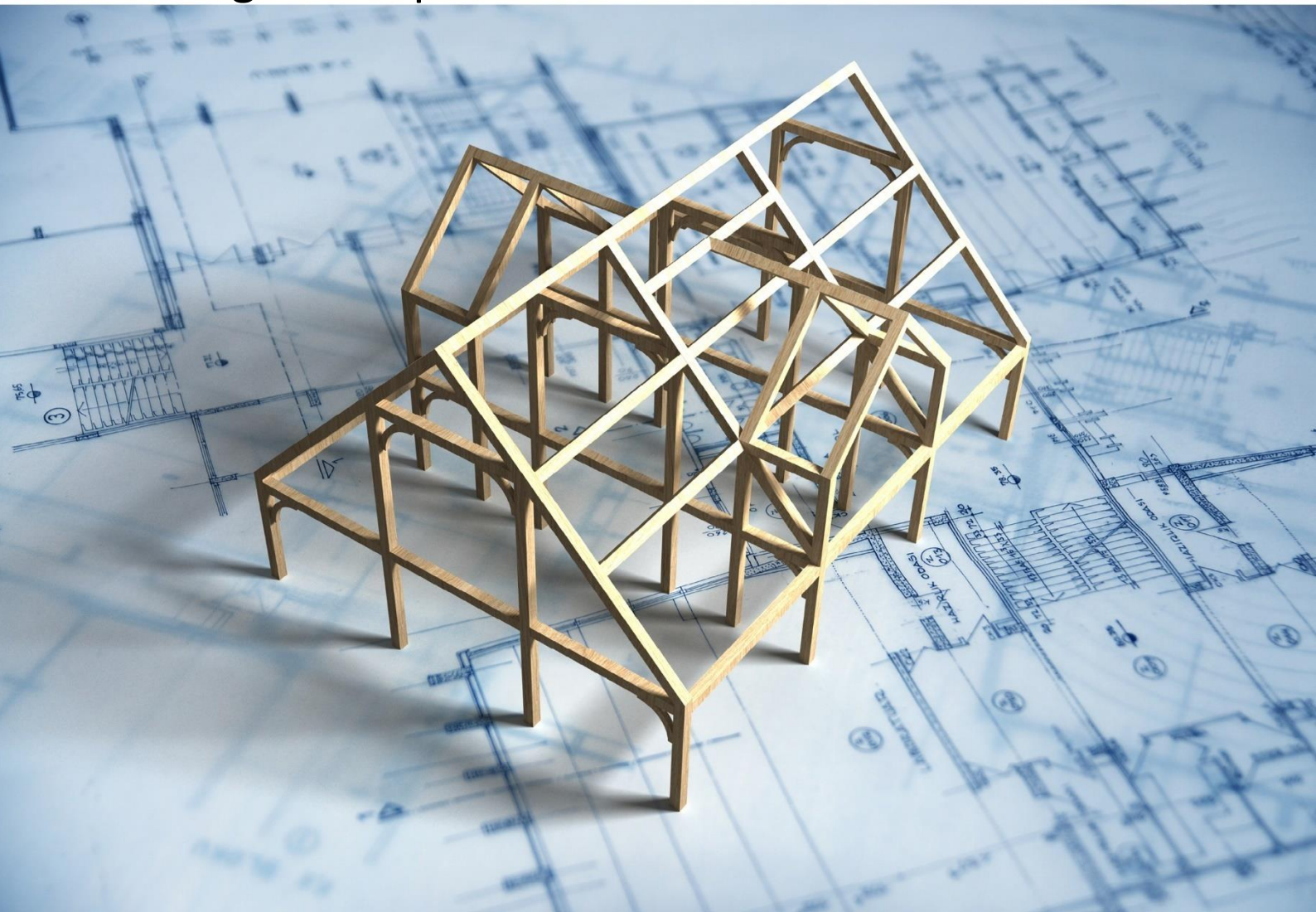




National Planning Reform Blueprint

Tasmania September 2025

Progress Report



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Contents

- Measure 21**
- How Tasmania’s strategic plans will deliver on housing supply targets1
- Measure 32**
- Summary of planning reforms.....2
- Summary of zoning reforms3
- Summary of land release reforms3
- Measure 44**
- Key findings from a development ready land stocktake4
- Measure 55**
- Zoning, planning and other amendments to support dense, well-located housing5
- Reforms to non-planning barriers preventing a diversity of housing6
- Expected impact7
- Measure 68**
- Identifying barriers in development approvals8
 - Key barriers to the timely issuing of development approvals8
 - Barriers to delivering housing where development approvals have been granted8
- Reforms to development approvals.....9
 - Reforms to social and affordable housing approval pathways.....9
 - Reforms addressing barriers to the timely issuing of development approvals9
 - Planning reforms to address existing development approvals which have not been acted upon.....9
 - Tasmania’s position on planning and inclusionary zoning reforms to support permanent affordable, social and other specialist housing in developments.....10
- Other initiatives10
- Measure 1011**
- Well-located government land suitable for housing.....11
- Best practice examples of developing government land11

Measure 2

Planning Ministers will report to National Cabinet on state, regional and local strategic plans before 1 March 2024 that reflect their jurisdiction's share of housing supply targets agreed by National Cabinet and links with infrastructure pipelines.

How Tasmania's strategic plans will deliver on housing supply targets

Review of Regional Land Use Strategies

Update: In progress, declaration of new regional land use strategies expected during 2026

All three regional land use strategies in Tasmania have been updated regularly over the last 5 years to respond to each region's changing residential land use needs. The most recent update occurred in May 2025, with an expansion to the Greater Hobart Urban Growth Boundary in the current Southern Tasmania Regional Land Use Strategy (STRLUS). This update added a further 615 hectares to the land already identified for urban growth in Greater Hobart, which may provide for up to an additional 10,000 homes following rezoning.

Comprehensive reviews are in progress for all three regional land use strategies in Tasmania. The regional strategies have been in place since 2011 and strategically identify growth areas and redevelopment areas for housing, informing zoning in the Tasmanian Planning Scheme. New housing demand and supply studies have been undertaken for all three regions to inform the reviews. The Greater Hobart Plan (part of the Hobart City Deal) is also informing the drafting of the new STRLUS.

The Tasmanian Planning Policies, which are due to be approved in late 2025, will set the framework for the settlement plans in each of the regional land use strategies to ensure adequate supply of land to address the existing and future needs of the community. The current reviews are well placed to consider and accommodate the specific housing supply targets that are set for Tasmania and coordinate a statewide response to ensure housing is delivered in the most appropriate areas.

Public consultation will soon commence on the new draft STRLUS with declaration expected around mid-2026. Work is continuing to progress the reviews of Northern and Cradle Coast regional land use strategies with new strategies expected to be declared later in 2026.

Support to local strategic planning

On 4 July 2024, 3 successful projects were announced for Tasmania as part of stream 1 of the Australian Government's Housing Support Program, namely:

- Brighton Council's Boyer Road Precinct Structure Plan;
- Central Coast Council's Strategic Housing Master Plan; and
- Launceston City Council's St. Leonards Structure Plan and Infrastructure Funding Framework.

The funding for those projects is being funnelled through the Tasmanian Government and will support the delivery of additional housing in those municipal areas.

Furthermore, the Tasmanian Government has directly funded projects in other municipal areas that will also support the delivery of additional housing. These include:

- Structure plans in the Dorset municipality for the towns of Scottsdale and Derby.
- Glamorgan-Spring Bay Township Structure Plans, which delivered new structure plans to provide for the housing needs of the key East Coast tourist towns of Bicheno, Coles Bay, Swansea, Orford and Triabunna.
- Structure plans in the Central Highlands municipality for the towns of Bothwell, Hamilton and Ouse.
- Tasman Region Structure Plan, including a land use strategy for the Tasman municipality and structure plans for the towns of Nubeena/White Beach, Port Arthur, Taranna, Eaglehawk Neck and Murdunna.

Measure 3

Planning Ministers will undertake planning, zoning, land release and other reforms, such as increasing density, to meet their jurisdiction's share of housing supply targets agreed by National Cabinet.

Summary of planning reforms

Tasmanian Planning Policies

Update: Due to be approved in late 2025 and implemented through new regional land use strategies and the Tasmanian Planning Scheme during 2026

The Tasmanian Planning Policies (TPPs) will establish a consistent, overarching policy setting for the State's planning system that will guide planning outcomes mostly delivered through the Tasmanian Planning Scheme and the Regional Land Use Strategies. The TPPs are also required to be considered in the declaration and assessment of the 'Major Projects' and housing land supply orders.

The TPPs provide policy direction in the following areas: Settlement, Environmental Values, Environmental Hazards, Sustainable Economic Development, Physical Infrastructure, Cultural Heritage and Planning Processes.

The Settlement TPP provides the policy setting for strategically guiding how and where growth will occur. The Settlement TPP prioritises a settlement pattern that locates people where they have access to employment, services, and transport networks to improve connectivity and liveability. It promotes the delivery of social and affordable housing and recognises that these types of housing are essential to improve social and economic resilience of our communities.

The Settlement TPP supports growth that will prioritise and encourage infill development, consolidation, redevelopment and intensification of under-utilised land in settlements that are well serviced by existing or planned physical and social infrastructure. It promotes liveable settlements, housing diversity, and well-designed built environments and public spaces.

Summary of zoning reforms

Review of State Planning Provisions (SPPs) – Improving Residential Standards in Tasmania Project

Update: In progress, due for implementation during 2026

A comprehensive review has been undertaken of the statewide planning requirements (the SPPs) in the single planning scheme (the Tasmanian Planning Scheme). The Improving Residential Standards in Tasmania Project is a priority project from this review which will deliver amendments to the planning requirements for housing in the SPPs, including:

- Improved standards for a variety of housing types, including social and affordable housing.
- Standardised requirements for medium density housing in appropriate locations with accompanying design guidelines.

In February 2025, the former Minister for Housing, Planning and Consumer Affairs released the final recommendations for improving the planning requirements for housing. These include:

- increased building heights for townhouses and apartments
- reduced car parking space requirements for social housing and apartments in well-located areas; and
- potential density and building height bonuses for social housing.

The recommendations are informing amendments to the SPPs which will be progressed during 2026. Implementation of amendments to the SPPs will ensure the planning requirements provide streamlined assessment pathways for a variety of housing types, particularly social and affordable housing, and medium density housing in appropriate locations.

Streamlining subdivision approvals

In February 2025, the Tasmanian Government announced plans to further streamline the approvals for subdivisions by repealing the outdated *Local Government (Building and Miscellaneous Provisions) Act 1993*. The proposed changes will move relevant planning requirements to the Tasmanian Planning Scheme removing the current duplicated assessment process providing a more contemporary planning assessment. This is expected to be progressed during 2026.

Summary of land release reforms

Housing Land Supply Act 2018 reforms

Update: Extension enacted, further reforms being considered to further streamline the process

The Housing Land Supply Act was introduced in 2018 as a fast-track rezoning process for certain Government land for housing through Housing Land Supply Orders, guaranteeing a portion is provided as social and affordable housing. It also enables changes to the planning scheme requirements applicable to an area to better facilitate housing. Land subject to a Housing Land Supply Order is vested with Homes Tasmania (Tasmania's statutory body for delivering social and

affordable housing) to deliver an appropriate proportion of social and affordable housing tailored to suit the site and the needs of the community. To date, fifteen Housing Land Supply Orders have been made in all three regions of Tasmania, with more than 70 hectares of land rezoned for residential development. The rezoning has created the potential for up to 1000 new dwellings. More eligible government land is being considered for rezoning through this process.

In September 2023, the Housing Land Supply Act was extended for a further 10 years to boost the supply of land for housing. Extension of the Housing Land Supply Act is enabling more suitable Government land to be rezoned for social and affordable housing through a fast-track process. Other recent changes to the Act also enable Homes Tasmania to strategically purchase new land for rezoning under the fast-track process. Extension of the Act for a further 10 years aligns with the Tasmanian Government's 10-year plan for delivering more social and affordable housing. Further reforms to the Act are being considered to further streamline the process to enable suitable government to be rezoned for housing sooner.

Measure 4

Planning Ministers will identify well-located 'development ready' land before 1 March 2024, having appropriate regard to the protection of land with key attributes e.g. environmental or economic.

Key findings from a development ready land stocktake¹

The Tasmanian Government funded residential demand and supply studies across each of the three regions. This work was undertaken in collaboration with local government and identified the quantum and distribution of vacant residential land in each municipality and its respective "development ready" status for the purpose of future supply. In partnership with local councils, the Tasmanian Government will undertake further analysis to prioritise specific sites.

¹ For the purpose of this report it is assumed that development ready means land with infrastructure that is ready to sell and/or construct

Measure 5

Planning Ministers will streamline approval pathways and prioritise planning control amendments to support diverse housing across a range of areas, including promoting medium and high-density housing in well-located areas close to existing public transport infrastructure connections, amenities and employment.

Zoning, planning and other amendments to support dense, well-located housing

Review of State Planning Provisions (SPPs) – Improving Residential Standards in Tasmania Project

Update: In progress, due for implementation during 2026

A comprehensive review is being undertaken of the statewide planning requirements (the SPPs) in the single planning scheme (the Tasmanian Planning Scheme).

The Improving Residential Standards in Tasmania Project is a priority project from this review which will deliver amendments to the planning requirements for housing in the SPPs, including:

- Improved standards for a variety of housing types, including social and affordable housing.
- Standardised requirements for medium density housing in appropriate locations with accompanying design guidelines.

This review will provide more streamlined approval pathways for the approval of quality housing in all areas of Tasmania and deliver standardised requirements for medium density housing types in well located areas.

Legislation for independent Development Assessment Panels

Update: Revised draft legislation being prepared in response to public consultation, due for consideration in Parliament during 2026.

The Tasmanian Government has committed to introduce amended legislation into Parliament that provides for certain planning applications to be assessed and approved by an independent Development Assessment Panel (DAP) instead of local councils. This specifically addresses concerns with elected members influencing council decisions in response to issues that are not related to the planning scheme rules.

The draft model being progressed provides for an optional assessment process for certain developments including social and affordable housing projects and other housing projects over certain value threshold to be determined by a DAP established by the independent Tasmanian Planning Commission. A DAP determination is not subject to further appeals to the Appeal Tribunal, providing a more streamlined approach and removal of potential delays.

The legislative model will allow eligible housing projects to be directly referred to a DAP which will conduct a 98-day assessment. The DAP assessment will include advice from the local council and other relevant regulators, public consultation and capacity for all parties to participate in a hearing to contest issues and discuss permit conditions.

Reforms to non-planning barriers preventing a diversity of housing

The Tasmanian Government is continuing to engage with the housing industry and other sectors to determine if there is a need to ensure that the design and construction sectors are capable and willing to deliver more diverse housing. The Department of State Growth, in collaboration with Homes Tasmania, is working to resolve shortages of workers' accommodation and workforce capacity in the construction sector including:

Workers' accommodation

The Tasmanian Government – through the Office of the Coordinator-General (OCG) – has worked with local government and industry partners to submit an application for \$8 million funding through the Australian Government's "Advancing prefabrication and modular housing Federal Funding Agreement" program, delivered by Federal Treasury.

The application is to:

- Demonstrate the quality and suitability of contemporary modular housing for worker accommodation (and longer-term community use) on the West Coast.
- Test the supply chain efficiency and viability for three modular housing supply chains – local, national and national/international blend.

If successful, this application will support the construction of worker accommodation for up to 72, using two accommodation styles.

The OCG has also worked with proponents and supported their funding applications for the coordinated development of worker accommodation in regional Tasmania (north west and central highlands areas) that meets the needs of the local community and multiple employment sectors (renewable energy, mining, tourism/hospitality and manufacturing).

Homes Tasmania continues to work with the Tasmanian Health Service (THS) with a focus on providing worker accommodation for frontline health employees across Tasmania. Locations in Launceston and Hobart are under agreement with THS, and health staff are occupying these premises. Work is also progressing on locations in Burnie and Queenstown on the west coast.

Stakeholder engagement and industry led forums have been facilitated to assess the scale and nature of the requirement. Initiatives being considered currently include:

- Connecting existing supply with demand: Worker housing facilitator
- Strategically growing workforce housing stock: Portable housing, Container housing, Tiny house village pilot, Tourism Development Loan Scheme, Tasmanian Housing Strategy.

Workforce capacity in the construction sector

High-Vis Army

To deliver the significant pipeline of public and private investment projects, in the 2021 State Election the Tasmanian Government committed to establish a 'High-Vis Army' to grow the construction workforce by 25 per cent over four years. Skills Tasmania continues to work closely with key stakeholders through the High-Vis Army Working Group to implement the Building and Construction Industry Compact. This includes funds for training and workforce development in partnership with TasTAFE. An additional \$6 million has been invested into the High-Vis Army. Projects under the expanded program will focus on aligning delivery to the Tasmanian Skills Plan, maximising student numbers, increasing the diversity of participants and attracting new vocational teachers to the training industry.

Earthworks Academy

As part of the focus on supporting skills for jobs in the building and construction sector, the government has committed \$4.3 million to set up Tasmania's first Earthworks Academy at Carrick. This will deliver a purpose-built live training site to help more Tasmanians become job-ready in the civil construction industry. The Earthworks Academy will help to address skill shortages in the sector, including for earthmoving plant operators, bulldozer operators, excavator operators, grader operators, loader and road roller operators, and truck drivers.

Tasmania's 10 Year Infrastructure Pipeline

The pipeline is an interactive database designed to improve the ability of businesses to plan ahead to resource tender applications as well as undertake the work. For businesses involved in designing, building and maintaining infrastructure, the pipeline can help to plan, prepare and recruit/train staff. Asset owners can use the pipeline to help plan and execute their infrastructure delivery schedule. Planned and/or funded infrastructure investment by all three levels of government and the private sector that are valued over \$5 million are incorporated into the pipeline.

In January 2025, the pipeline was updated and included 22 projects valued at \$1.06 billion for the housing industry. The next update is scheduled for release following the 2025/26 State Budget.

Expected impact

The combination of regulatory reforms, identification of areas for densification through strategic planning and increased demand will assist the housing industry to shift its products towards greater diversity. However, further incentives and government subsidies are likely to be necessary to deliver more permanent housing options to offset the substantial costs which are currently perceived as being prohibitive. The potential for Developer contributions has been identified as an area of further work which could deliver a more sustainable source of funds for infrastructure and services.

Measure 6

Planning Ministers will create accelerated development pathways and streamline approval processes for eligible development types, particularly in well-located areas, including to support the rapid delivery of social and affordable housing.

Identifying barriers in development approvals

Key barriers to the timely issuing of development approvals

Tasmania has very efficient development approvals with average (median) approval times across local councils below 40 statutory calendar days where there has been public notification and around 20 days where the proposal is complying. These timeframes do not include the considerable number of complying single dwelling developments that are 'as of right' and do not require the issuing of planning permits and can proceed directly to building approval. Regardless, the Tasmanian Government continues to monitor potential issues that may hinder the timely issuing of development approvals.

Barriers to delivering housing where development approvals have been granted

The delivery of social and affordable housing through Tasmania's statutory housing authority (Homes Tasmania) will ensure they are delivered following the receipt of the necessary development approvals. There is anecdotal evidence some approved private developments are not progressing in Tasmania due to economic factors which may be beyond the State Government's scope of influence. Further incentives and government subsidies are likely to be necessary to deliver some housing options to offset the substantial costs which are currently perceived as being prohibitive.

In addition, Homes Tasmania experiences several challenges in progressing housing developments including:

- Construction costs – escalating material and labour costs, combined with market uncertainty, impact project viability.
- Infrastructure constraints – lack of infrastructure capacity to meet the needs of future development and the absence of a unified infrastructure charging scheme in Tasmania.
- Post-development approval regulation – additional permit requirement and no statutory timeframes for the engineering design phase adding time and complexity.
- Community opposition – high level of push back from community around social housing proposals can delay or derail projects.
- Strategic coordination gaps – lack of alignment between state agencies, councils, and developers leads to missed opportunities for streamlined planning and delivery.

Reforms to development approvals

Reforms to social and affordable housing approval pathways

Legislation for independent Development Assessment Panels

Update: Revised draft legislation being prepared in response to public consultation, due to be considered by Parliament during 2026.

Proposed legislation amendments aim to provide for an alternate assessment pathway for certain development applications, including social and affordable housing, to be determined by a Development Assessment Panel (DAP) established by the independent Tasmanian Planning Commission.

Applications for social and affordable housing or subdivision to facilitate the delivery of social and affordable housing could be lodged directly with the DAP. The proposed DAP assessment is to be a non-appealable determination received within 98 days.

Revised legislation is being prepared for further public consultation and is expected to be considered in Parliament during 2026.

Reforms addressing barriers to the timely issuing of development approvals

To assist with the delivery of an even quicker development approval process, the Government introduced private certification of no permit required proposals by certified planners.

Planning reforms to address existing development approvals which have not been acted upon

Tasmania has recently introduced a process for the timely sign-off of post approval conditions.

In December 2024, the Tasmanian Government introduced legislative amendments to allow an additional extension of time to be granted for applicants to 'substantially commence' a development under a planning permit. Extensions of time can now be granted up to a maximum of 8 years. This provides additional time to commence a development including for more complex projects or for those experiencing difficulties with finance or supply chains.

Tasmania's position on planning and inclusionary zoning reforms to support permanent affordable, social and other specialist housing in developments²

Tasmania currently has a form of inclusionary zoning through the *Housing Land Supply Act 2018* which provides a fast-track process for Homes Tasmania (Tasmania's statutory authority for providing social and affordable housing) to rezone land for housing. This process ensures a portion is delivered as social and affordable housing with the proportion tailored to the site and the needs of the community. This provides an appropriate mechanism for delivering social and affordable housing in Tasmania without setting mandatory targets.

Tasmania's current reforms, specifically the Improving Residential Standards in Tasmania project, will also focus on optimisation for all housing types regardless of whether they are for social or affordable housing. Some density and height bonuses may be considered for social and affordable housing projects.

There will likely be difficulties in implementing mandatory inclusionary zoning in Tasmania for the following reasons:

- Inclusionary zoning is most effective in large scale developments and Tasmania is traditionally characterised by small scale development so a mandatory inclusion of say 10-15% for small developments would be unlikely to deliver significant amounts of social or affordable housing.
- Unless adequately subsidised or delivered through government developments, private developers may not progress housing developments if they become unviable or may seek to underdevelop a site to avoid having to provide a portion of dwellings for social and affordable housing.

Inclusionary zoning requires ongoing ownership of the properties by housing providers otherwise the 'subsidy' is effectively one-off and the initial (subsidised) purchaser can sell at market value later. There is limited ability for the planning system to control the ownership of land following approval.

Other initiatives

In July 2024, the Tasmanian Government introduced the second round of the Residential Land Rebate program. The program allows applicants to claim up to \$15,000 per lot to help with the cost of infrastructure cost, such as power, NBN, water and sewerage. Half the amount claimed is paid upfront, with the other half available once the applicant has sold their lot for under an affordable land cap price. The program will close 3 October 2025.

In February 2025, the Tasmanian Government introduced the \$10 million Housing Density Incentive Grant Scheme. The scheme provides incentive grants of \$10,000 per unit for developers to build brand new medium or high-density developments (funding equivalent to a maximum of 50 units per grant). Applicants have six months from the signing of their grant agreement to substantially commence construction of their development and claim their incentive payment. The program will

² Where appropriate and where such zoning and planning does not add to construction costs e.g., through the use of incentives such as density bonuses

run until 3 October 2025. The potential for developer contributions has been identified as an area of further work which could deliver a more sustainable source of funds for infrastructure and services.

Measure 10

All levels of government will ensure the efficient use of government land, including the identification of surplus land suitable for housing and the delivery of best practice projects to support housing supply, diversity and affordability.

Well-located government land suitable for housing

The Tasmanian Government housing authority (Homes Tasmania) works to identify government land that can be repurposed for housing and utilises the *Housing Land Supply Act 2018* to deliver faster rezoning. It can also acquire land and utilise this process. The criteria set out in the *Housing Land Supply Act 2018* require the land to be suitable for use for residential purposes by virtue of its proximity to public and commercial services, public transport and places that may provide opportunities for employment.

Best practice examples of developing government land

The Tasmanian Government is also discussing the potential of the transfer of approximately 30ha of Commonwealth (Defence) land at Dowsing Point, Glenorchy which the State has identified as well-located with a development potential of at least 1,000 dwellings close to all services and employment opportunities.

To date, the Tasmanian Government has rezoned more than 70 hectares of land for residential development under the *Housing Land Supply Act 2018* process, with the potential for up to 1000 new residential dwellings. Stage 1 of the Huntingfield land release in Kingston (south of Hobart) will be offered for sale in late 2025. The Huntingfield site is the largest site rezoned through the Housing Land Supply Act process providing around 34 hectares of residential land and a further 34 hectares of public open space. <https://www.homestasmania.com.au/engage/land-release/huntingfieldlandrelease>