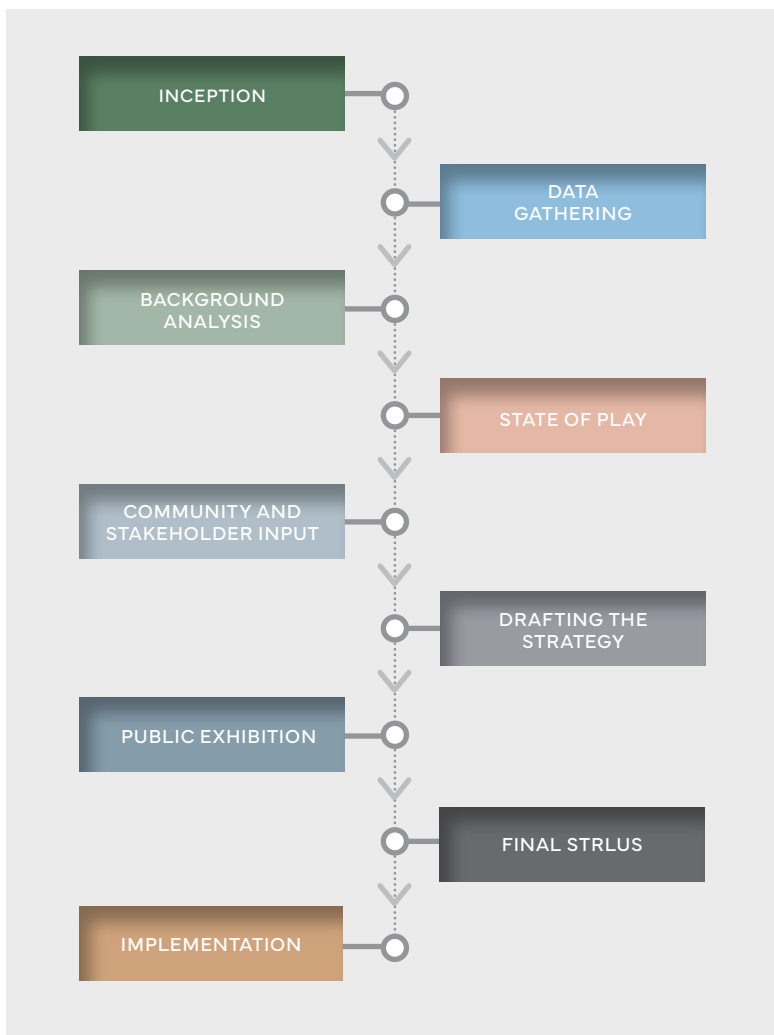
- Hobart's role as Tasmania's capital city.
- Sustainable use of natural assets through tourism, agriculture, aquaculture.
- Capitalising on education, research, innovation and collaboration in fields that are unique to or particular strengths of the Region.
- Embracing new ways of production and combinations of activities that add value.

Next Steps for the STRLUS

7.1 Preparing the updated STRLUS

The following diagram summarises the STRLUS drafting process. Community engagement will play an important role in building on and refining the findings of this report to inform the updated STRLUS.

FIGURE 28. STRLUS UPDATE: PROCESS AND TIMING





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