TASMANIAN PLANNING COMMISSION

Our ref: DOC/26/99284
Officer: Claire Hynes
Phone: 03 6165 6828
Email: tpc@planning.tas.gov.au

25 August 2026

The Hon. Kerry Vincent MLC
Minister for Planning

By email: Minister.Vincent@dpac.tas.gov.au

Dear Minister

Draft Southern Regional Land Use Strategy

I refer to your letter of 23 July last which forwarded the draft Southern Tasmania Regional Land Use Strategy (the Strategy) for the advice of the Commission in accordance with section 5A(3A) of the *Land Use Planning and Approvals Act 1993.*

The Commission has completed its review of the Strategy, and its formal advice is provided in Attachment 1 for your consideration.

In accordance with is usual practice, the Commission advice will be published on the Commission website, following the declaration of the Strategy.

I would be pleased to provide further information if required.

Yours sincerely

[redacted]

John Ramsay
Chairperson

Attachment 1: Commission advice on draft Southern Tasmania Regional Land Use Strategy

cc State Planning Office, Building Tasmania

Attachment 1

Advice of the Tasmanian Planning Commission on the draft Southern Tasmania Regional Land Use Strategy 2026, in accordance with section 5A(3A) of the *Land Use Planning and Approvals Act 1993*

1. Under section 5A(3A) of the *Land Use Planning and Approvals Act 1993* (the Act), the Minister must not declare a regional land use strategy unless satisfied that the strategy -
    - furthers the objectives set out in Schedule 1 of the Act, which comprises Part 1 - the Objectives of the Resource Management and Planning System (RMPS) of Tasmania and Part 2 - the Objectives of the Planning Process established by the Act (Schedule 1 Objectives);
    - is consistent with each State Policy; and
    - is consistent with the Tasmanian Planning Policies (TPPs).
2. Section 5A(3) of the Act requires that the Minister must have advice from the Tasmanian Planning Commission (the Commission) before making the declaration.
3. The Commission has received and reviewed a copy of the draft Southern Tasmania Regional Land Use Strategy 2026 (the draft Strategy), which was provided by the Minister on 23 July 2026. The Commission has also considered the draft Implementation Plan for the draft Strategy and the draft Southern Tasmanian Regional Land Use Strategy 2026 – Background Report, which are non-statutory documents.
4. The Commission provides the following advice on the three statutory matters referred to in paragraph 1 above.

Summary of Commission advice

5. The Commission is of the opinion that the draft Strategy only partly furthers two of the Schedule 1 Objectives, in that it does not contain comprehensive provisions for the fair, orderly and sustainable use and development of land across the region or achieve sound strategic planning and co-ordinated action by State and local government.
6. The draft Strategy does not presently provide sufficient information on regional sequencing, coordination and delivery of infrastructure, to support the potential regional growth outcomes it proposes. This is effectively acknowledged in the draft Strategy in that it identifies the need to establish a Growth and Infrastructure Coordination Plan in the proposed Implementation Plan for the Strategy.

7. The Commission advises the draft Strategy is generally consistent with relevant State Policies, including by addressing coastal values, water quality, agricultural land, environmental values and hazards.

8. The Commission advises that the draft Strategy is generally consistent with the TPPs, as it is structured around the main TPP themes and seeks to apply elements of the TPP strategies at a regional scale.

Furthering Schedule 1 Objectives

9. The following more detailed advice is provided in relation to the furthering the Schedule 1 Objectives.

10. The draft Strategy identifies a large area of land in the southern region that is potentially available for the growth and expansion of existing settlements. The land is within the proposed Greater Hobart Metropolitan Urban Boundary (MUB) area and Nominated Town Boundaries (NTBs) throughout the region. It is recognised that the entirety of the land identified will not be available for development because of natural and physical constraints (including land with natural values and hazards) and infrastructure considerations, however the draft Strategy does identify a significant area of land as being potentially available for the expansion of existing settlements.

11. The Commission has undertaken a comprehensive analysis of the identified land available for settlement growth across the region that is proposed in the draft Strategy (see Annexure A). This analysis indicates the scale of residential land as available within the region and where services are, or are not available, in the areas proposed for growth in the draft Strategy. The analysis also compares the identified areas for growth in the existing Southern Tasmania Regional Land Use Strategy 2010-2035 (as amended 19 May 2025) (the current Strategy) with those identified in the draft Strategy.

12. The analysis highlights the Commission's advice below, specifically in paragraphs 20 to 22, that consideration should be given to providing greater certainty in the draft Strategy regarding the development of the Coordination Plan through additional provisions in Section 4.2.2 The Implementation Plan.

13. The Commission is not however able to advise on the capacity of the identified existing infrastructure and services to deliver the growth strategies in the draft Strategy.

14. To the extent that the draft Strategy identifies settlement growth on areas of land within existing settlements and around existing settlements, the objective for the fair and orderly use and development of land is partly furthered.

    However, the Commission considers that the draft Strategy does not adequately explain the relative priority, timing or sequencing of future growth

areas across the region, nor how those growth areas are intended to be coordinated with the delivery of supporting infrastructure.

15. The draft Strategy clearly recognises that the efficient and sustainable expansion of settlements is dependent on coordinated provision of physical infrastructure and identifies the need for a '*growth and infrastructure coordination plan*' or '*infrastructure and growth coordination plan*' (Coordination Plan) in several regional strategies. However, in doing so it relies on future implementation mechanisms to resolve sequencing, servicing and coordination of growth and physical infrastructure planning. For example, the following strategies rely on preparation of an endorsed Coordination Plan:

    - growth management strategy 3.1.2.1(b)(iv) - growth in metropolitan Hobart is to be delivered through the application of appropriate planning controls that are "sequenced consistently with any endorsed *infrastructure and growth coordination plan* outlined in the Implementation Plan".
    - growth management strategy 3.1.2.2(f) - rezoning for growth in towns and villages "is to be consistent with any endorsed *infrastructure and growth coordination plan* outlined in the Implementation Plan".
    - physical infrastructure strategy 3.5.2.1(b) - physical infrastructure planning is to be aligned with "any *growth and infrastructure coordination plan*".

16. The Commission notes the draft Strategy (section 4.2.2) identifies the need for an overarching Implementation Plan to support the delivery of the Regional Strategies. The draft Implementation Plan identifies a range of actions to support the implementation of regional strategies in the draft Strategy. In relation to growth management, the draft Implementation Plan includes two separate actions to prepare an *Infrastructure and Growth Coordination Plan*, and for physical infrastructure planning, it includes an action to prepare a *Growth and Infrastructure Coordination Plan*.

17. The effect is that key matters relating to the location, staging, servicing, sequencing and coordination of growth are deferred to future action rather than being addressed in the draft Strategy itself.

18. The Commission also notes the draft Implementation Plan appears to refer to broadly the same strategic planning exercise through its references to an *Infrastructure and Growth Coordination Plan* and a *Growth and Infrastructure Coordination Plan*. Clarification is required as to whether the policy intent in the draft Strategy to support delivery of the growth strategies, is to prepare a single Coordinated Plan or separate initiatives.

19. The growth management actions in the draft Implementation Plan are identified to be short-term (within 3 years of declaration of the Strategy). During that period, decision-makers (planning authorities and the Commission) will be required to assess planning scheme amendments for settlement expansion without the benefit of the infrastructure and service planning framework that the draft Strategy anticipates will guide such decisions. This also has implications for infrastructure providers, landowners and the development sector.

20. The Commission considers that, in absence of a completed Coordination Plan, the draft Strategy's does not sufficiently demonstrate how its settlement growth objectives will be implemented in practice. It is difficult to assess whether growth will occur in a fair, orderly and sustainable manner (Part 1(b) of Schedule 1 of the Act) where the sequencing of development, infrastructure provision and investment priorities remain unresolved. For the same reason, the draft Strategy does not adequately demonstrate the coordinated action by State and local government contemplated by Part 2(a) of Schedule 1.

21. The Commission accepts that if no Coordination Plan for the region currently exists, and there is a need to bring the draft Strategy into effect, it may not be practicable to prepare such a plan in the short term.

22. However, if the draft Strategy contained more definitive provisions regarding the preparation and development of the Coordination Plan, it would strengthen the regional and State government commitment to putting the Plan in place as soon as possible. Consideration should be given to providing greater certainty in the draft Strategy regarding the development of the Coordination Plan through additional provisions in Section 4.2.2 The Implementation Plan. This could include:

    - specifying the agency responsible for coordinating and preparing the Coordination Plan;
    - specifying the process to be followed in developing the Coordination Plan;
    - establishing timeframes for the preparation and development of the Coordination Plan, either at a whole of region level or in stages, including at a municipal, part of a municipal area, or sub-regional growth area level; and
    - committing to make the Coordination Plan publicly available as soon as practicable following its preparation and endorsement, whether for a defined area or the entire region, including details of infrastructure planning, services infrastructure plans or availability or

for single infrastructure services, to assist stakeholders and decision-makers so they may benefit from this information.

Consistent with each State Policy

Coastal Policy

23. With reference to the *State Coastal Policy 1996* (Coastal Policy), the Commission notes that the draft Strategy addresses coastal values, coastal settlements, marine areas, coastal hazards, future coastal refugia, environmental values and natural hazards. The draft Background Report states that the environmental values mapping includes coastal protection areas, Ramsar wetlands and future coastal refugia guidance mapping. It also identifies coastal inundation and coastal erosion hazard bands as part of the hazard evidence base.

24. The Commission considers that the draft regional strategy is generally consistent with the Coastal Policy.

State Policy of Water Quality

25. With reference to the *State Policy on Water Quality Management 1997* (Water Quality Policy), the Commission notes that the draft Strategy includes regional strategies for waterways, wetlands and estuaries. It seeks to buffer, protect and minimise impacts on significant riparian areas, remnant vegetation, waterways, wetlands and estuaries. The draft Background Report identifies the Water Quality Policy as an input to the environmental values section. It also identifies waterways and coastal protection areas derived from LPSs as part of the spatial evidence base.

26. The Commission considers that the draft Strategy is generally consistent with the Water Quality Policy.

Protection of Agricultural Land

27. With reference to the *State Policy on the Protection of Agricultural Land 2009* (PAL Policy), the Commission considers that the draft Strategy is generally consistent with the PAL Policy. It identifies agriculture and aquaculture as important components of sustainable economic growth, recognises the need to manage land use conflict, and includes regional strategies addressing agricultural production, value-adding, processing, worker accommodation and rural economic activity.

National Environment Protection Measures

28. National Environmental Protection Measures (NEPMs) are statutory instruments that specify national standards for environmental matters and are taken to be State Policies in Tasmania under section 12A of the *State Policies and Projects Act 1993*.

29. NEPMs are implemented through a range of mechanisms depending on the content of each measure. Current NEPMs include measures relating to air toxics, ambient air quality, assessment of site contamination, diesel vehicle emissions, movement of controlled waste between States and Territories, the National Pollutant Inventory and used packaging materials.

30. The Commission considers that the draft Strategy does not purport to regulate matters dealt with by the NEPMs. However, it contains regional strategies and implementation directions that are relevant to avoiding incompatible land use, managing industrial land, protecting environmental values, considering contaminated land and managing environmental hazards.

Consistent with the Tasmanian Planning Policies

31. The Commission considers that the draft Strategy is generally consistent with the Tasmanian Planning Policies (TPPs). The Commission has noted the draft Strategy is structured around the principal TPP themes of Settlements, Environmental Values, Environmental Hazards, Sustainable Economic Growth, Physical Infrastructure and Cultural Heritage.

32. The Commission has also noted that the TPPs contain Strategies which address the above subject areas, but in many areas, in more or different detail to those contained in the Strategy.

33. The Commission observes that the strategies contain in 5.1 of the TPPs, Provision of Services, are similarly directed towards achieving the ‘sound strategic planning’, and ‘fair, orderly and sustainable use and development’ views expressed above.

34. The Commission considers that the draft Strategy is generally consistent with the:

    (a) settlement TPPs - it provides a metropolitan urban boundary, town and village boundaries, infill and consolidation targets, density expectations, structure plan requirements and activity centre hierarchy.

    (b) environmental values TPPs - it identifies regionally significant environmental values and relies on contemporary data sources, including NRM South material, TASVEG 5.0, threatened vegetation communities, reserves, Ramsar wetlands and future coastal refugia mapping.

    (c) environmental hazards TPPs - it requires early identification of hazards and use of up-to-date hazard data when considering new growth areas, intensified urban areas, infrastructure and vulnerable, critical or hazardous uses.

(d) sustainable economic growth TPPs - it addresses agriculture, aquaculture, natural resources, tourism, renewable energy, industry, freight and logistics, innovation and research.

(e) physical infrastructure TPPs - it recognises that growth depends on coordinated infrastructure planning and delivery, and the draft Background Report states that achieving the regional strategy growth targets depends on coordinating the release of growth areas with infrastructure and service provision.

(f) cultural heritage TPPs - it addresses Aboriginal cultural heritage, historic cultural heritage, cultural landscapes and early engagement with Aboriginal people and organisations.

"Generally Consistent" with State Policies and TPPs

35. In relation to State Policies and the TPPs, the Commission considers the draft Strategy is 'generally consistent' with those instruments. The term 'generally consistent' is used because the State Policies, the TPPs and the draft Strategy address many common planning issues and outcomes, notwithstanding differences in drafting, structure, terminology and policy context. Although technical inconsistencies may arise when conducting a direct provision-by-provision comparison, the Commission is satisfied that the overall policy intent and strategic outcomes of the instruments are capable of being reconciled. The Commission considers that any such inconsistencies can be appropriately addressed through the relevant assessment and decision-making processes established under the Act, having regard to the statutory requirements applicable in each case.

36. The three documents (State Policies, TPPs and Regional Strategies) form part of the LPS criteria and must be considered principally in relation to proposed amendments to planning schemes.

Conclusion

37. Subject to the matters in paragraph 22 above being progressed as soon as practicable, the Commission is satisfied that the draft Strategy would provide an appropriate, implementable regional planning framework capable of guiding future planning scheme amendments, strategic planning, infrastructure coordination and related statutory planning decisions.

Annexure A: Land Analysis – draft Southern Tasmania Regional Land Use Strategy 2026

Annexure A – draft Southern Tasmania Regional Land Use Strategy 2026

This document has been prepared by the Tasmanian Planning Commission. It provides an analysis of the proposed regional growth management strategies, and the targets and limits, and growth areas identified in the draft Southern Tasmania Regional Land Use Strategy 2026 (the draft Strategy). It focuses on existing residential zoned land within the southern region, within the proposed metropolitan urban boundary (MUB) (shown in Figure 11) and within the proposed nominated growth boundaries for towns and villages (shown in Figure 3) in the draft Strategy.

The analysis also includes a comparison of the identified areas of growth and settlement expansion in the existing Southern Tasmania Regional Land Use Strategy 2010-2035 (as amended 19 May 2025) (current Strategy) with those identified in the draft Strategy.

The analysis is structured in three parts:

1. within the Greater Hobart UGB in the current Strategy and the Metropolitan Urban Boundary (MUB) in the draft Strategy
2. within town and village nominated growth boundaries in the draft Strategy
3. located outside the MUB and town and village nominated growth boundaries.

Summary of key changes proposed in the draft Strategy

- Approximately 167ha of land outside the Urban Growth Boundary (UGB) in the current Strategy has been added to the proposed MUB in the draft Strategy, and this is located primarily in Brighton (Recreation, Environmental Management, and Rural zoned land) and Sorell (Rural zoned land). See Map 1a.1 and Table 1a.1.
- Approximately 195ha of land currently within the current UGB in the current Strategy is proposed to be excluded from the proposed MUB. This includes Seven Mile Beach, Hobart College, Rural Living land at Mount Nelson, and other minor realignments or areas.
- Margate, Electrona and Snug are within the current UGB in the current Strategy, however, are proposed to not be within the MUB but instead within the nominated growth boundary for towns and villages in the draft Strategy.
- There are approximately 960ha of vacant residential land within the proposed MUB in the draft Strategy across around 2,700 parcels. See Charts 1b.1 and 1b.2.
- Around 15,000 parcels exceed the minimum lot size for subdivision for their respective zones in the draft Strategy (notwithstanding consideration of any overlays or site constraints).
- There are over 4,000 ha of land within the nominated growth boundary for towns and villages in the draft Strategy. Of the vacant residential land within these areas, almost half of this land lacks servicing (see Figure 2.2). A large portion of this land is concentrated in areas such as the Dodges Ferry and Lewisham, and Nubeena and White Beach.
- Approximately 3,000ha of residentially zoned land is located outside the proposed MUB and the towns and villages with nominated boundaries in the draft Strategy. Most of this land is not serviced by water or sewer infrastructure.

1. Analysis of land within the Greater Hobart Urban Growth Boundary (UGB) in current Strategy and the Metropolitan Urban Boundary (MUB) in draft Strategy

1a Areas of change between Greater Hobart UGB and MUB

Map 1a.1 - Proposed areas of change to the Greater Hobart UGB in the current Strategy with the MUB in the draft Strategy

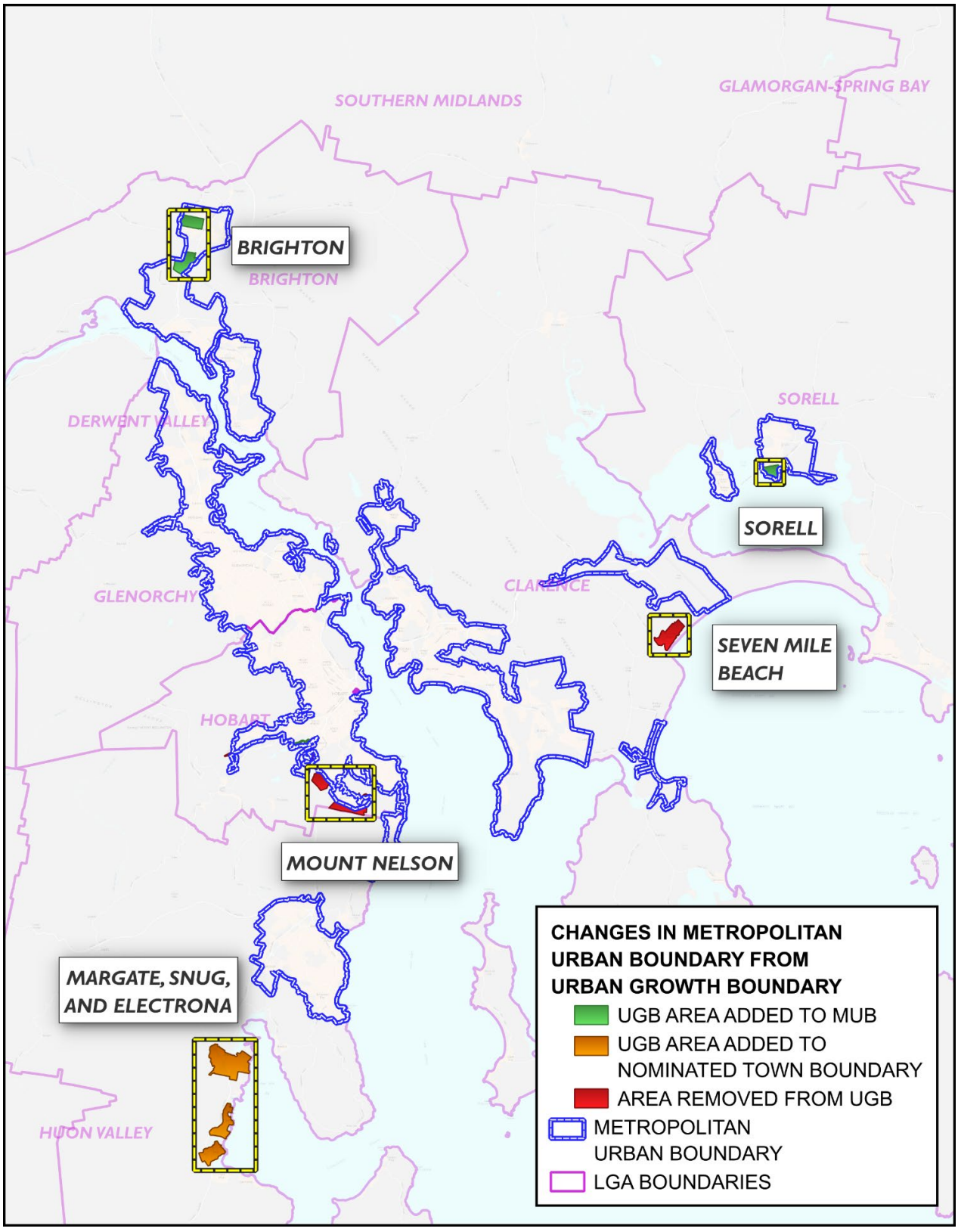


Table 1a.1 - Areas added to proposed MUB (not in UGB)

Area	Hectares
Brighton	113.7
Sorell	34.6
South Hobart	6.6
Misc Realignments	6.5
Kingston	3.9
Howrah	1.1
Midway Point	0.8
Lauderdale	0.3
Total	**167.5**

Table 1a.2 - Areas removed from UGB in proposed MUB

Area	Hectares
Seven Mile Beach	76.2
Mount Nelson	51.5
Mount Nelson (Hobart College)	40.8
Land Around Southern Outlet	14.7
South Hobart	5.4
Misc Realignments	2.8
Dynnyrne	2.1
Sandy Bay	1.0
Total	**194.6**

Table 1a.3 - Areas of UGB that are now part of 'towns and village with nominated boundaries'

Area	Hectares
Margate	179.3
Electrona	67.2
Snug	62.3
Total	**308.8**

1b Land supply within proposed metropolitan urban boundary (MUB)

Chart 1b.1 – MUB: Zone / Supply (private parcels)

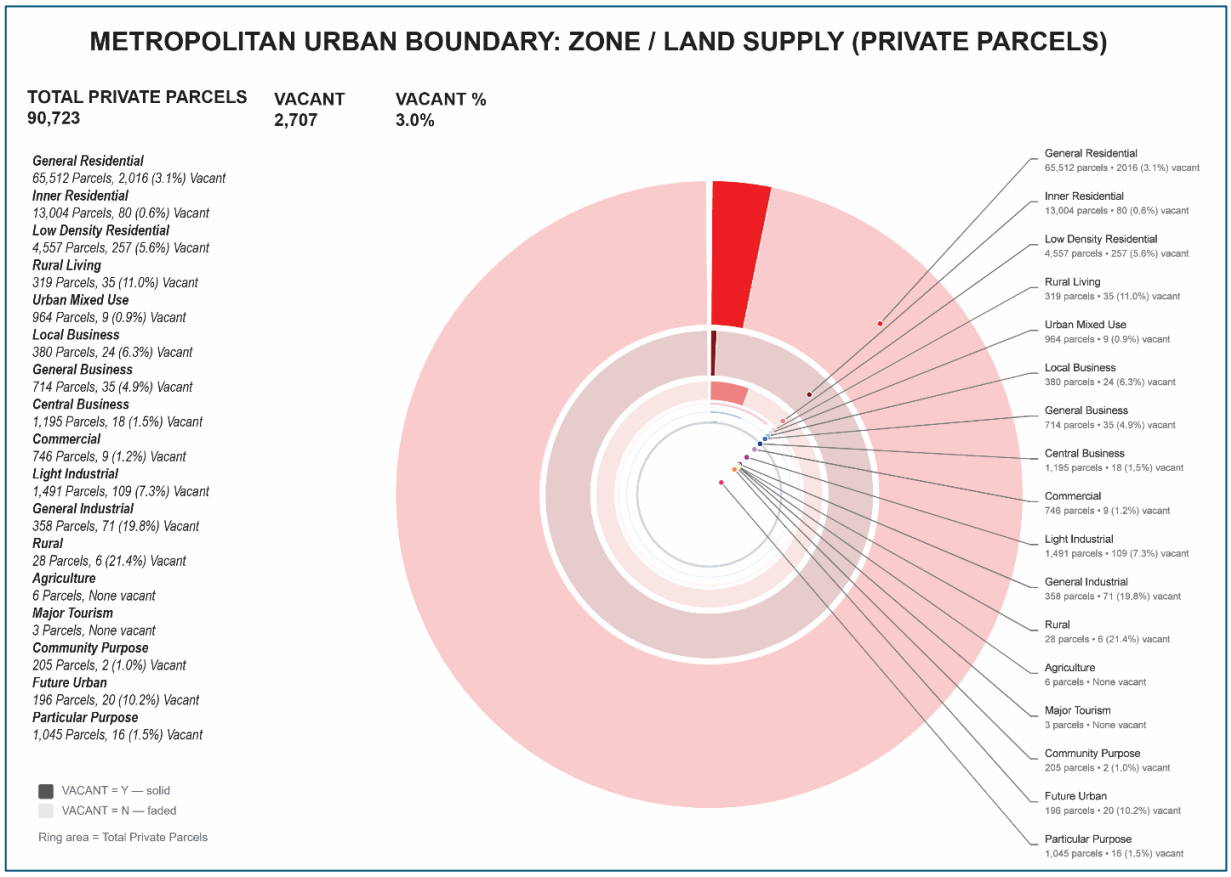
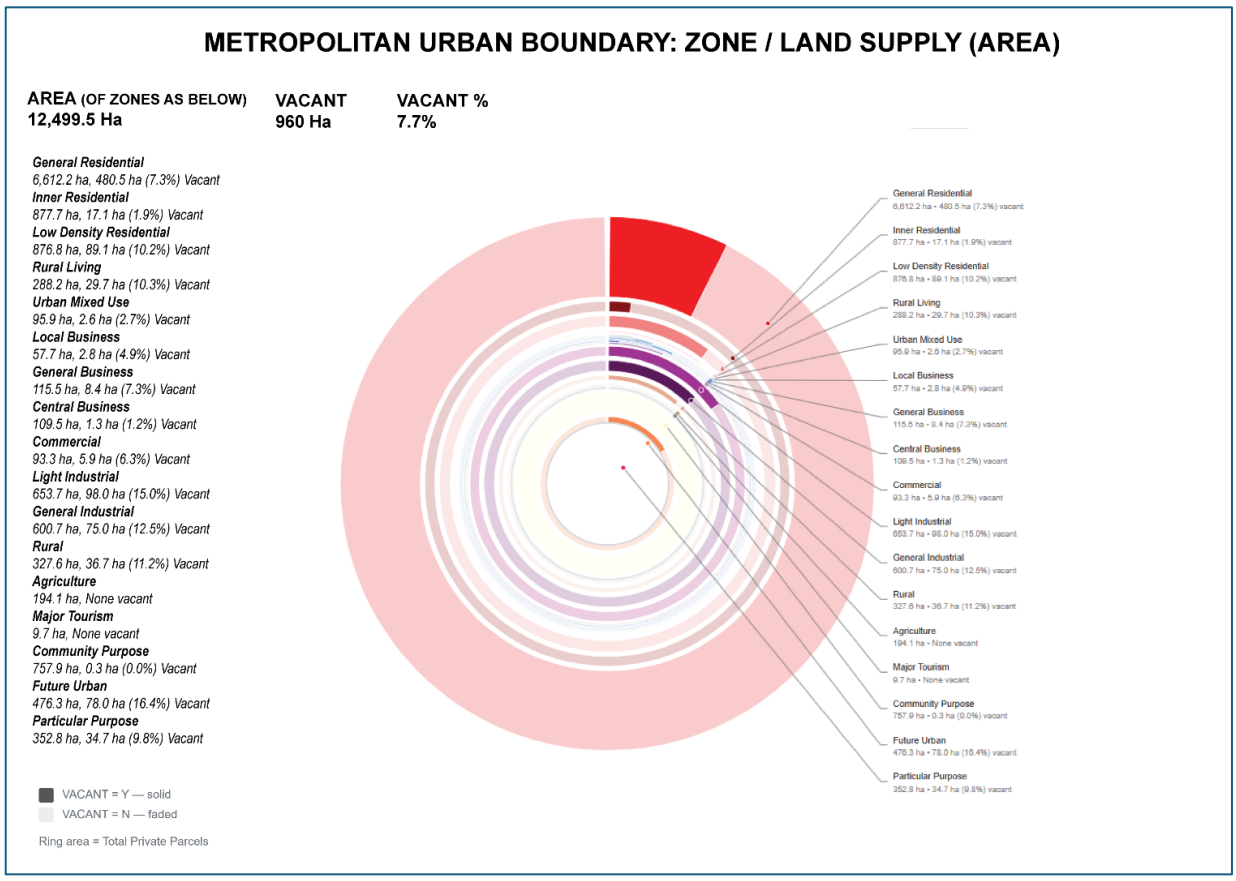


Chart 1b.2 – MUB: Zone / Supply (Area)



Map 1b.1 - Vacant residential land distribution within the proposed MUB in the draft Strategy

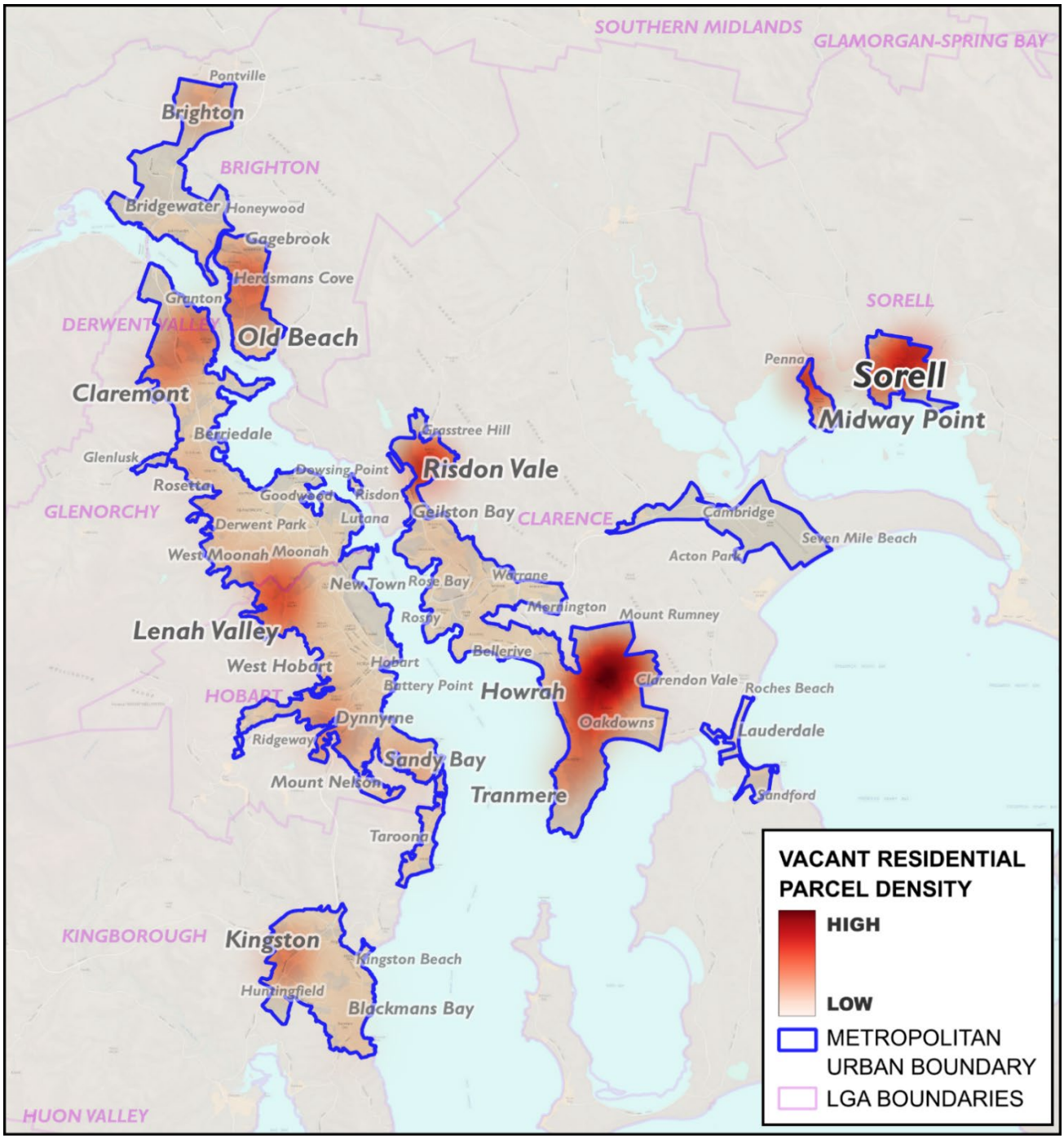
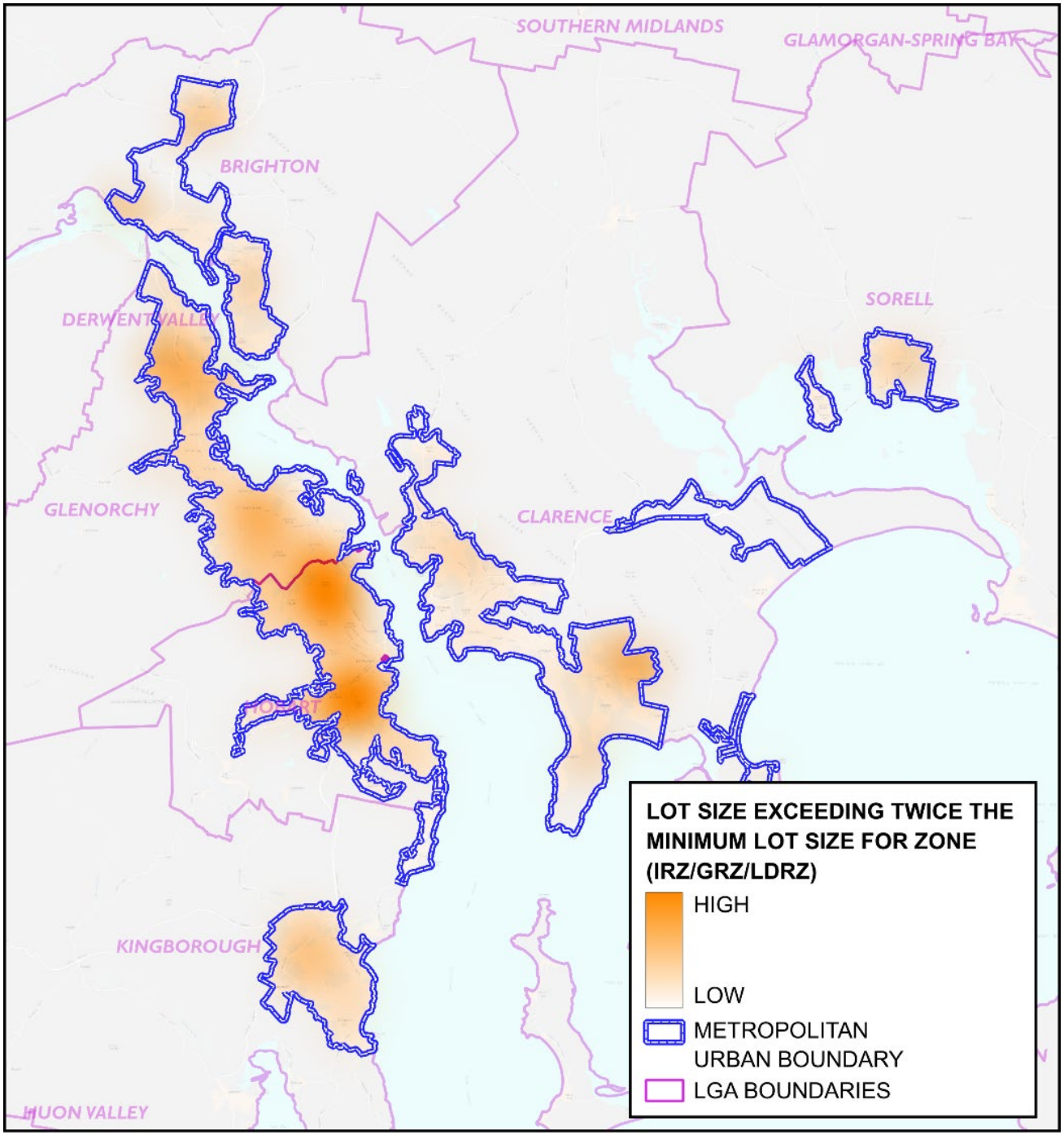


Table 1b.1 - Localities within the proposed MUB with >100 vacant lots

LOCALITY	LOTS	AREA (Ha)
Rokeby	302	118.7
Sorell	243	38.9
Risdon Vale	136	10.9
Midway Point	134	13.6
Lenah Valley	129	22.1
Old Beach	123	62.6
Claremont	111	69.6
Kingston	109	22.2
Howrah	100	17.5

Map 1b.2 – Land zoned General Residential, Inner Residential and Low Density Residential within the proposed MUB, with lot size greater than twice the minimum lot size per zone



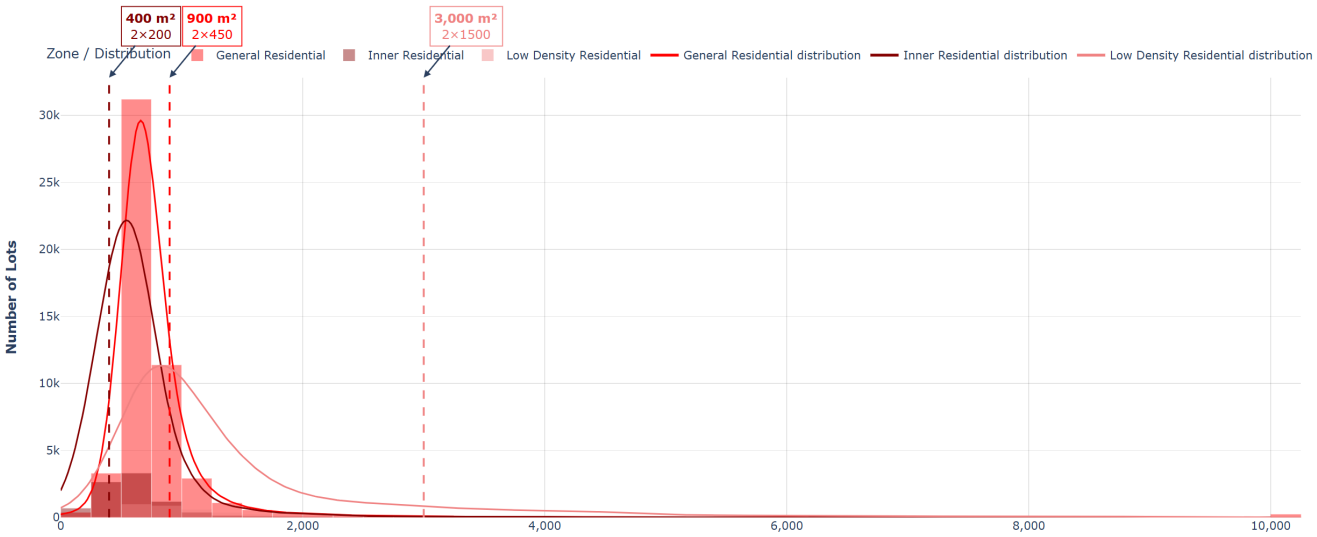
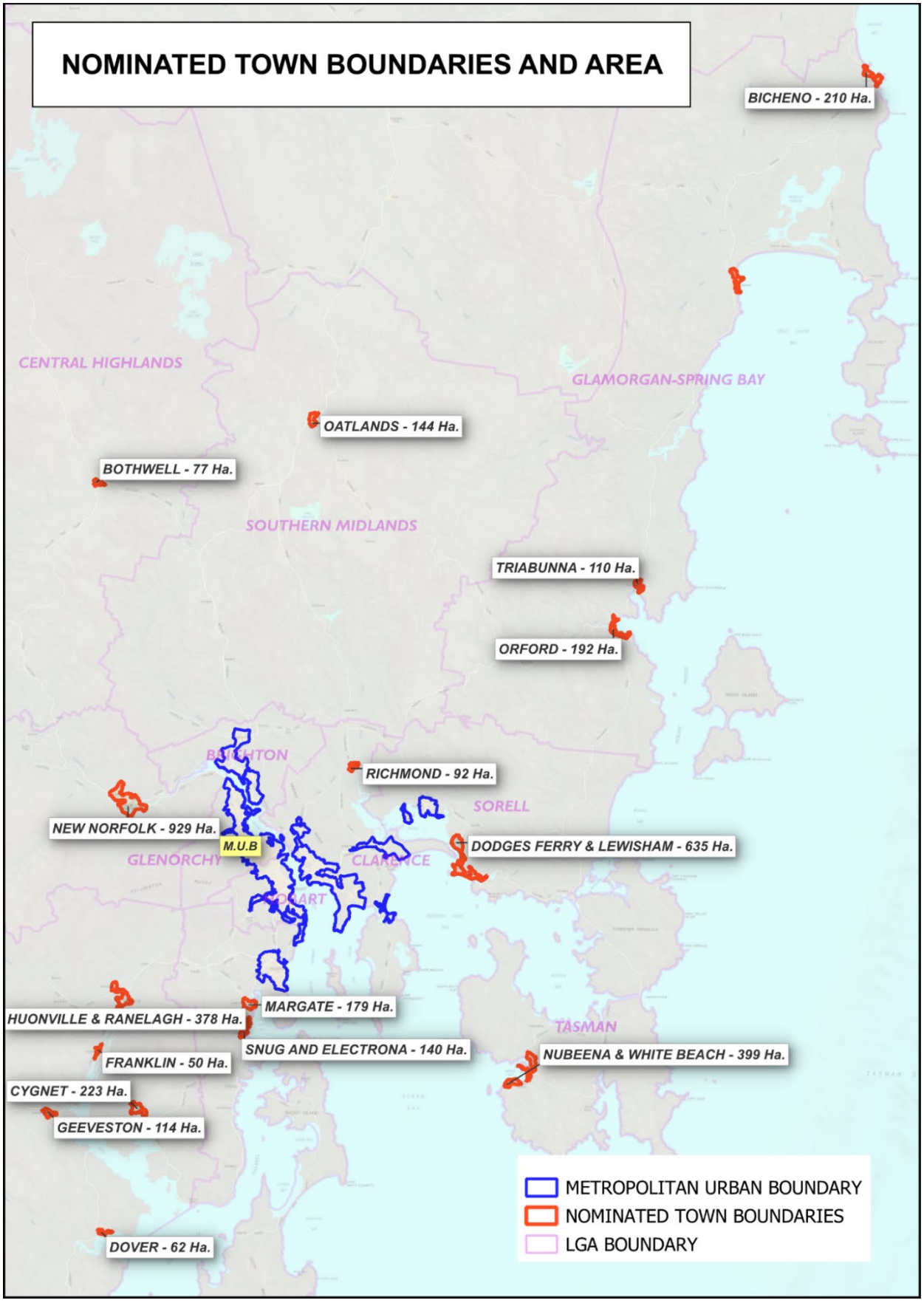


Chart 1b.3 - Private parcel lot size in the proposed MUB

At a high level, it is observed that for land zoned General Residential, Inner Residential or Low Density Residential that is proposed to be within the MUB in the draft Strategy, the distribution of lot sizes indicates that a substantial number of parcels that exceed twice the applicable minimum lot size requirement (potential for subdivision, notwithstanding overlays and other site constraints). This is particularly evident for parcels in the Inner Residential Zone.

2. Analysis of land within town and village nominated growth boundaries in the draft Strategy

Map 2.1 – Towns and villages with nominated boundaries in the draft Strategy



Figures 2.1 and 2.2 – Total area of land within nominated growth boundary of towns and villages

The total area of the land within the nominated growth boundary of towns and villages in the draft Strategy is approximately 41.4 km², with around half of the land area serviced by water and sewer infrastructure.

There are 15,732 private parcels within the nominated growth boundaries of towns and villages, approximately three-quarters of which are serviced by both water and sewer infrastructure.

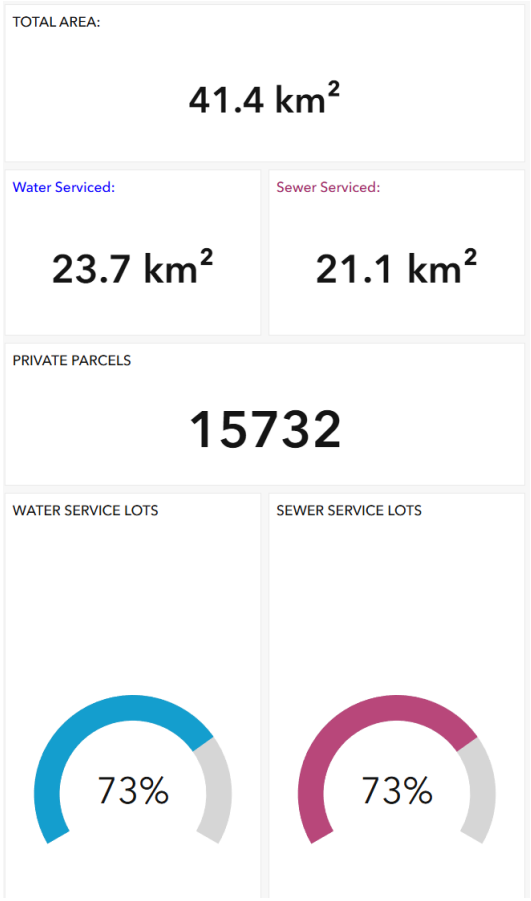


Figure 2.1

Approximately one-sixth of the land within the nominated growth boundary of towns and villages in the draft Strategy is vacant. Nearly half of this vacant land lacks water and sewer servicing.

The Dodges Ferry and Lewisham nominated town boundary, and the Nubeena and White Beach nominated town boundary contribute to approximately a third of the total nominated town boundary area and approximately a third of the vacant land supply. Neither have water or sewer serviced land.

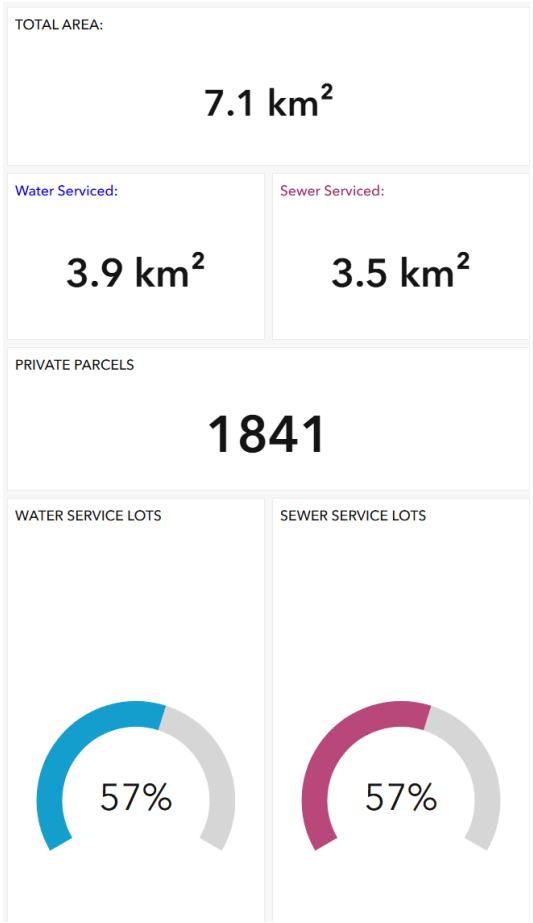
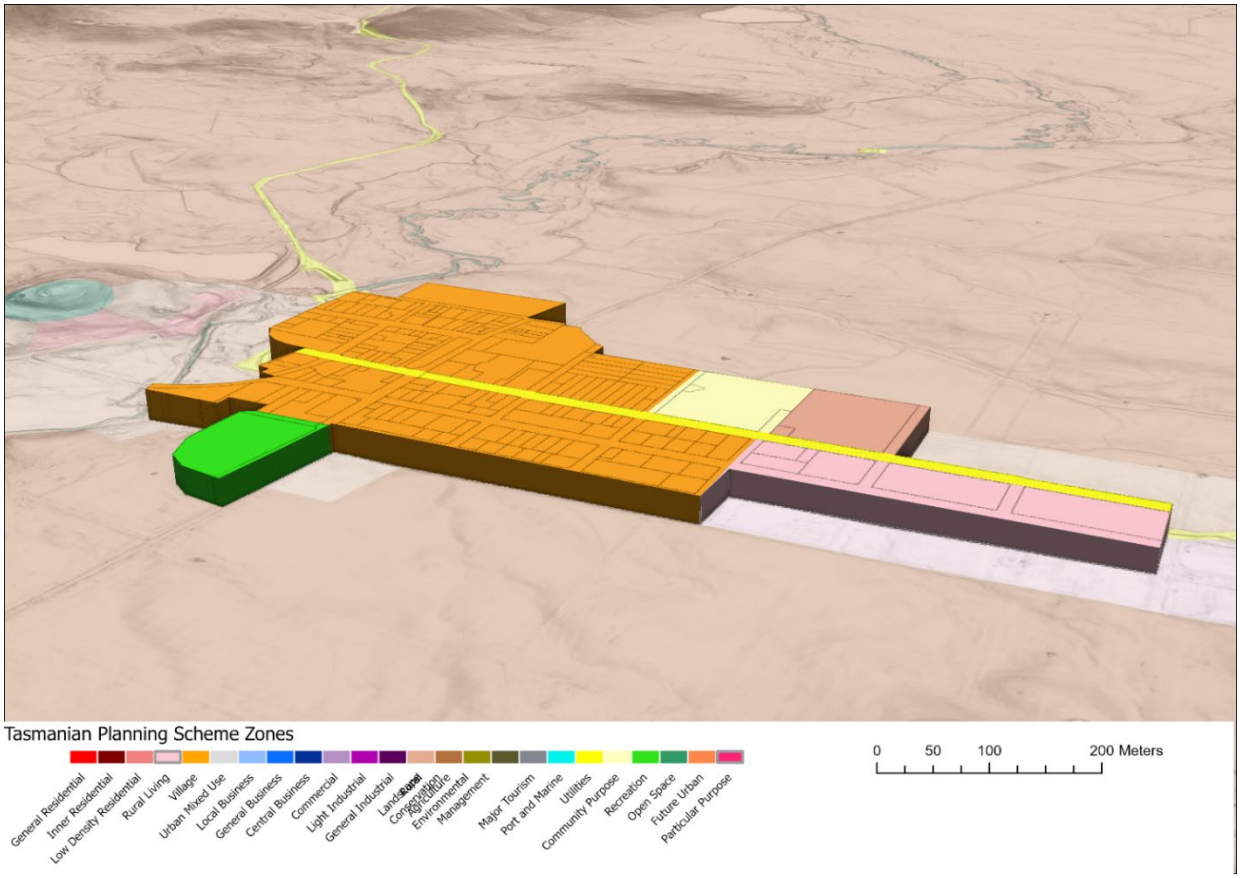


Figure 2.2

2a Towns and villages with a nominated growth boundary in draft Strategy

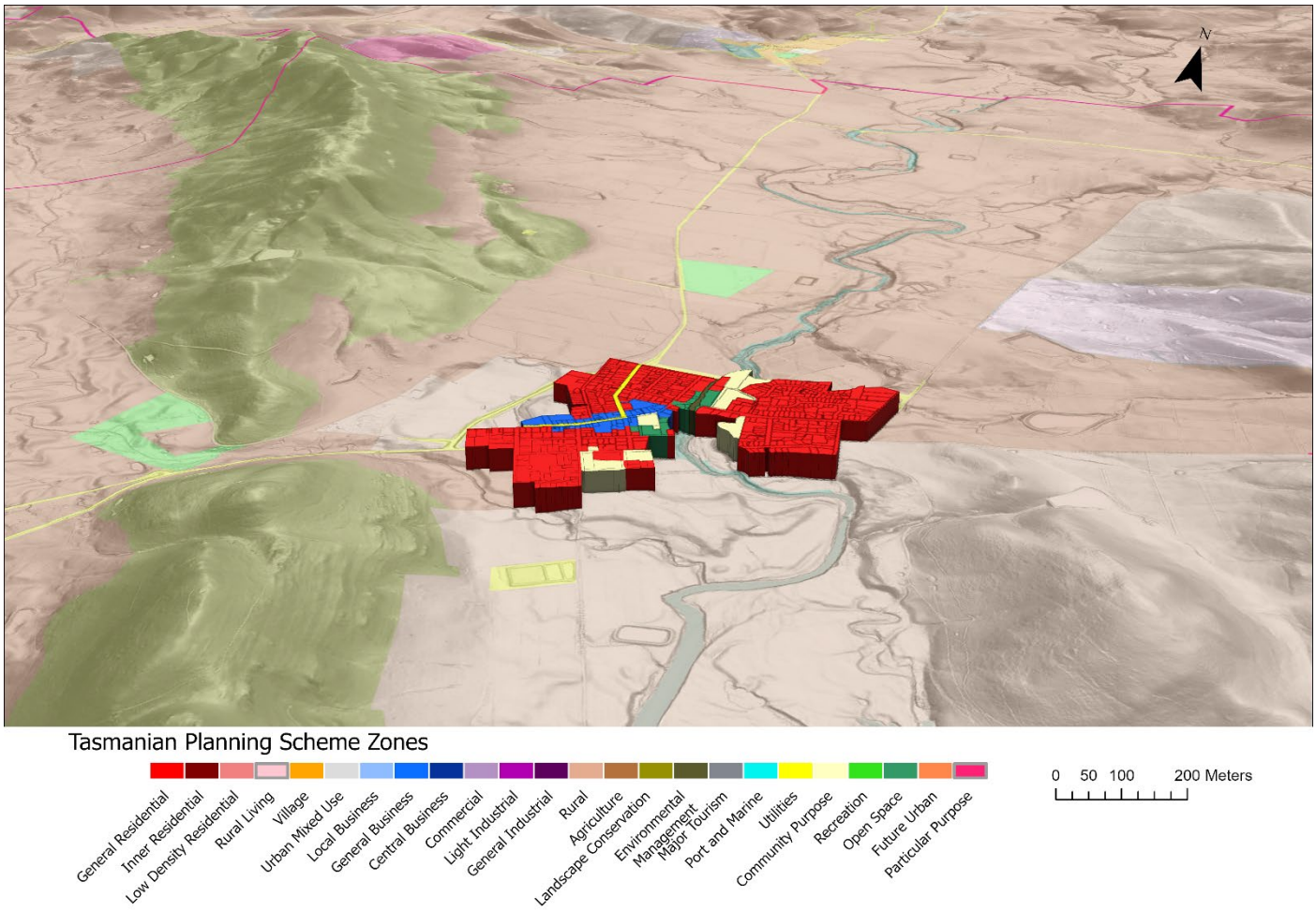
The following provides a high-level overview of all towns and villages with a nominated growth boundary in the draft Strategy (shown in Figure 13 and Appendix 3). It includes information on existing lots zoned Inner Residential, General Residential, Low Density Residential, Village, Rural Living, Future Urban or Mixed Use within these boundaries, including high-level information on servicing and vacancy.



BOTHWELL

- Does not have any land zoned General Residential or Low Density Residential.
- Low vacancy of existing residential lots.
- Mostly/all serviced.

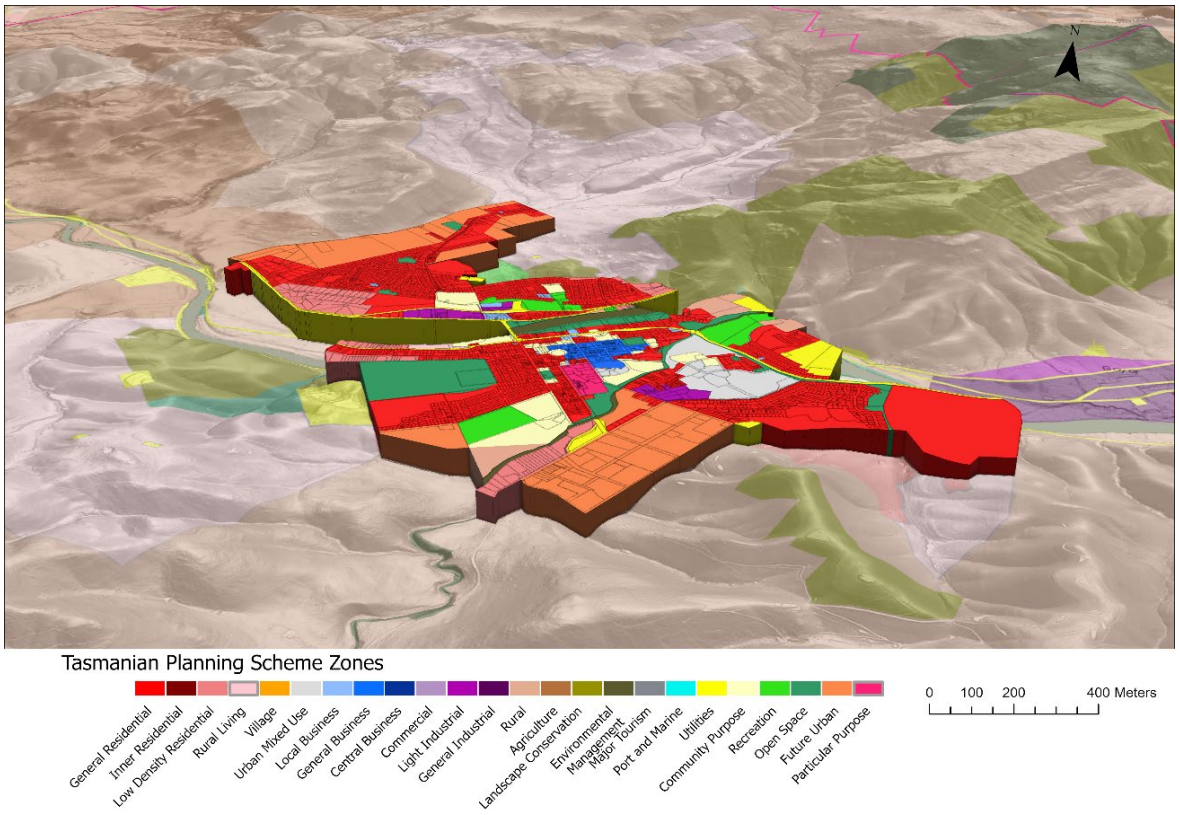
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
Rural Living	2	2.16	100.0% Serviced (2 parcels, 2.2 Ha)	100.0% Serviced (2 parcels, 2.2 Ha)	4	5.6	100.0% Serviced (4 parcels, 5.6 Ha)	100.0% Serviced (4 parcels, 5.6 Ha)
Village	8	2.07	100.0% Serviced (8 parcels, 2.1 Ha)	87.5% Serviced (7 parcels, 1.8 Ha)	172	49.52	97.7% Serviced (168 parcels, 48.4 Ha)	94.8% Serviced (163 parcels, 46.9 Ha)



RICHMOND

- Small number of vacant residential lots. Mostly serviced

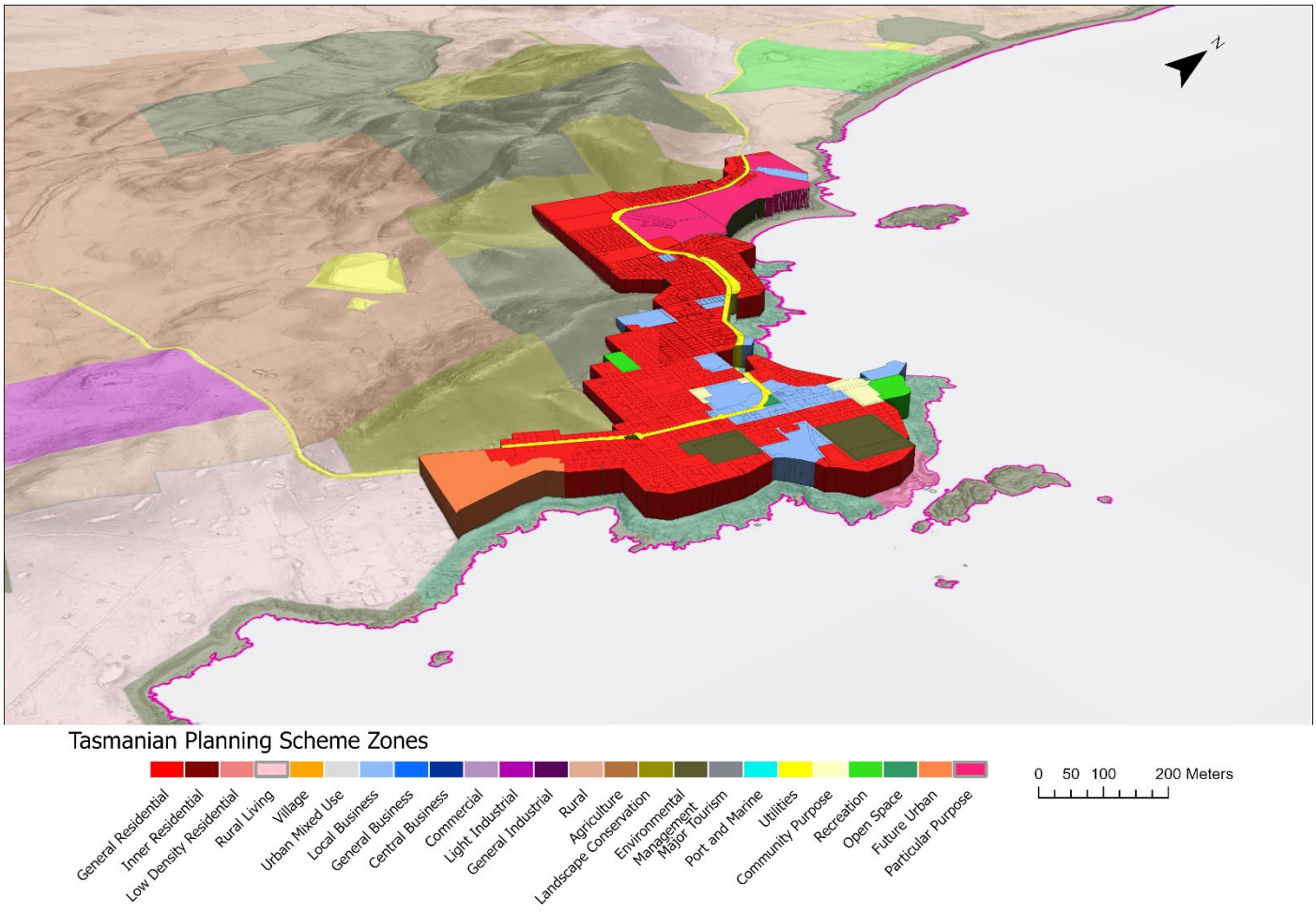
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
General Residential	31	4.76	96.8% Serviced (30 parcels, 4.6 Ha)	90.3% Serviced (28 parcels, 4.3 Ha)	425	67.01	98.1% Serviced (417 parcels, 65.7 Ha)	97.9% Serviced (416 parcels, 65.6 Ha)



NEW NORFOLK

- Larger number of vacant General Residential lots. Mostly serviced.
- Low servicing of Low Density Residential Zone vacant land.

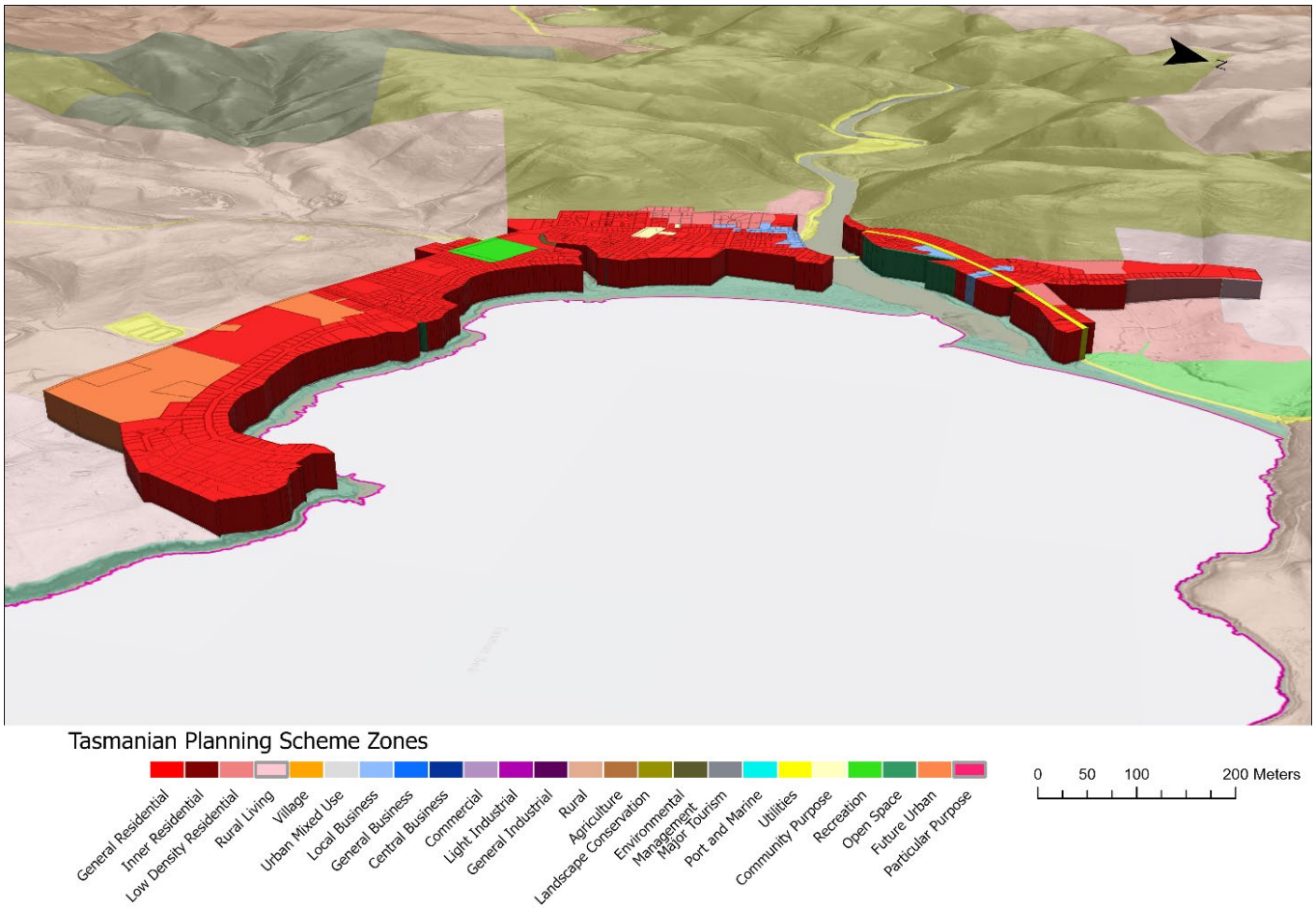
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
Future Urban	5	19.49	80.0% Serviced (4 parcels, 15.6 Ha)	60.0% Serviced (3 parcels, 11.7 Ha)	58	146.8	79.3% Serviced (46 parcels, 116.4 Ha)	51.7% Serviced (30 parcels, 75.9 Ha)
General Residential	223	108.5	98.2% Serviced (219 parcels, 106.6 Ha)	99.1% Serviced (221 parcels, 107.5 Ha)	2598	301.7	99.0% Serviced (2572 parcels, 298.7 Ha)	99.3% Serviced (2579 parcels, 299.5 Ha)
Low Density Residential	20	5.27	40.0% Serviced (8 parcels, 2.1 Ha)	**5.0% Serviced (1 parcels, 0.3 Ha)**	95	45.39	91.6% Serviced (87 parcels, 41.6 Ha)	86.3% Serviced (82 parcels, 39.2 Ha)
Rural Living	0	0			3	1.99	66.7% Serviced (2 parcels, 1.3 Ha)	0.0% Serviced (0 parcels, 0.0 Ha)
Urban Mixed Use	5	18.4	100.0% Serviced (5 parcels, 18.4 Ha)	100.0% Serviced (5 parcels, 18.4 Ha)	5	13.52	100.0% Serviced (5 parcels, 13.5 Ha)	100.0% Serviced (5 parcels, 13.5 Ha)



BICHENO

- Large number of vacant residential lots - mostly serviced.

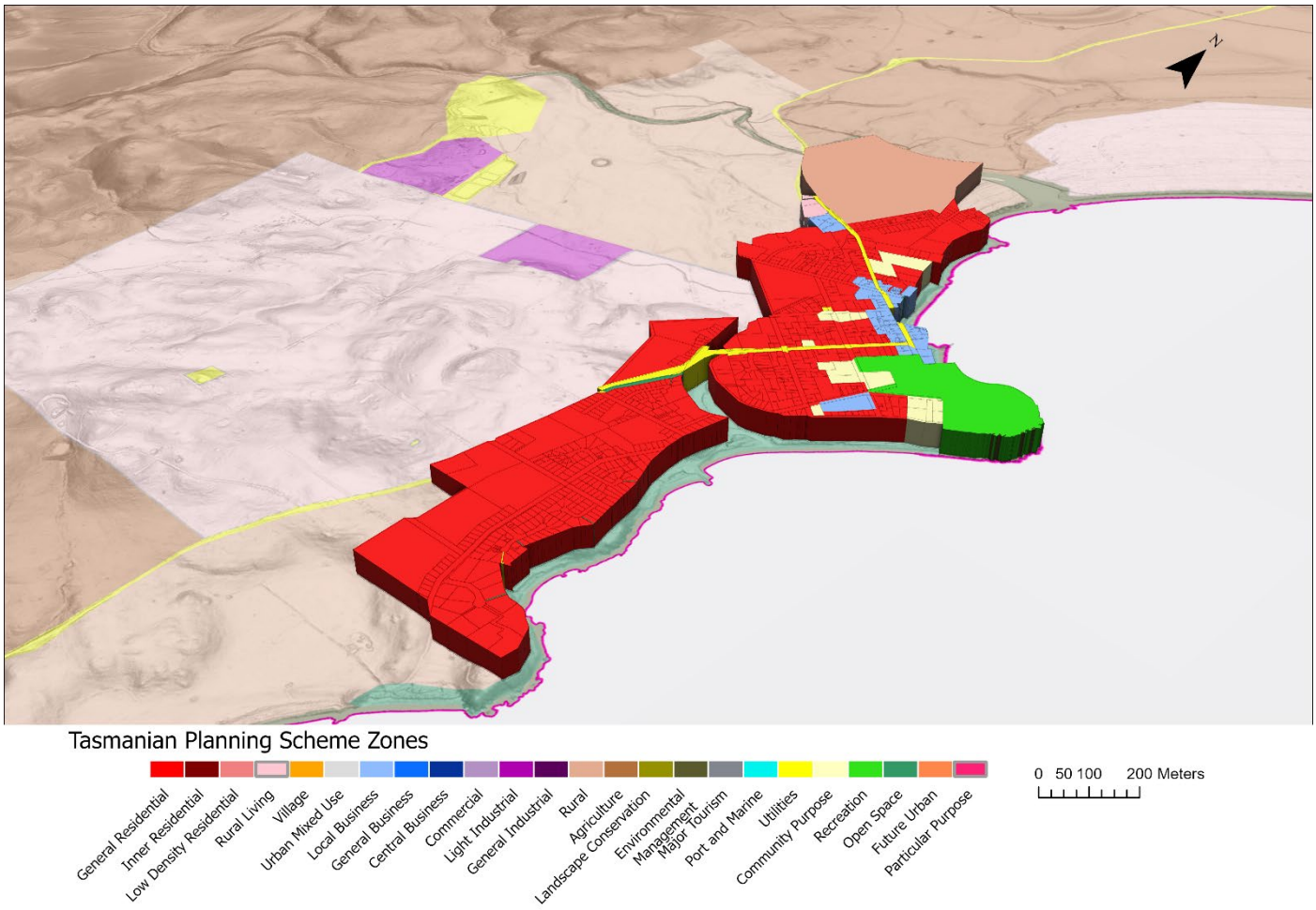
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
Future Urban	0	0			1	7.91	100.0% Serviced (1 parcels, 7.9 Ha)	100.0% Serviced (1 parcels, 7.9 Ha)
General Residential	130	11.25	85.4% Serviced (111 parcels, 9.6 Ha)	99.2% Serviced (129 parcels, 11.2 Ha)	778	111.4	92.3% Serviced (718 parcels, 102.8 Ha)	97.4% Serviced (758 parcels, 108.5 Ha)



ORFORD

- Moderate number of vacant residential lots, mostly serviced

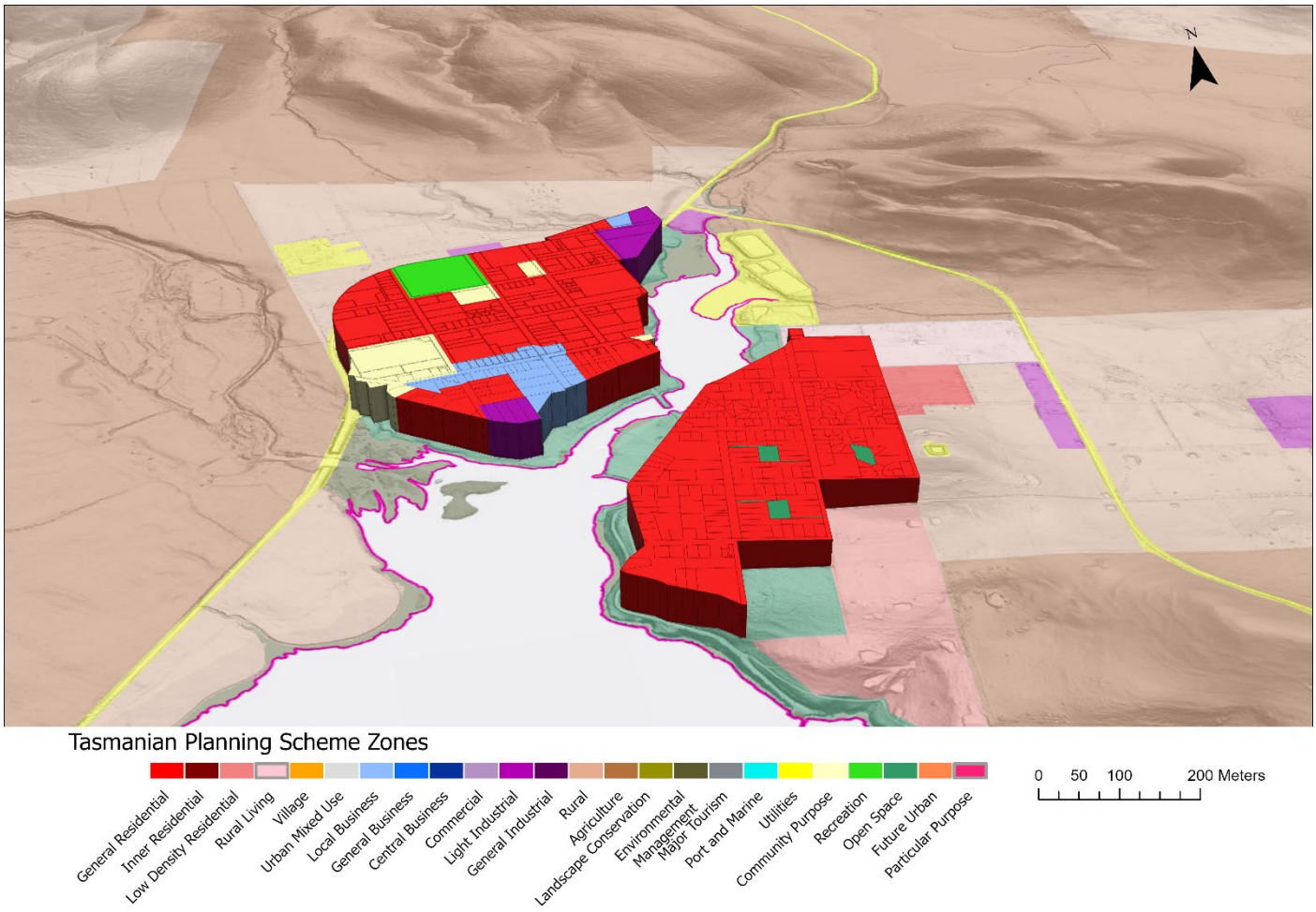
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
Future Urban	1	4.31	100.0% Serviced (1 parcels, 4.3 Ha)	100.0% Serviced (1 parcels, 4.3 Ha)	4	16.7	50.0% Serviced (2 parcels, 8.4 Ha)	0.0% Serviced (0 parcels, 0.0 Ha)
General Residential	122	28.5	94.3% Serviced (115 parcels, 26.8 Ha)	98.4% Serviced (120 parcels, 28.0 Ha)	755	112	97.9% Serviced (739 parcels, 110.0 Ha)	95.6% Serviced (722 parcels, 107.4 Ha)
Low Density Residential	12	6.71	83.3% Serviced (10 parcels, 5.6 Ha)	83.3% Serviced (10 parcels, 5.6 Ha)	20	7.92	100.0% Serviced (20 parcels, 7.9 Ha)	100.0% Serviced (20 parcels, 7.9 Ha)



SWANSEA

- Moderate number of vacant residential lots, mostly serviced

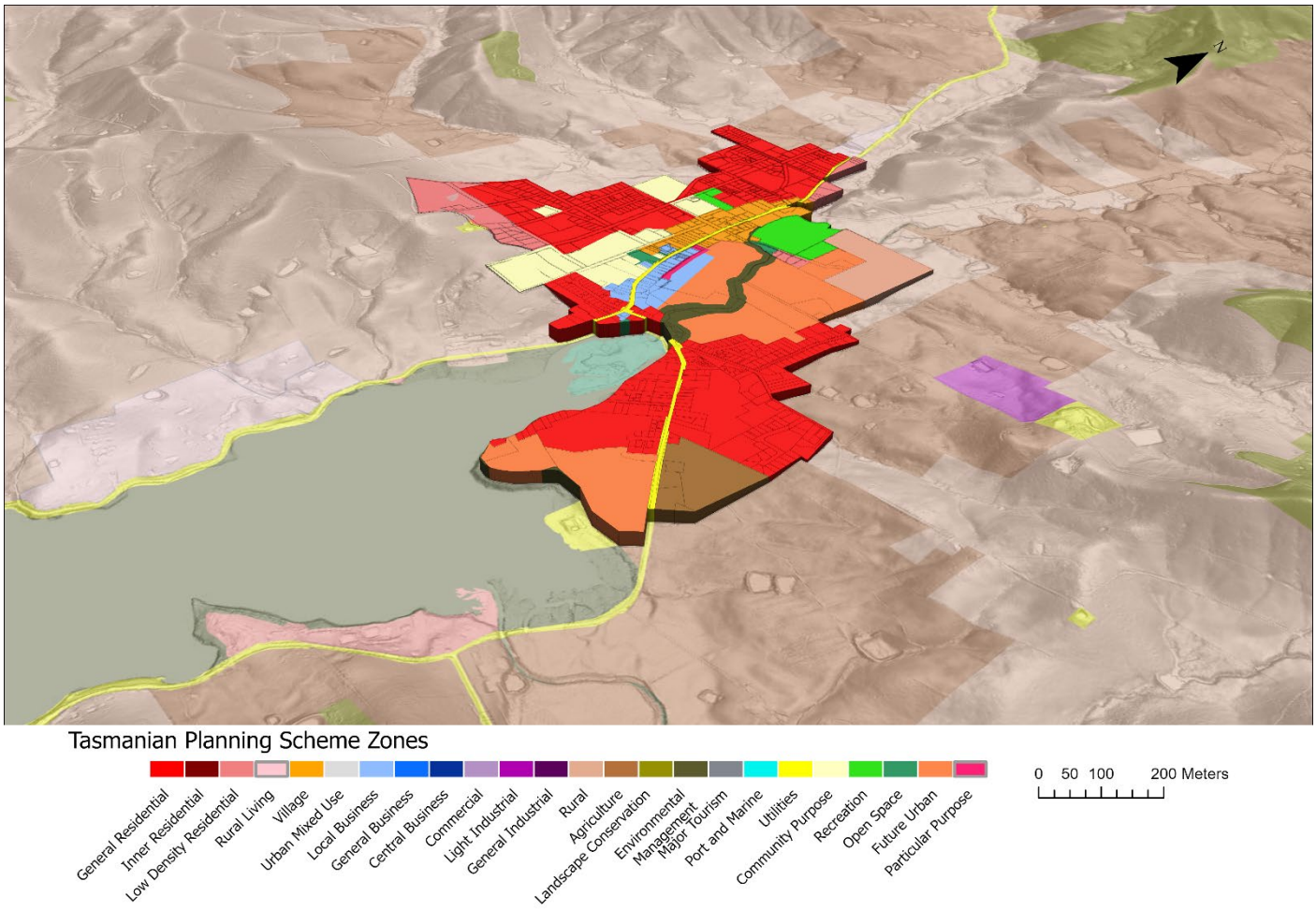
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
General Residential	122	39.4	91.8% Serviced (112 parcels, 36.2 Ha)	90.2% Serviced (110 parcels, 35.6 Ha)	515	94.2	89.3% Serviced (460 parcels, 84.1 Ha)	98.3% Serviced (506 parcels, 92.5 Ha)
Rural Living	0	0			3	1.29	100.0% Serviced (3 parcels, 1.3 Ha)	0.0% Serviced (0 parcels, 0.0 Ha)



TRIABUNNA

- Moderate number of vacant residential lots, mostly serviced

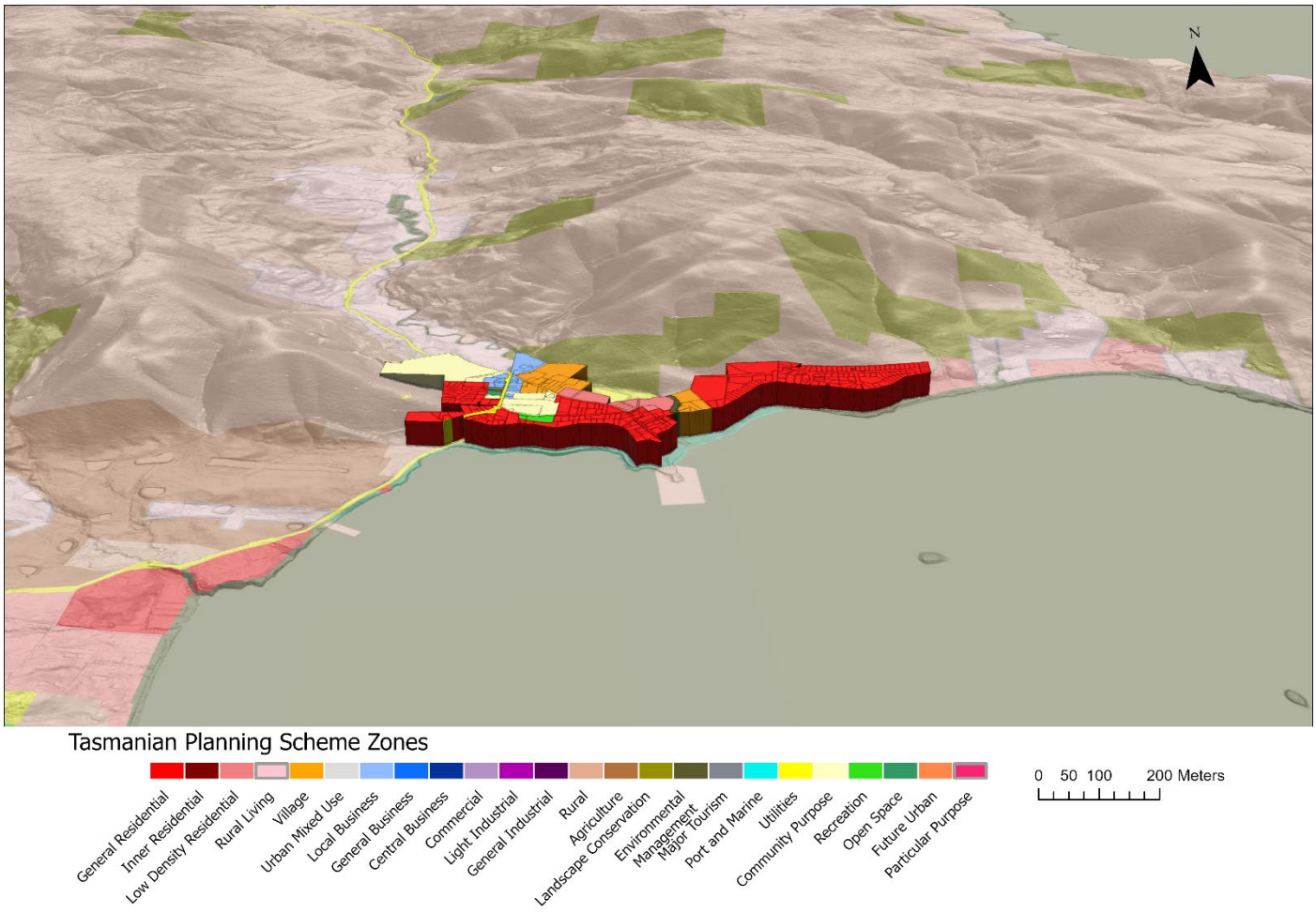
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
General Residential	75	14.9	86.7% Serviced (65 parcels, 12.9 Ha)	89.3% Serviced (67 parcels, 13.3 Ha)	336	70.8	97.6% Serviced (328 parcels, 69.1 Ha)	97.0% Serviced (326 parcels, 68.7 Ha)



CYGNET

- Small to moderate number of vacant residential lots, mostly serviced

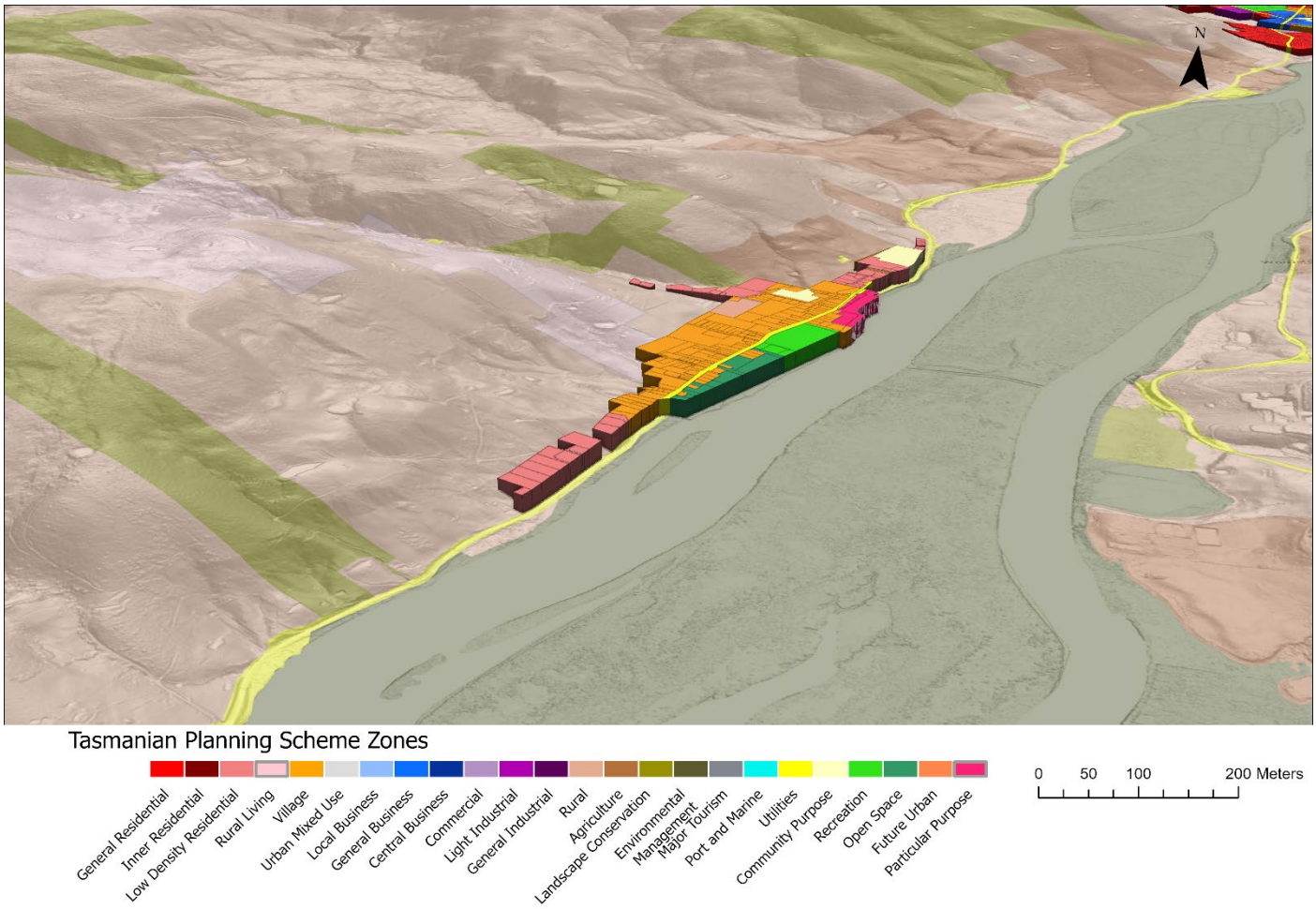
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
Future Urban	4	10.7	100.0% Serviced (4 parcels, 10.7 Ha)	50.0% Serviced (2 parcels, 5.4 Ha)	9	26	88.9% Serviced (8 parcels, 23.1 Ha)	66.7% Serviced (6 parcels, 17.3 Ha)
General Residential	49	9.63	100.0% Serviced (49 parcels, 9.6 Ha)	100.0% Serviced (49 parcels, 9.6 Ha)	460	90.2	99.1% Serviced (456 parcels, 89.4 Ha)	97.2% Serviced (447 parcels, 87.7 Ha)
Low Density Residential	5	2.32	80.0% Serviced (4 parcels, 1.9 Ha)	80.0% Serviced (4 parcels, 1.9 Ha)	26	12.2	100.0% Serviced (26 parcels, 12.2 Ha)	84.6% Serviced (22 parcels, 10.3 Ha)
Village	9	1.02	88.9% Serviced (8 parcels, 0.9 Ha)	88.9% Serviced (8 parcels, 0.9 Ha)	45	9.3	97.8% Serviced (44 parcels, 9.1 Ha)	97.8% Serviced (44 parcels, 9.1 Ha)



DOVER

- Small to moderate number of vacant residential lots, mostly serviced

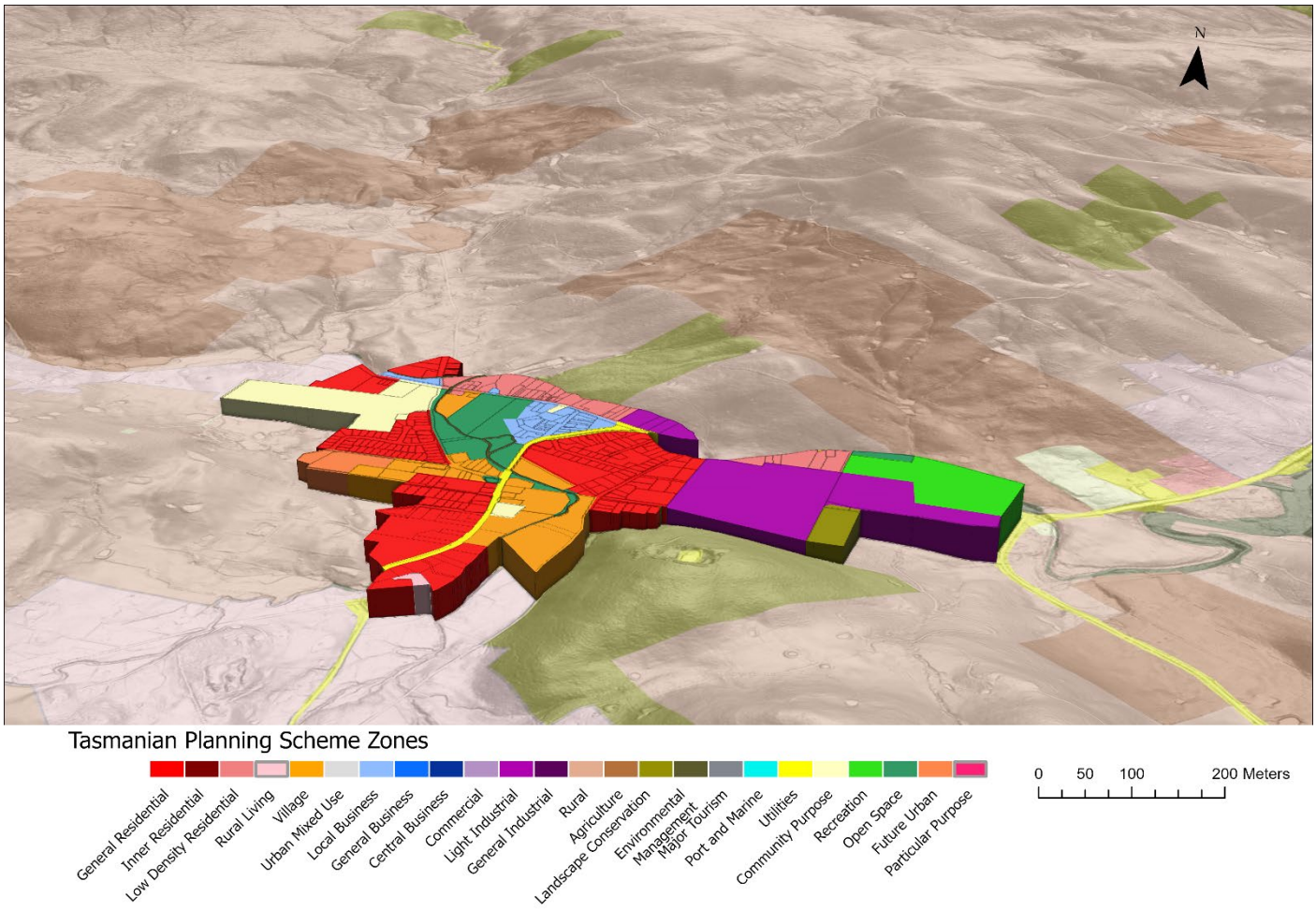
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
General Residential	60	5.74	80.0% Serviced (48 parcels, 4.6 Ha)	53.3% Serviced (32 parcels, 3.1 Ha)	167	28.9	95.8% Serviced (160 parcels, 27.7 Ha)	95.2% Serviced (159 parcels, 27.5 Ha)
Low Density Residential	1	0.42	100.0% Serviced (1 parcels, 0.4 Ha)	100.0% Serviced (1 parcels, 0.4 Ha)	8	3.12	100.0% Serviced (8 parcels, 3.1 Ha)	100.0% Serviced (8 parcels, 3.1 Ha)
Village	0	0			20	7	90.0% Serviced (18 parcels, 6.3 Ha)	100.0% Serviced (20 parcels, 7.0 Ha)



FRANKLIN

- Small number of vacant residential lots, mostly serviced

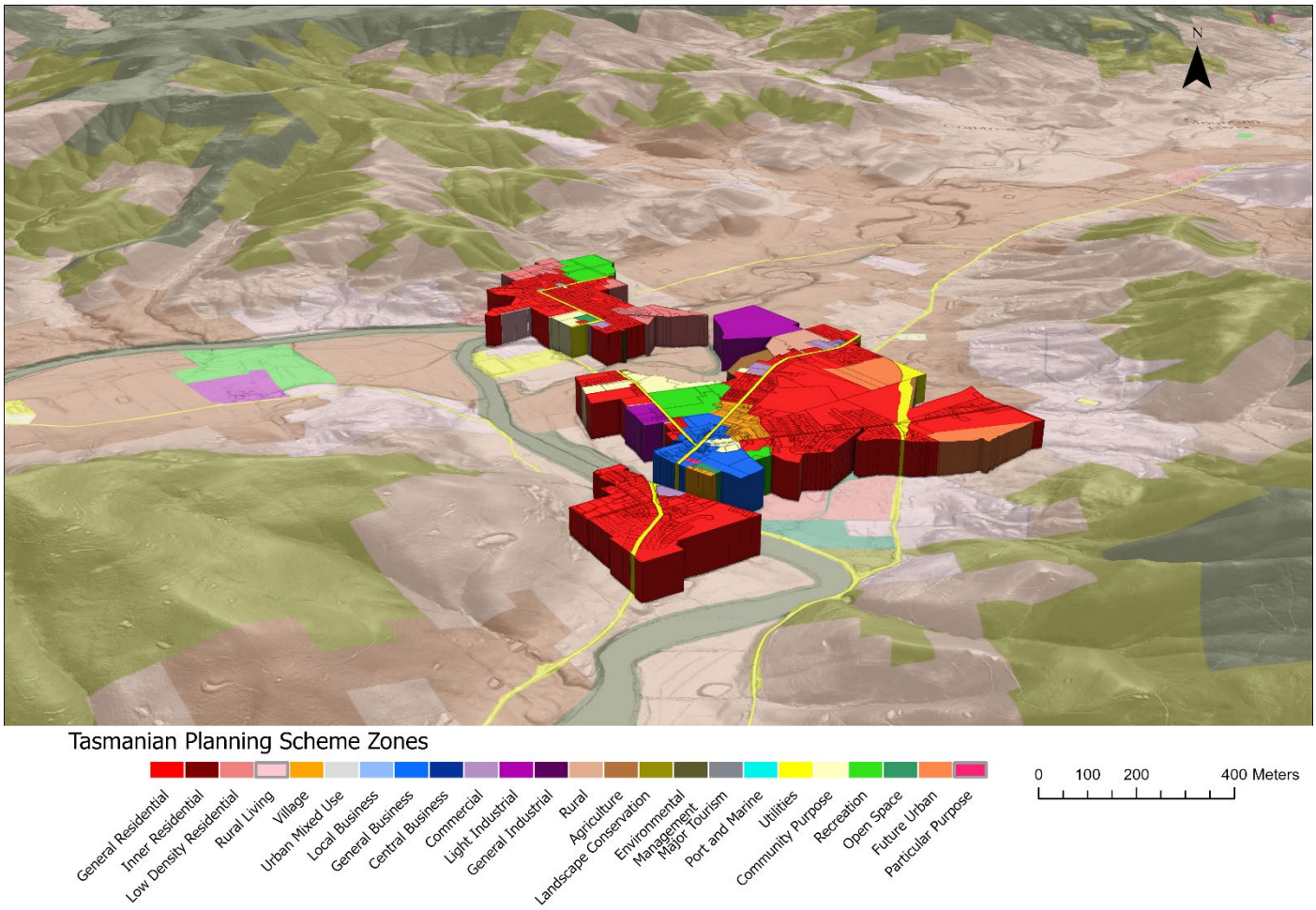
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
Low Density Residential	3	0.57	33.3% Serviced (1 parcels, 0.2 Ha)	**0.0% Serviced (0 parcels, 0.0 Ha)**	39	9.79	94.9% Serviced (37 parcels, 9.3 Ha)	61.5% Serviced (24 parcels, 6.0 Ha)
Village	12	6.08	91.7% Serviced (11 parcels, 5.6 Ha)	66.7% Serviced (8 parcels, 4.1 Ha)	122	18.1	97.5% Serviced (119 parcels, 17.6 Ha)	91.0% Serviced (111 parcels, 16.4 Ha)



GEEVESTON

- Small number of vacant residential lots, mostly serviced.

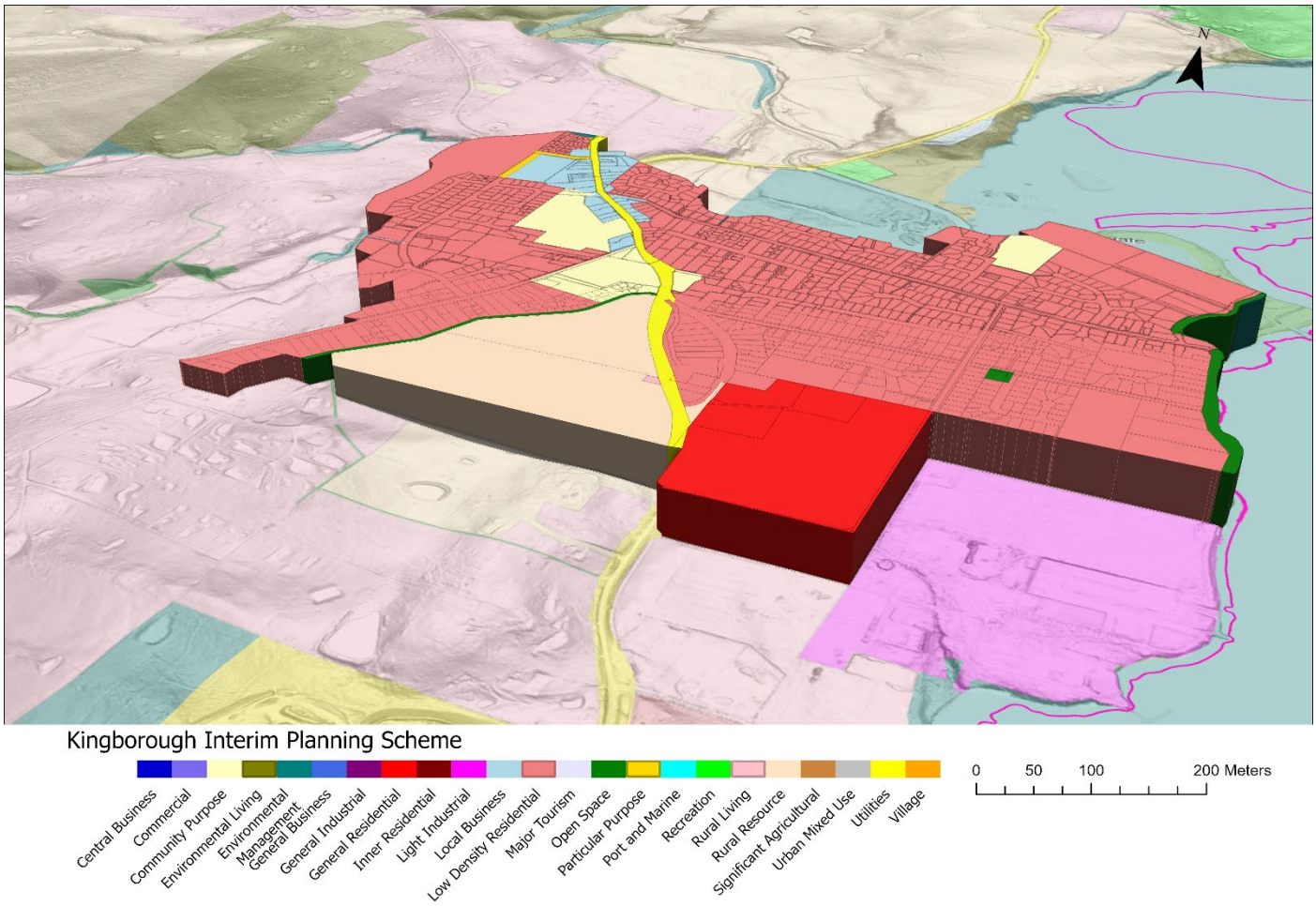
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
Future Urban	0	0			2	2.14	100.0% Serviced (2 parcels, 2.1 Ha)	100.0% Serviced (2 parcels, 2.1 Ha)
General Residential	26	5.98	53.8% Serviced (14 parcels, 3.2 Ha)	30.8% Serviced (8 parcels, 1.8 Ha)	176	28.5	94.9% Serviced (167 parcels, 27.0 Ha)	95.5% Serviced (168 parcels, 27.2 Ha)
Low Density Residential	9	2.29	100.0% Serviced (9 parcels, 2.3 Ha)	100.0% Serviced (9 parcels, 2.3 Ha)	28	6.17	100.0% Serviced (28 parcels, 6.2 Ha)	100.0% Serviced (28 parcels, 6.2 Ha)
Village	2	0.81	50.0% Serviced (1 parcels, 0.4 Ha)	50.0% Serviced (1 parcels, 0.4 Ha)	19	11.4	89.5% Serviced (17 parcels, 10.2 Ha)	100.0% Serviced (19 parcels, 11.4 Ha)



HUONVILLE & RANELAGH

- Moderate number of vacant residential lots, mostly serviced

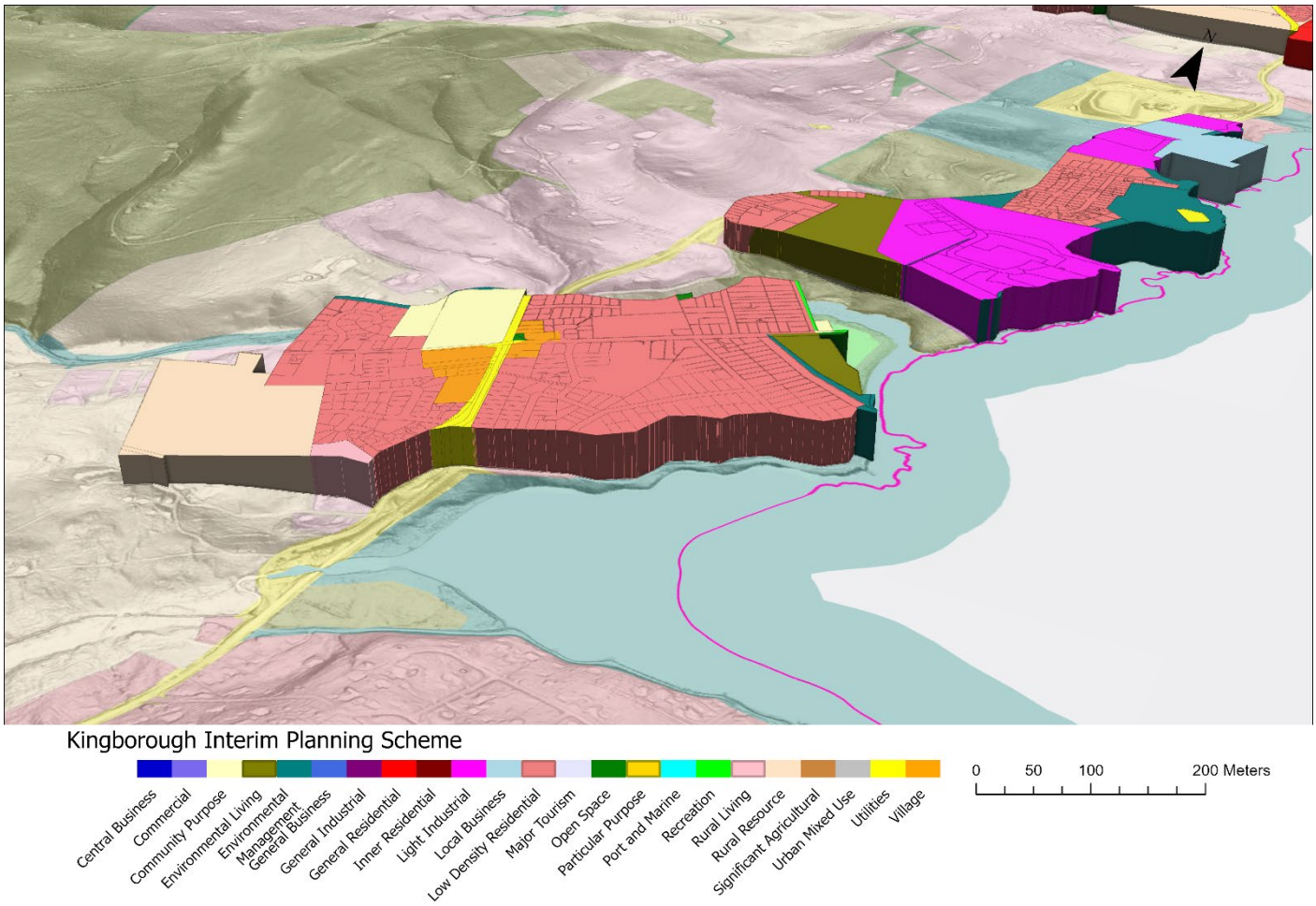
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
Future Urban	2	14.9	100.0% Serviced (2 parcels, 14.9 Ha)	100.0% Serviced (2 parcels, 14.9 Ha)	1	2.25	100.0% Serviced (1 parcels, 2.3 Ha)	100.0% Serviced (1 parcels, 2.3 Ha)
General Residential	95	50.6	97.9% Serviced (93 parcels, 49.5 Ha)	97.9% Serviced (93 parcels, 49.5 Ha)	1094	160	98.6% Serviced (1079 parcels, 158.1 Ha)	98.2% Serviced (1074 parcels, 157.3 Ha)
Low Density Residential	4	1.62	75.0% Serviced (3 parcels, 1.2 Ha)	75.0% Serviced (3 parcels, 1.2 Ha)	37	17.8	81.1% Serviced (30 parcels, 14.4 Ha)	81.1% Serviced (30 parcels, 14.4 Ha)
Village	3	0.95	100.0% Serviced (3 parcels, 0.9 Ha)	100.0% Serviced (3 parcels, 0.9 Ha)	75	7.58	98.7% Serviced (74 parcels, 7.5 Ha)	97.3% Serviced (73 parcels, 7.4 Ha)



MARGATE

- Small number of vacant residential lots across large area, mostly water serviced, low sewer servicing

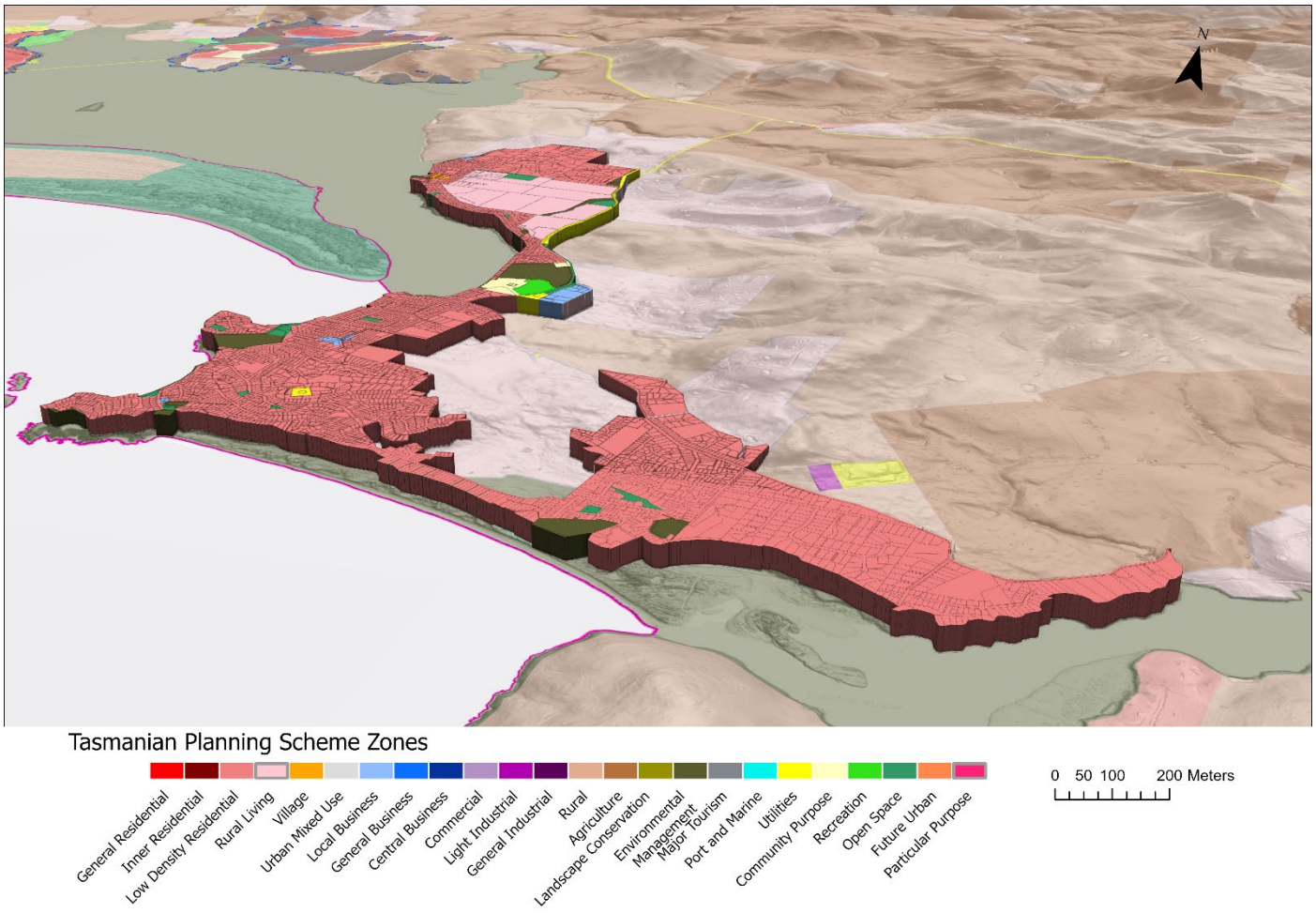
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
General Residential	4	13.5	100.0% Serviced (4 parcels, 13.5 Ha)	25.0% Serviced (1 parcels, 3.4 Ha)	0	0		
Low Density Residential	20	14.9	100.0% Serviced (20 parcels, 14.9 Ha)	85.0% Serviced (17 parcels, 12.7 Ha)	914	108	99.6% Serviced (910 parcels, 107.1 Ha)	96.0% Serviced (877 parcels, 103.2 Ha)
Rural Living	0	0			1	0.14	0.0% Serviced (0 parcels, 0.0 Ha)	0.0% Serviced (0 parcels, 0.0 Ha)



SNUG & ELECTRONA

- Small number of vacant residential lots, mostly serviced

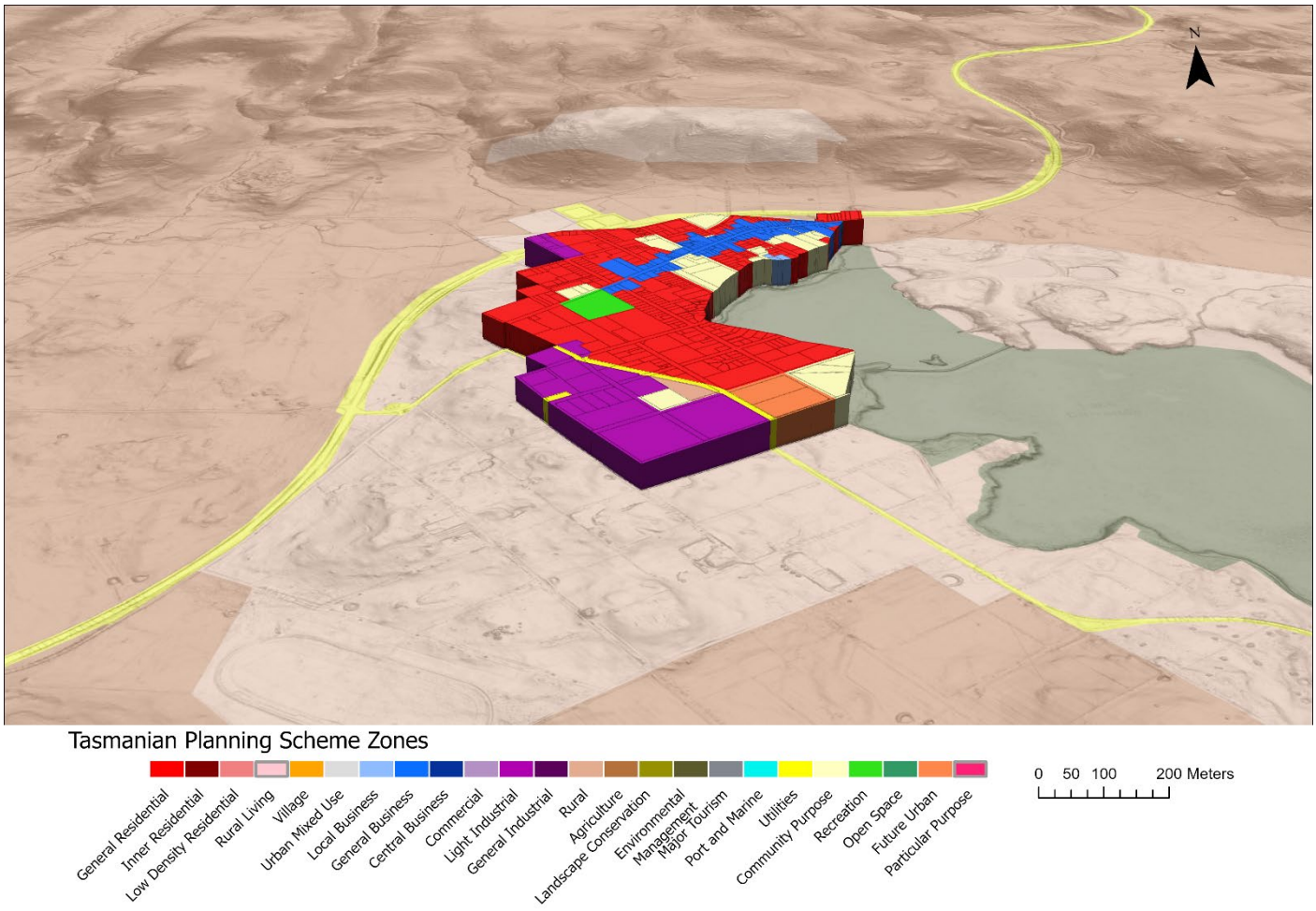
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
Low Density Residential	12	1.65	100.0% Serviced (12 parcels, 1.7 Ha)	100.0% Serviced (12 parcels, 1.7 Ha)	467	62.8	99.8% Serviced (466 parcels, 62.7 Ha)	98.7% Serviced (461 parcels, 62.0 Ha)
Rural Living	0	0			1	0.49	100.0% Serviced (1 parcels, 0.5 Ha)	0.0% Serviced (0 parcels, 0.0 Ha)
Village	0	0			14	3.33	100.0% Serviced (14 parcels, 3.3 Ha)	85.7% Serviced (12 parcels, 2.9 Ha)



DODGES FERRY & LEWISHAM

- Large number of vacant residential parcels. No servicing.

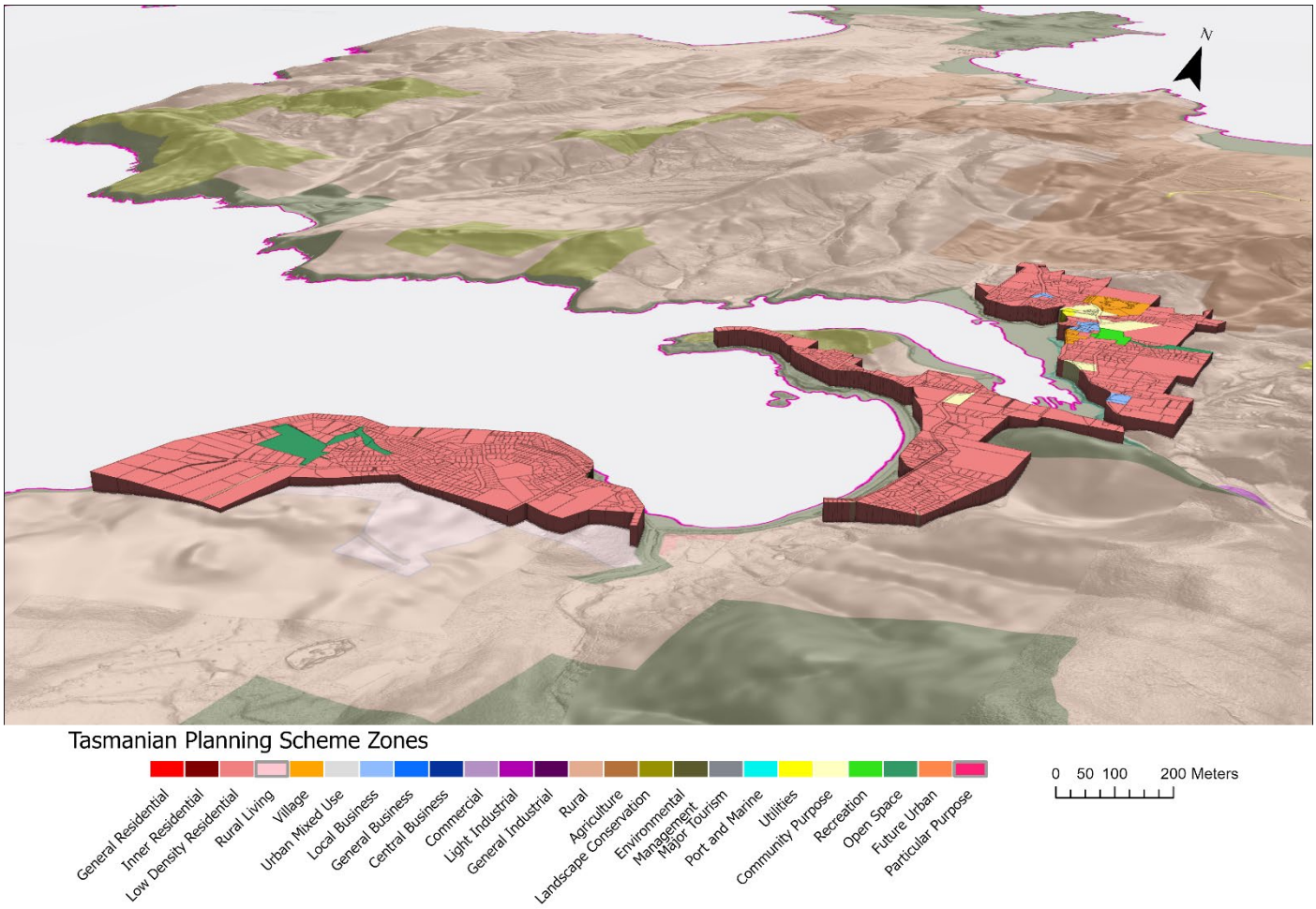
Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
Low Density Residential	233	44.4	0.0% Serviced (0 parcels, 0.0 Ha)	0.0% Serviced (0 parcels, 0.0 Ha)	2417	423	0.0% Serviced (0 parcels, 0.0 Ha)	0.8% Serviced (19 parcels, 3.3 Ha)
Rural Living	3	9.46	0.0% Serviced (0 parcels, 0.0 Ha)	0.0% Serviced (0 parcels, 0.0 Ha)	24	89.5	0.0% Serviced (0 parcels, 0.0 Ha)	0.0% Serviced (0 parcels, 0.0 Ha)
Village	0	0			7	1.3	0.0% Serviced (0 parcels, 0.0 Ha)	0.0% Serviced (0 parcels, 0.0 Ha)



OATLANDS

- Small number of vacant residential parcels. Mostly serviced

Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
Future Urban	0	0			2	4.73	100.0% Serviced (2 parcels, 4.7 Ha)	0.0% Serviced (0 parcels, 0.0 Ha)
General Residential	26	12.6	88.5% Serviced (23 parcels, 11.1 Ha)	88.5% Serviced (23 parcels, 11.1 Ha)	257	61.7	94.6% Serviced (243 parcels, 58.3 Ha)	89.9% Serviced (231 parcels, 55.5 Ha)



NUBEENA & WHITE BEACH

- Very large number of vacant residential parcels. No servicing

Zone	Vacant Parcels	Vacant Area (Ha)	Water Serviced	Sewer Serviced	Non-Vacant Parcels	Non-Vacant Area (Ha)	Water Serviced	Sewer Serviced
Low Density Residential	437	158	0.0% Serviced (0 parcels, 0.0 Ha)	0.2% Serviced (1 parcels, 0.4 Ha)	655	198	0.0% Serviced (0 parcels, 0.0 Ha)	2.3% Serviced (15 parcels, 4.5 Ha)
Village	1	1.44	0.0% Serviced (0 parcels, 0.0 Ha)	0.0% Serviced	39	9.27	0.0% Serviced (0 parcels, 0.0 Ha)	82.1% Serviced (32 parcels, 7.6 Ha)

3. Analysis of land located outside both the MUB and towns and villages with a nominated growth boundary in the draft Strategy

Map 3.1 – Land zoned General Residential or Low Density Residential outside both the MUB and towns and villages with a nominated growth boundary

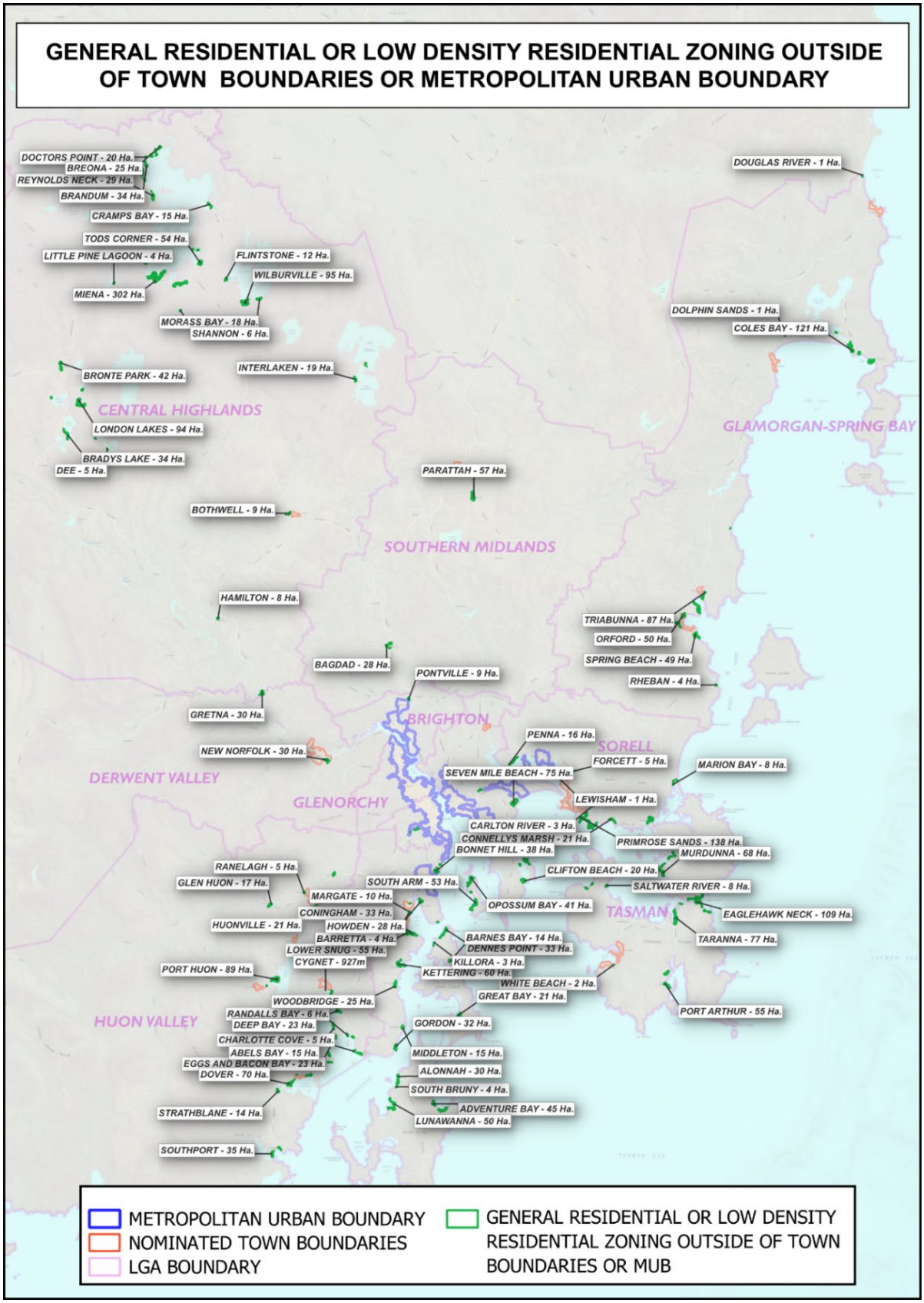


Figure 3.1 and 3.2 – Total area of land zoned General Residential, Low Density Residential or Future Urban outside both the MUB and nominated growth boundaries for towns and villages

Within the Southern Tasmanian Local Government areas, approximately 3,000 Hectares of land zoned General Residential, Low Density Residential or Future Urban is located outside of both the MUB and towns and villages with nominated growth boundaries.

6 areas are peripheral to the MUB (150ha, 870 lots).

14 areas are peripheral to towns and villages with nominated growth boundaries (300ha., 801 lots, 82ha / 183 vacant.

72 clusters/towns are neither part of the MUB or towns and villages with nominated growth boundaries (2,560ha, 9,868 lots).

Low to no water and sewer servicing.

Most of this land is zoned Low Density Residential.

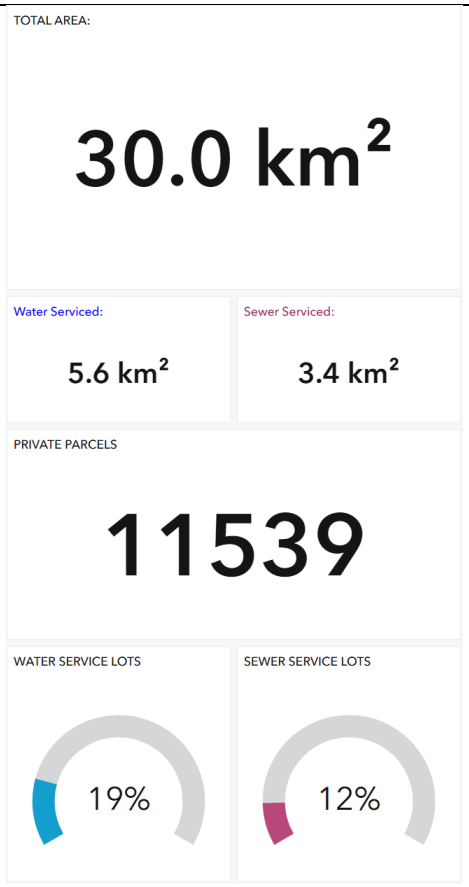


Figure 3.1

Of these areas, there are 640ha of vacant private land across 2009 lots.

3.3ha (28 lots) of this vacant land is peripheral to the MUB, mostly water service, most without sewer servicing.

82.7ha (183 lots) of this vacant land is peripheral to towns and villages with nominated growth boundaries. Approximately two thirds are water serviced, less than half are sewer serviced.

550ha (1798 lots) of this vacant land are neither part of the MUB or towns and villages with nominated growth boundaries, with less than 5% water or sewer serviced.

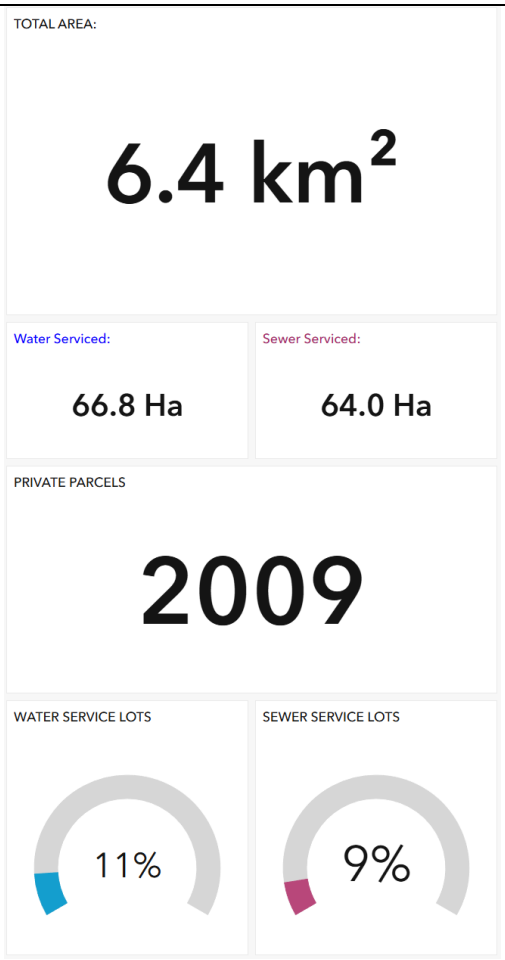


Figure 3.2

3a Areas of land zoned General Residential, Low Density Residential or Future Urban outside the MUB and towns and villages with nominated growth boundaries but adjacent to the MUB, in the draft Strategy

Map 3a.1 – Areas of land zoned GRZ or LDRZ outside MUB or nominated town and village boundaries that are peripheral to the MUB

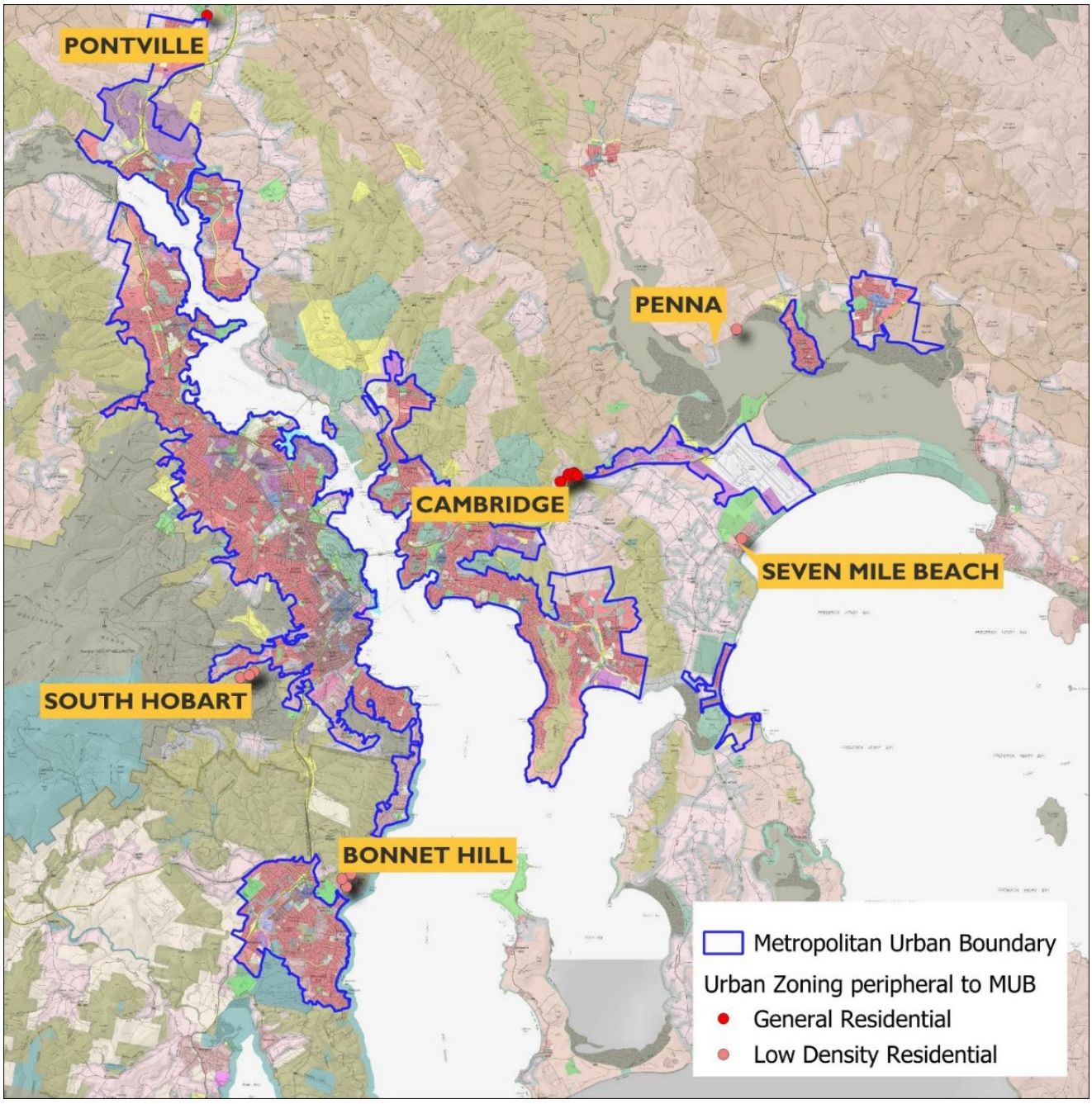
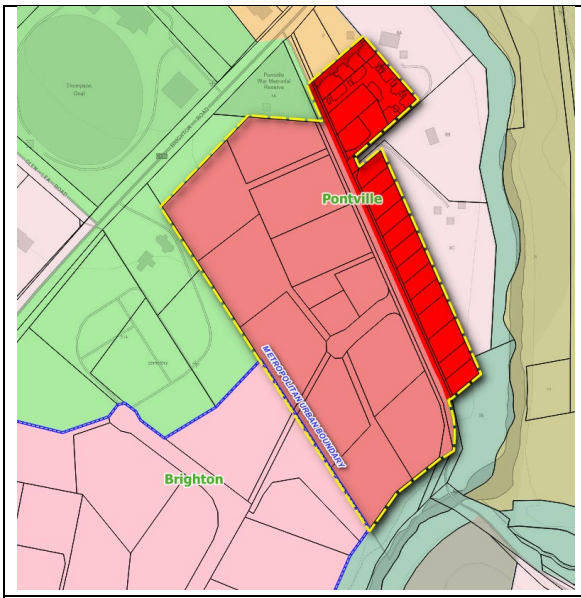
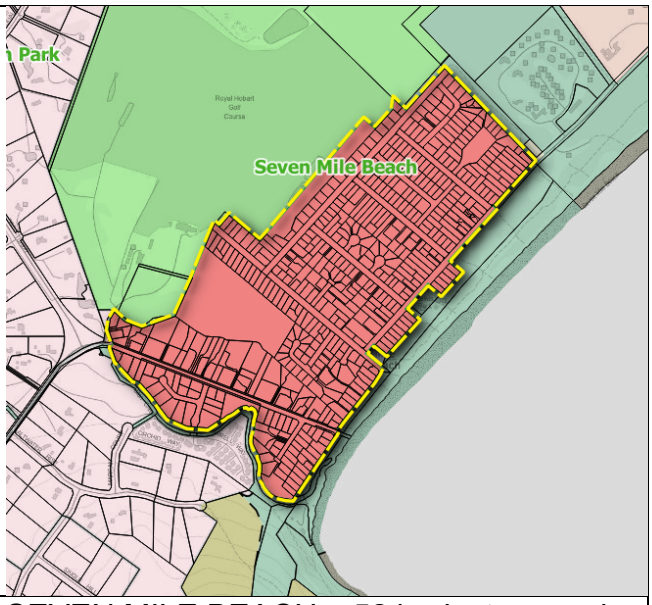
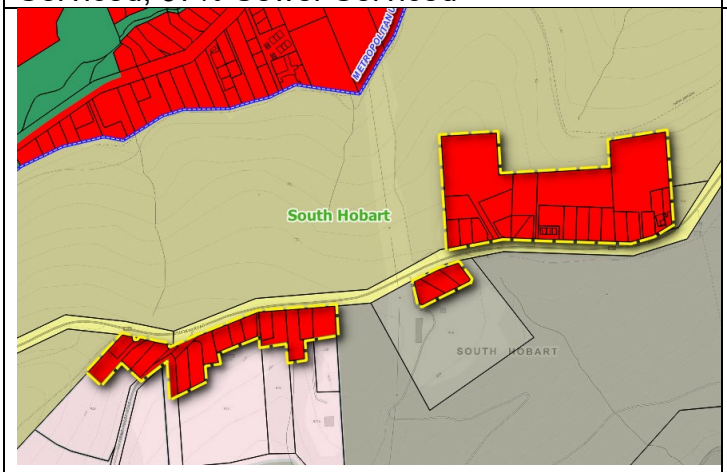
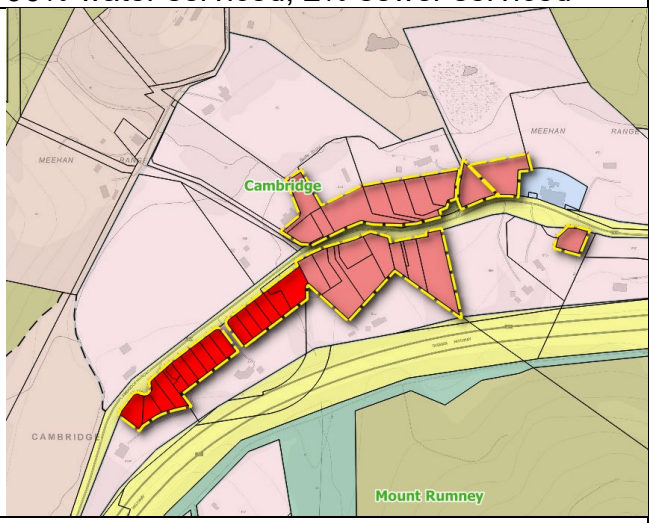
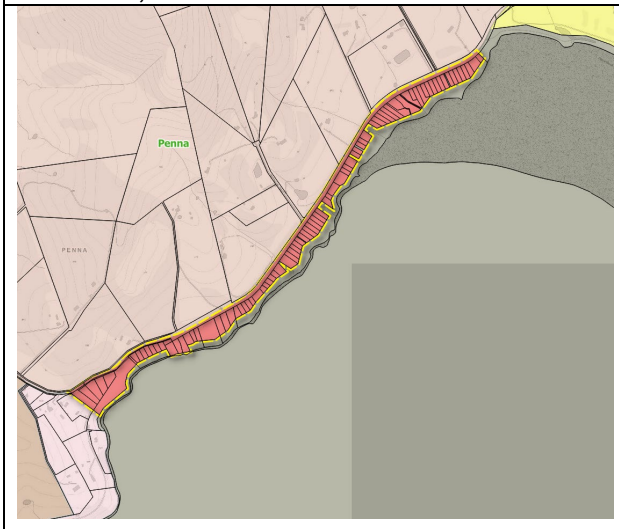
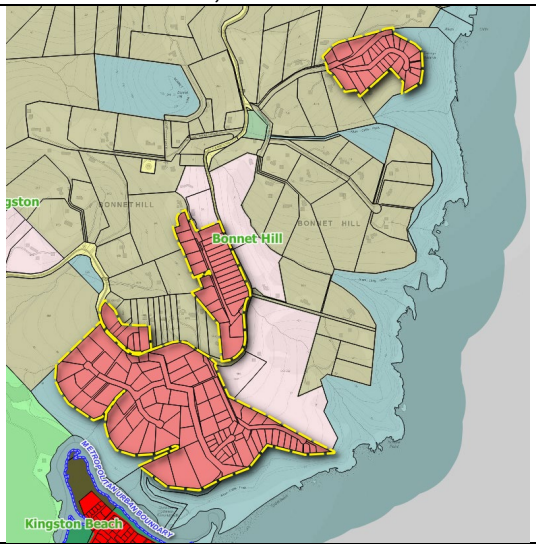


Table 3a.1 - Areas of land zoned GRZ or LDRZ outside MUB or nominated town and village boundaries that are peripheral to the MUB

	
PONTVILLE – 39 private parcels, 100% Water Serviced, 97% Sewer Serviced	SEVEN MILE BEACH – 524 private parcels, 96% water serviced, 2% sewer serviced
	
SOUTH HOBART 42 private parcels, 95% water serviced, 100% sewer serviced	CAMBRIDGE - 37 private parcels, 97% water serviced, 86% sewer serviced
	
PENNA 89 private parcels, 99% water serviced, 35% sewer serviced	BONNET HILL 139 private parcels,100% water serviced, 57% sewer serviced

3b Areas of land zoned General Residential, Low Density Residential or Future Urban both outside the MUB and towns and villages with nominated growth boundaries, but adjacent to nominated town and village boundaries in the draft Strategy

Map 3b.1 - Areas of land zoned GRZ, LDRZ or FUZ outside MUB and nominated town and village boundaries, but adjacent to nominated town and village boundaries

(300ha in total, of which 73% Water Serviced and 45% Sewer Serviced).

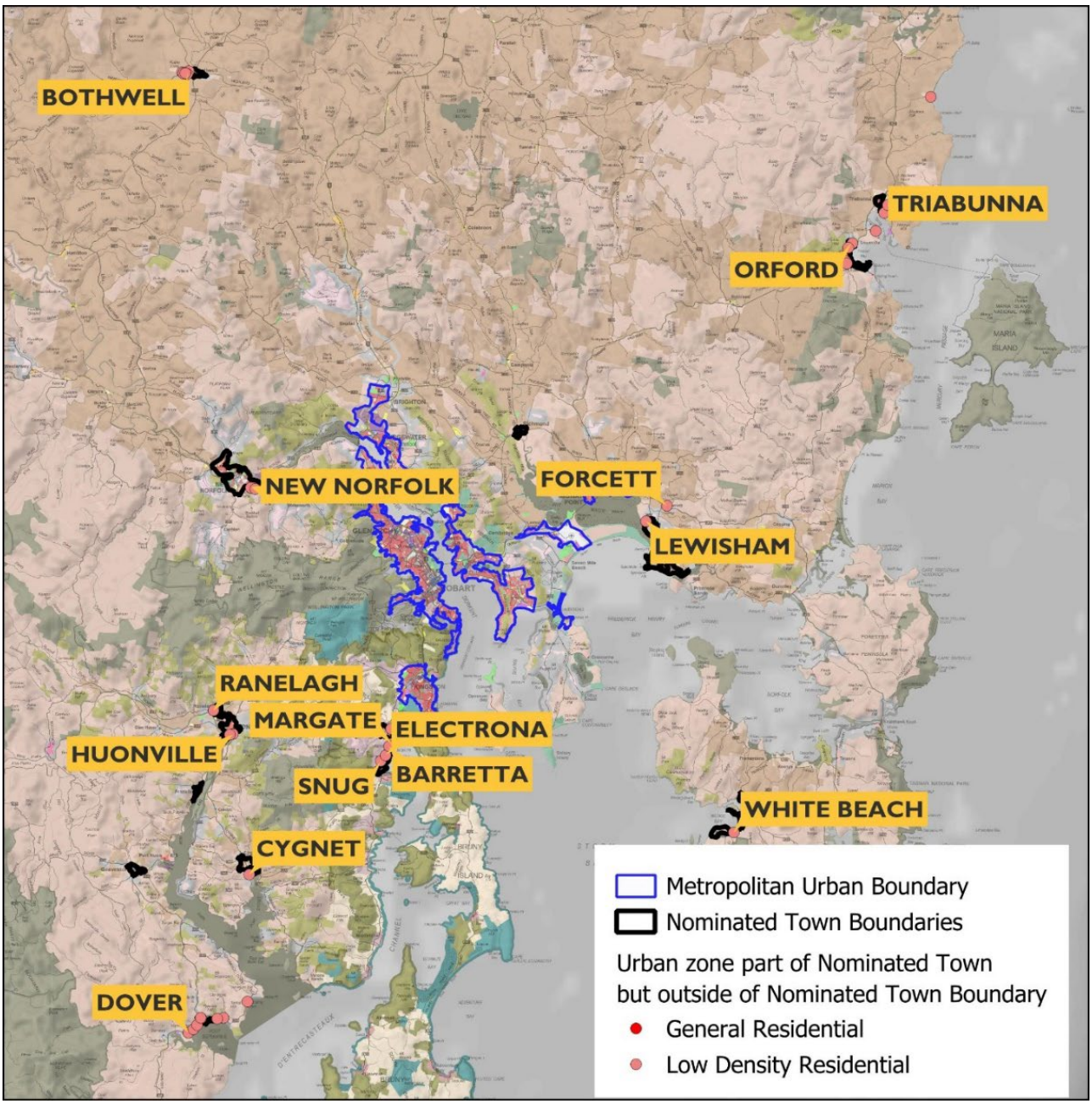


Table 3b.1 – Areas of GRZ/LDRZ/FUZ that are part of a nominated growth boundary, but adjacent to the respective town and village nominated growth boundary

	Hectares	Private Parcels	Water Serviced	Sewer Serviced
Dover	70.4	257	54%	70%
Triabunna	87.3	209	10%	89%
Orford	50.3	122	87%	62%
Huonville	21.1	53	92%	91%
Bothwell	9.1	36	78%	94%
Forcett	4.6	26	0%	0%
Margate	10.3	25	4%	100%
Barretta	4.0	19	0%	84%
White Beach	1.9	18	6%	0%
Ranelagh	5.3	15	80%	100%
Lewisham	0.7	10	20%	0%
New Norfolk	30.3	5	0%	80%
Electrona	0.9	5	80%	100%
Cygnet	0.1	1	100%	100%

3c Areas of land zoned General Residential, Low Density Residential or Future Urban outside the MUB and towns and villages with nominated growth boundaries, but neither adjacent to nominated town and village boundaries or the MUB in the draft Strategy

Map 3c.1 - Areas of land zoned GRZ, LDRZ or FUZ outside the MUB and nominated town and village boundaries, but neither adjacent to nominated town and village boundaries or the MUB

(18% of the 9868 private parcels across the 72 towns/clusters of this land is vacant/undeveloped. Little to no servicing).

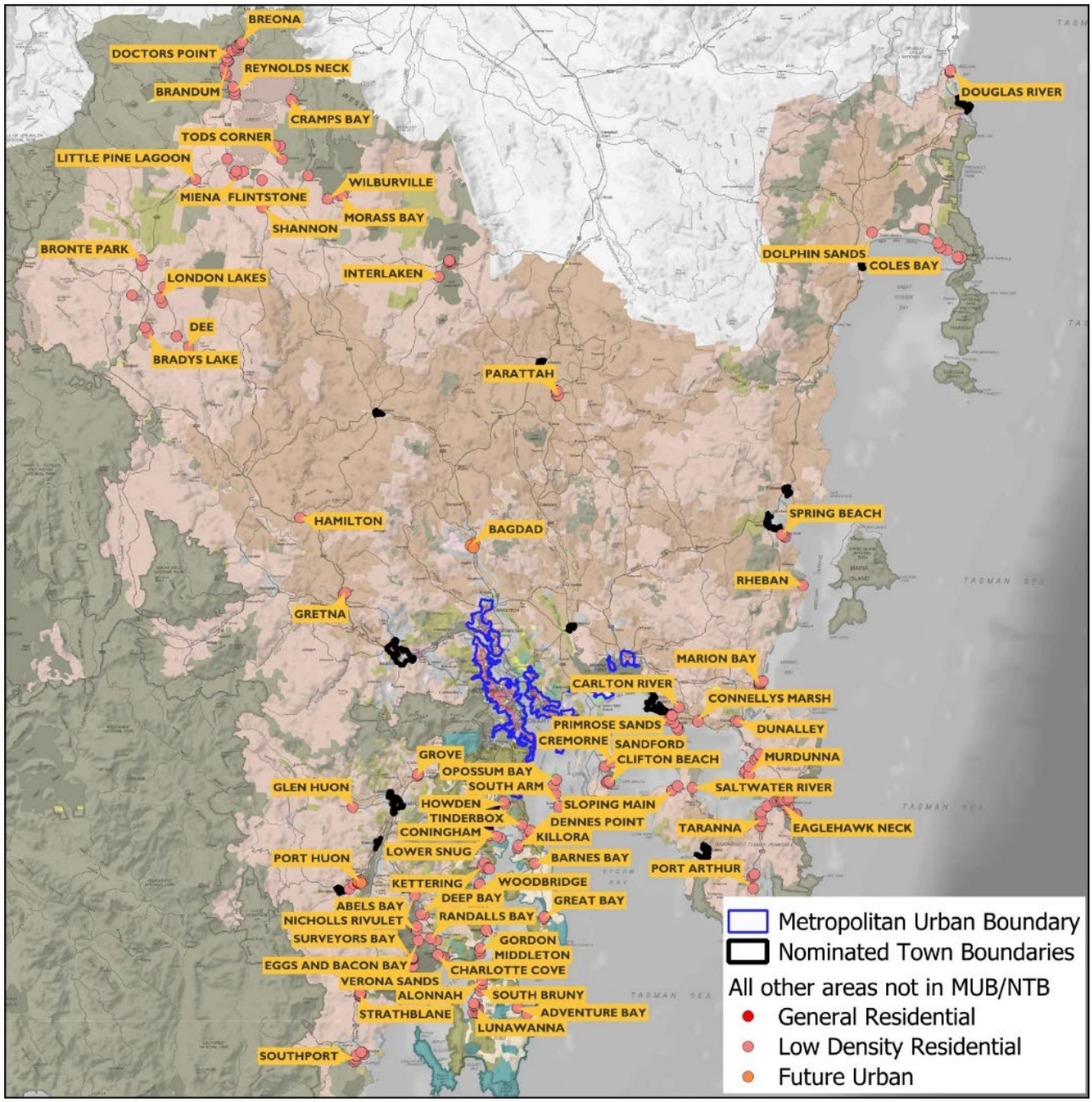
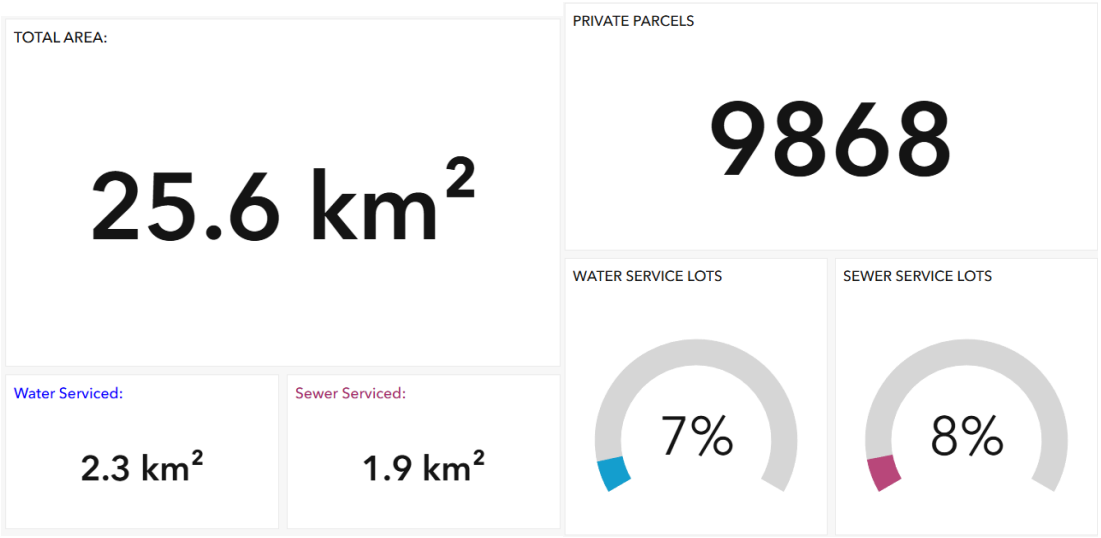


Figure 3c – Summary of land zoned GRZ, LDRZ or FUZ outside the MUB and nominated town and village boundaries, but neither adjacent to nominated town and village boundaries or the MUB



DATA SOURCES AND ANALYSIS STATEMENT

- All data and maps presented in this report have been done using professional GIS software, techniques, and data sources, as detailed below.

- All statistics, maps, and other visual material presented in this report, have been derived from the most accurate and recent source data available to the Tasmanian Planning Commission, and should be as numerically and spatially accurate as this data. Also detailed below.

- Any sensitive information contained in data used for this analysis has been appropriately managed and is not discernible from the output data and maps that have been presented in the report

- Observations presented in the report summary are based on my professional assessment and interpretation of the information generated in this report.

Simon Gatenby
Tasmanian Planning Commission

REPORT AUTHOR:

Simon Gatenby
Spatial and Data Analyst
Tasmanian Planning Commission
BA (Hons, First Class), GradCertUrban Planning, GradCertGIS
simon.gatenby@planning.tas.gov.au

DATA SOURCES:

DATA	SOURCE
Proposed Metropolitan Urban Boundary and Nominated Town Boundaries	State Planning Office Obtained July 2026
Tasmanian Planning Scheme Zones Tasmanian Interim Planning Scheme Zones Urban Growth Boundary Local Government Areas Localities TasWater: Sewer Serviced Land TasWater: Water Serviced Land Cadastral Parcels Data	Land Information Services Tasmania Obtained July 2026
Land Use Valuation Data	Office of The Valuer General Obtained March 2026

SOFTWARE FOR ANALYSIS:

- QGIS 3.40
    - DATA PREPARATION AND GEOPROCESSING
    - STATISTICS GENERATION
    - PLOTLY GRAPHS
    - HEATMAPS OF VACANCY AND SUBDIVISION POTENTIAL
- ARCGIS PRO 3.6.0
    - 3D RENDERING OF NOMINATED TOWN BOUNDARY ZONES
- ARCGIS DASHBOARDS
    - STATISTICS VISUALISATION FOR SERVICING AND VACANT LAND
- MS EXCEL
    - PRESENTATION OF TOWN BOUNDARY VACANCY AND SERVICING STATISTICS

FLOWCHART SHOWING METHOD USED FOR DATA EXTRACTION, GEOPROCESSING, AND OUTPUTS FOR VISUALISATION AND REPORTING:

