

Information Sheet 2-2026

Subject: STRLUS 2026, the Tasmanian Planning Policies and current LPS amendments

Purpose: To provide guidance on Commission processes relating to the declaration of the STRLUS 2026 and commencement of the Tasmanian Planning Policies, relating to assessments of draft Local Provision Schedule amendments, prior to legislative amendments

Introduction

The Tasmanian Planning Policies (TPPs) and the Southern Tasmania Regional Land Use Strategy 2026 (STRLUS 2026) are now both effective. These changes affect the strategic planning requirements relevant to draft amendments to Local Provisions Schedules (LPSs). Proposed amendments to the [Land Use Planning and Approvals Act 1993](#)¹ (the Act) would introduce transitional arrangements for assessments already under way. Those amendments are not yet in force.

This information sheet explains the requirements that currently apply, the Commission's approach to existing assessments, and how the position may change if the proposed amendments become law.

Background

On 27 May 2026, the Commission issued [Information Sheet 01-2026 – Tasmanian Planning Policies – commencement 1 July 2026](#)², which provided initial guidance on:

- the commencement of the [Tasmanian Planning Policies](#) (PDF, 3.2MB)³ (TPPs);
- implications for current and future assessments under the Act, in particular draft amendments to Local Provision Schedules (LPSs);
- the Commission's assessment approach, including during the transition; and
- proposed legislative amendments.

¹<https://www.legislation.tas.gov.au/view/html/inforce/current/act-1993-070>

² https://www.planning.tas.gov.au/_data/assets/pdf_file/0006/856446/Information-Sheet-1-2026-TPPs-commencement-1-July-2026.pdf

³ https://www.stateplanning.tas.gov.au/_data/assets/pdf_file/0003/610752/Tasmanian-Planning-Policies-November-2025.pdf

This earlier information sheet should be read together with this information sheet.

On 1 July 2026, the TPPs commenced and became effective.

On 11 September 2026, STRLUS 2026 was declared, replacing the Southern Tasmania Regional Land Use Strategy 2010-2035 (former STRLUS).

Current Act and Assessment Obligations

In assessing a draft LPS amendment, the Commission and the relevant planning authority must be satisfied that the amendment meets the LPS criteria in section 34(2)(a)-(h) of the Act.

Under the Act as currently in force:

- a planning authority deciding whether to certify a draft LPS amendment under section 40F must consider all applicable LPS criteria. These include whether the amendment *satisfies the relevant criteria in relation to the TPPs* under section 34(2)(da) and is, *as far as practicable, consistent with the applicable regional land use strategy* under section 34(2)(e)
- an undetermined draft LPS amendment must be assessed against the TPPs and the RLUS applicable when the Commission makes its decision.

This will continue until any amendments to the legislation take effect.

For land in southern Tasmania, the applicable regional strategy is now the STRLUS 2026.

Proposed Legislative Amendments

The *Land Use Planning and Approvals (Miscellaneous Amendments) Bill 2026* proposes changes to a range of matters including the processes for making and considering amendments to an LPS.

The Bill was tabled in Parliament in May 2026 and has been debated in both houses. The Legislative Council passed amendments to the Bill this month (September), and these amendments will be further considered by the House of Assembly. The Bill has not received Royal Assent and the proposed amendments are not in force.

The Bill proposes the following changes in relation to the requirements for assessment of amendments to LPSs in light of the application of the TPPs and the STRLUS.

Transitional Arrangements for Application of the Regional Land Use Strategies

In the case of a regional strategy, the Bill states that the strategy to be considered is the one in force at the relevant time. The relevant time is specified and applies to three circumstances on the progression of an LPS or an LPS amendment.

Draft LPS or an LPS

The time at which the relevant planning authority provides the Commission with a report under section 35F(1) (provision of an exhibition report); or

Draft Amendment Directed by section 35KB (substantial modification)

The time which a planning authority provides the Commission with a report under section 35F (provision of an exhibition report); or

Draft Amendment to an LPS (not section 35KB)

The time when a draft amendment is certified under section 40F (certification of meeting the LPS criteria and to proceed to public exhibition)

Transitional Arrangements for Application of the Tasmanian Planning Policies in draft Bill

The draft Bill changes the LPS Criteria test for the TPPs from “*satisfies the relevant criteria in relation to the TPPs*” to “*is consistent with the TPPs.*”

Draft Amendment of an LPS directed by section 35KB (substantial modification)

The TPPs do not apply to an amendment of a draft LPS directed under section 35KB of the Act (substantial modification), if the TPPs were not in effect (ie before 1 July 2026) on the day the planning authority provided the Commission with a report under section 35F(1) (provision of an exhibition report).

Draft Amendment of an LPS

The TPPs do not apply to an amendment of a draft LPS if, on the day the draft amendment was certified under section 40F (certification of meeting the LPS criteria and to proceed to public exhibition) the TPPs were not in effect (i.e. before 1 July 2026) and the Commission has not determined the amendment under section 40Q (approval of an amendment) on the day the Bill commences (likely end of November).

However, **the above changes will not apply until the draft Bill receives Royal Assent. Building Tasmania’s State Planning Office have advised that this is expected in November 2026.**

Implications for draft LPS amendments

Commission approach to current assessment of LPS amendments in southern region

The following advice explains the Commission's approach while the TPPs and new STRLUS 2026 are in effect and the proposed legislative amendments remain before Parliament.

The Commission must apply the Act, as currently in force.

The process adopted will depend on the stage of the assessment, the significance of the matter, fairness to the parties and the need for efficient determination.

For each assessment, the Commission will have regard to the principles of natural justice, including maintaining procedural fairness and impartiality, the relevance of the TPPs and the new STRLUS to the matters under consideration in the assessments, and the need for timely and efficient determination of assessments.

The Commission will adopt a pragmatic and proportionate approach to ongoing assessments to maintain continuity and efficiency. This includes avoiding unnecessary rework, clearly communicating expectations with all parties during the transition, and distinguishing between matters of strategic alignment and detailed regulatory requirements.

Where the Commission identifies a relevant and significant policy matter relating to the TPPs or the new STRLUS that has not been raised or addressed by the parties, it will bring the matter to their attention and provide a reasonable opportunity for them to respond, consistent with its information-gathering powers under the *Tasmanian Planning Commission Act 1997*. This ensures parties are given a fair opportunity to respond or to provide necessary evidence to such relevant matters, before the Commission makes its determination.

If the Bill receives Royal Assent and the relevant provisions commence, some draft LPS amendments that remain undetermined may become subject to the saving provisions. Depending on the final legislation, a draft LPS amendment may not require assessment against the TPPs and may be assessed against the former STRLUS that was in force at the relevant earlier date.

Presentation of Information or Evidence

Parties decide what information or evidence to provide in support of a submission addressing section 34(2). The Commission will decide what weight to give that material having regard to its relevance to the issues being assessed. If expert evidence is presented at a hearing, the usual procedures for, preparing, submitting and exchanging expert evidence apply.

Further information

The Commission will continue to monitor the draft Bill and update this Information Sheet as required.

The TPPs are available on the [Planning in Tasmania website](#)⁴.

The STRLUS 2026, supporting documents and the Tasmanian Regional Planning Mapping system are also available on the [Planning in Tasmania website](#)⁵.

For further information on the Commission's roles and functions in relation to the TPPs or RLUSs, Commission assessment processes or questions about current assessments, please contact the Commission:

Telephone: (03) 6165 6828

Email: tpc@planning.tas.gov.au.

Website: www.planning.tas.gov.au

For questions about an ongoing assessment of amendments, the application of the TPPs or STRLUS 2026, or the Commission's processes, contact the Commission and ask to speak with Senior Planning Adviser, Samuel McCrossen.

For further information on the TPPs, the STRLUS 2026 the broader planning system, or the proposed legislative amendments, please contact the State Planning Office by telephone on 1300 703 977, email spo@stateplanning.tas.gov.au or visit the Planning in Tasmania website at www.stateplanning.tas.gov.au.

John Ramsay

**Executive Commissioner
Tasmanian Planning Commission**

29 September 2026

⁴ <https://www.stateplanning.tas.gov.au/planning-system/tasmanian-planning-policies/about-tasmanian-planning-policies>

⁵ <https://www.stateplanning.tas.gov.au/planning-system/regional-planning/rluss>