

Shaping a positive

Tasmania

Conversation
Toolkit



SOUTHERN
TASMANIA
REGIONAL LAND
USE STRATEGY



Overview of the conversation toolkit

Thank you for your interest in hosting a conversation. This toolkit is a guide for having a discussion with your neighbours, friends or networks about the potential opportunities of the State of Play Report that will guide the Southern Tasmanian Regional Land Use Strategy (STRLUS).

You are encouraged to invite a diverse group of people to participate in the conversation. Some participants may wish to write responses directly into the toolkit. The structure of the Toolkit allows for both. Participants can complete the Toolkit individually or hosts can gather a summary.

You may already be part of an existing group that meets regularly. You can use this toolkit as part of a regular meeting schedule.

We also encourage participants to fill out the survey on **shapingtasmania.com.au**.

What is included in this toolkit?

- Project background
- Tips for the conversation host
- Instructions for how to return the completed toolkit
- Conversation questions
- Space to record the conversation
- Some frequently asked questions and answers

Need assistance?

If you have any questions about using the toolkit or if there is any further support we can provide to assist your use of the toolkit, please email **sarah_roberts@capire.com.au**

PROJECT BACKGROUND

The Southern Tasmania Regional Land Use Strategy (STRLUS) is a long-term plan to facilitate and manage change, growth, and development, whilst protecting our natural values, within Southern Tasmania.

Since the preparation of the STRLUS, the Southern Tasmanian region has experienced population growth, and new economic and social conditions are driving change.

There have also been changes to the Tasmanian planning framework including the introduction of the Tasmanian Planning Scheme and 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.

What is a regional land use strategy and what does it do?

Regional land use strategies are long term plans to manage growth and change within regions whilst protecting natural resources. They help the Tasmanian Government and local councils work together to plan for the future of the communities they serve. A regional land use strategy must be consistent with the Tasmanian Planning Policies. Planning schemes must be consistent with the relevant Regional Land Use Strategy.

A REGIONAL LAND USE STRATEGY HELPS TO:

- Provide for the sustainable growth of our cities, towns, and villages so that we can enjoy a good quality of life.
- Protect our natural environment so that we, and future generations, can continue to benefit from it.
- Plan for increased environmental hazard events and natural disasters arising from climate change, to better prepare our community resilience to those events.
- Foster sustainable economic development that allows our communities can prosper.
- Deliver the physical infrastructure and services we need cost-effectively and efficiently so that the cost to the community is minimised, whilst our built environments remain healthy and liveable.
- Protect our heritage so that we can better appreciate the lessons of the past and create a stronger identity for our future.

REGIONAL LAND USE STRATEGIES DO NOT:

- address local level issues which are the responsibility of local government
- commit to government spending or delivery of projects.



The State of Play?

The State of Play report is the first step in updating the Southern Tasmania Regional Land Use Strategy. It summarises available data and information on a range of issues to understand the key issues and influences in the Region and the causes of growth and change. It addresses what we know from experience, 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 the region unique, the community values, and the important issues to address for the benefit of the people, the economy and the climate and landscape. The State of Play report was released in Mid-September. The key challenges and opportunities have informed the community conversations.

How can I have my say?

The region is committed to undertaking engagement with state and local government, service and infrastructure providers, peak bodies and interest groups and the community.

With the release of the State of Play in mid-September early consultation on key land use considerations for the region will begin, these findings will help to inform the draft STRLUS and lead into formal public exhibition.

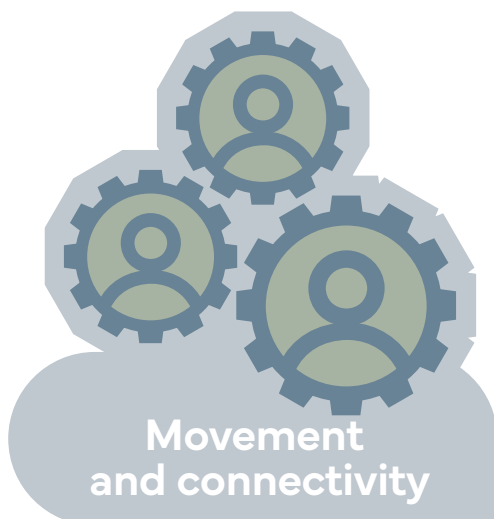
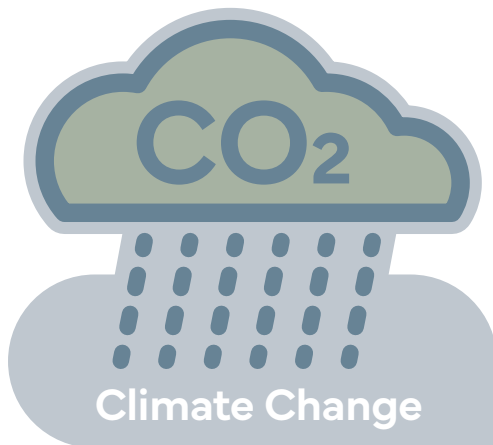
A draft updated STRLUS is anticipated to be placed on formal exhibition early to mid-2025. This will allow the community to provide feedback prior to the finalisation of the strategy.

Register for updates

To register for updates email us at STRLUSupdate@hobartcity.com.au or head to shapingtasmania.com.au

DISCUSSION TOPICS

We want to explore future planning needs for Southern Tasmania.
We are seeking your feedback on the following topics.



RETURNING THE TOOLKIT

Please return the toolkits
by 6 December 2024

Before you submit your feedback, look over your Toolkit, tidy up and flesh out ideas that you quickly noted during the conversation. There are four ways for you to submit your feedback:

POST YOUR FEEDBACK:

Include all your documentation and mail it to: Land Use and Development Planning, City Futures, Town Hall, Macquarie Street, GPO Box 503, Hobart TAS 7001

IN PERSON:

Hand in the toolkit at your local Council – please address to Strategic Planning

ONLINE:

Go to shapingtasmania.com.au and click on SUBMIT YOUR CONVERSATION TOOLKIT

EMAIL:

Take photos of your Toolkit or make a PDF and email to: **info@capire.com.au**.

If you require further support or have any questions, please email **info@capire.com.au**.

For more information, visit **shapingtasmania.com.au**.

For hosts

Date of conversation:

Number of attendees:

Key message / recommendation

Reflecting on the conversation, what is one key message or recommendation?

TIPS FOR THE CONVERSATION HOST

Checklist for organising your conversation:

✓ Identify potential participants to take part. Maybe it is members of an existing group or organisation, maybe it is your neighbours or interested friends.

✓ Share information with your participants about what to expect from the conversation. Feel free to use/adjust the following invitation:

✓ We're inviting you to join a conversation about the future planning needs of Southern Tasmania.

The Southern Tasmania Regional Land Use Strategy (STRLUS) is a long-term plan designed to guide growth, development, and change while protecting our natural environment. However, since the STRLUS was first created, our region has grown, and new economic and social challenges have emerged. Additionally, there have been updates to the Tasmanian planning framework, including the introduction of the Tasmanian Planning Scheme and Tasmanian Planning Policies.

Now, the twelve local governments of Southern Tasmania, together with the State Planning Office, are working to update the STRLUS to ensure it meets our region's evolving needs.

We'd love to hear your thoughts and ideas as we plan for the future.

Date: [insert date]

Time: [insert time]

Location: [insert location]

RSVP by: [insert date]

✓ Prepare your agenda based on the time available and the questions you want to ask. Maybe it is all the questions or maybe it is just a couple.

✓ Prepare for how you are going to record the conversation. Will you give everyone a copy of the toolkit to write their own thoughts down or will you scribe the conversation as a whole group?

✓ Consider what additional support you might need. Maybe you want to find a volunteer scribe to help capture the conversation.

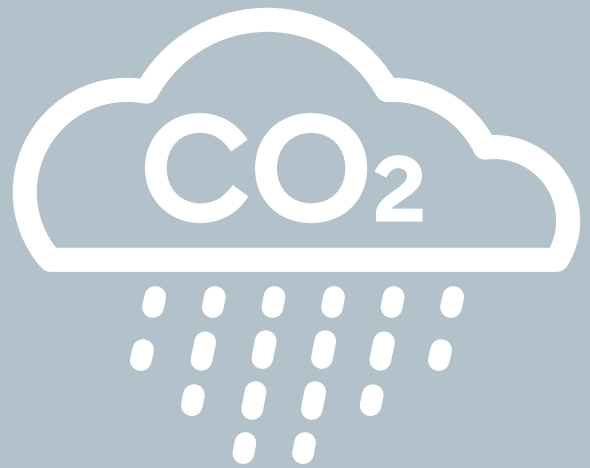
Tips for keeping the conversation flowing and on track

As the conversation host, you guide participants, and facilitate and record the conversation. Below are some tips that will help with this.

- Be friendly and patient and facilitate the conversation so every participant has an opportunity to participate and contribute.
- Ensure participants understand that we are not trying to reach a consensus but generate discussion and record ideas and feedback.
- There may be times when you are required to manage emerging issues that are off track or distracting. If this occurs, acknowledge them and then 'park' the emerging issue by recording it with a comment to follow up after the session.
- Silence can be awkward, but it is important to allow time for someone to speak up if needed.
- We don't expect you to be the expert. If there are questions you can't answer using the FAQs or are not confident answering, write them down in the general comments and questions section of the conversation toolkit and share them with the project team to get the correct answer.

DISCUSSION TOPICS

CLIMATE CHANGE



Key information:

Tasmania's future climate is expected to change in several ways:

- Rainfall patterns will change, with differences in when and where rain falls.
- There will be more runoff and erosion, affecting water quality and flow.
- Bushfires will happen more often and be more intense.
- Extreme weather events will become more frequent and severe.
- Average temperatures will rise, with more extended periods of high heat.
- Sea levels will rise, leading to more storm surges.

Why is this important?

Health impacts: Climate change affects the health and wellbeing of people in our region especially older and more vulnerable members of our community e.g. worsening air quality from bushfires can result in respiratory problems.

Natural disasters: Increased risk of events like bushfires and floods, which can endanger lives, destroy homes, raise insurance costs, and make some areas uninsurable.

Agricultural losses: Reduced food production leading to food shortages, job losses, and less revenue.

Environmental damage: Damage to our ecosystems, loss of species and impacts on our natural landscapes.

Infrastructure challenges: More frequent need for repairs or replacements, building in new locations, or upgrading designs to be more resilient.

Water insecurity: Water is essential for our people, economy, and environment. We need to ensure enough water for everyone despite higher costs and a growing population.

What does a planner have in their toolbox to address these challenges?

- Locate homes, jobs, and infrastructure in safe areas where the risks from natural hazards and climate change have been considered.
- Improve access to health, education, and affordable housing to support vulnerable people and strengthen the community's resilience to climate change by ensuring sustainable growth in places with good access to services.
- Protect the natural environment, ecosystems, waterways, and open spaces.
- Promote sustainability by planning compact towns and villages, providing access to services and sustainable transport, and reducing emissions.
- Gather insights from the palawa/Tasmanian Aboriginal people the traditional custodians of lutrawita/Tasmania who have cared for the land for generations.
- Encourage green spaces and protect waterways in our cities, towns and villages to reduce urban heat and make our communities more liveable.

Questions

What do you see as the biggest challenges of climate change on your community?

What else could the STRLUS do in terms of climate resilience?

LANDSCAPE AND NATURAL VALUES



Key information:

- The Southern Tasmania Region has a large and unique natural environment.
- The landscape influences how people live and travel in the area and attracts visitors and newcomers.
- The wilderness and wildlife in the region bring many visitors from other parts of the country and overseas.
- The area's natural environment supports the local economy, especially in agriculture and aquaculture, which benefit from its reputation as a clean, untouched area.

Why is this important?

Natural environment: Increased threats from population growth and climate change.

Coastal areas: Likely to be rising sea levels, warmer oceans, more marine heatwaves, and stronger storms, leading to more coastal erosion and threatening habitats.

Waterways and wetlands: May experience flooding or low water levels, which could harm aquatic habitats and affect water security.

Environmental damage: Loss of species and natural landscapes.

Ecosystems: Might encounter new climate conditions they are unable to survive or which could disrupt their natural processes.

Spread of invasive species: Altered environmental conditions which may allow the spread of invasive plant and animal species.

What does a planner have in their toolbox to address these challenges?

- Increase sustainability by developing compact towns and villages and limiting new developments in untouched areas.
- Ensure that land for urban development avoids impacts on the natural environment.
- Identify and map risks and natural hazards, and avoid building in high-risk areas.
- Prevent the loss of native habitats due to development and promote the connection of ecosystems.
- Create safe areas for ecosystems to move to as the climate changes.

Questions

What do you see as the biggest challenges to the region's natural environment?

What aspects of our landscape do we consider important?

How can the STRLUS contribute to a more resilient environment?
What should it encourage and what should it avoid?

POPULATION GROWTH AND CHANGE



Key information:

- The region's population is expected to grow by 43,447 people by 2046.
- A significant portion of this growth (58%) will be people aged 65 and over.
- There will be more people living alone, and the average household size will shrink from 2.5 to 2.3 people.
- The number of people of working age is expected to decrease.

Why is this important?

Population growth: More demand for homes and jobs, bringing economic benefits such as more jobs, shops and entertainment options but also challenges like housing shortages, strained services, and maintaining our connected communities.

Changing population: An ageing population will result in changes how people live and access services. Older people often need smaller housing which can be difficult to find in their area, travel becomes difficult when they can no longer drive. More people living alone will change the type of housing we need. Many of our young people move to the mainland to access study or work opportunities, the loss of skilled and productive workers impacts our economy.

Planning for the future: Although it's hard to predict, population growth and change are certain, requiring careful planning to ensure the region remains a great place to live

What does a planner have in their toolbox to address these challenges?

- We know our population will grow and change, so we need to plan for homes, jobs, services, and infrastructure that meet the needs of everyone, now and in the future.
- As Tasmania grows, we have a chance to design communities that are healthy, sustainable, liveable, and connected, helping to attract and retain residents.
- Encourage urban renewal and development that focuses on sustainability and improving quality of life as our population changes.
- Identify and make better use of underutilised spaces to increase housing, walkability, and green areas.
- Support diverse housing with a mix of types, lot sizes and price points allowing people to access affordable housing and housing that meets their needs.

Questions

As our population grows and changes what might our places need that is different from today?

HOUSING, PLACEMAKING AND SOCIAL INFRASTRUCTURE



Key information:

- We need to plan for growth while ensuring the region remains a great place to live.
- Nearly 9 out of 10 homes in Southern Tasmania are separate houses.
- There is a mismatch between the types of homes available and the needs of the population.
- Housing supply and affordability are major social and economic issues in Southern Tasmania.
- We need to offer a variety of housing options across the region to suit different lifestyles and price points.
- Some areas of our region have limited access to services.
- Disadvantage increases with distance from Hobart and the coast due to lower incomes, fewer services, and lower educational and skill levels.

Why is this important?

Affordability: Many people can't afford a 3-bedroom home on a large lot, so different types of affordable housing are required. Housing affordability is influenced by many factors beyond the control of urban planners, making it a complex issue.

Population growth: Strong population growth over the past 10-12 years has increased demand for housing, leading to higher prices and housing stress for many residents, with a significant portion of income going toward housing costs.

Low density housing: Low-density housing on the edge of our towns and villages is affordable but comes with challenges like car dependency, limited public transport, and fewer services, as well as the need for extended infrastructure. Infill housing, the development of new dwellings within an existing urban area, offers benefits such as more affordable options, better access to public transport and amenities, opportunities for downsizing, and increased housing choices in high-demand areas.

Access to services and wellbeing: Limited access to housing, education, and services affects people's ability to improve and maintain their health and wellbeing. A growing urban population pressures cities, towns and villages to create environments that support healthy, active, and socially connected lives.

What does a planner have in their toolbox to address these challenges?

- Planning can help create the diverse range of housing needed to help address affordability issues. A mix of housing styles, including standalone homes, multiple dwellings, and apartments, helps to meet different needs and budgets.
- Promote affordable and varied housing options in neighborhoods with good public transport, shops, and services so people can live near where they work, study, or retire.
- Increase housing in existing neighborhoods by dividing larger blocks into smaller ones and replacing older homes with townhouses or apartments.
- Plan for growth by ensuring there are enough homes, jobs, services, and infrastructure in the right locations for current and future needs.
- Focus residential development in areas close to services and reliable employment sources.

Questions

What types of housing are missing from your neighbourhood?

What steps can we take together to ensure our region is liveable for all?

MOVEMENT AND CONNECTIVITY



Key information:

- Transport is essential to ensure our region functions well. Our transport networks allow us to get to work, school, shops and services and move goods and commodities. By ensuring we integrate land use with transport we can support effective networks and social, environmental and economic outcomes for our region.
- Our transport networks can positively impact the liveability of our regions by creating access to services, open space and recreation however a reliance on private vehicle increases congestion and may create increased air and noise pollution.
- While cars and motorcycles will continue to be important for many people in our region to travel we need to explore other ways to move such as walking and cycling and public transport.
- The provision of infrastructure is costly the region must take advantage of existing infrastructure, minimising new infrastructure requirements, to support growth and transition.
- Only 6% of journeys to work in the southern region are by public transport. A small change in the number of people using public transport can make big changes to traffic numbers and congestion.

Why is this important?

Existing developed areas: Many existing developed areas were built based on universal private car transport and it can be difficult to install new infrastructure or implement significant change to how we move around.

Greenfield expansion: Expanding into undeveloped areas increases reliance on cars, limits access to services, and raises the cost of infrastructure and housing.

Road congestion and environmental limits: Growing populations and a reliance on private cars leads to more traffic congestion, and our landscape (hills and valleys) make it difficult to expand or provide new roads.

Prioritising road infrastructure leads to more car use, causing traffic problems and environmental issues.

Mode Shift: Getting people to change from private vehicles to public transport, where available, is difficult.

Transport emissions: Transport is a major source of emissions; switching to walking, biking, public transport, and electric vehicles is crucial for reducing this.

Cost of living: Many people who are willing and able to work face challenges accessing employment opportunities in urban areas due to issues such as housing affordability and inadequate transport infrastructure. Rising fuel prices add financial stress for vulnerable households and long commutes to work increase strain on families.

Lifestyle: Factors such as remote work, regionalisation, decreasing workforce participation and increasing awareness of health impacts provide the opportunity to rethink how we move around and develop our towns and cities.

Questions

What does a planner have in their toolbox to address these challenges?

- Targeting growth in areas with good transport connections to maximise the best use of existing or planned investment.
- Increasing housing diversity by adding more mid-sized homes and apartments near high-frequency transport areas.
- Locating housing jobs and services closer together to allow people to meet more of their daily needs within a walk, ride or public transport journey.
- Ensuring our main streets are designed and delivered to respond to the needs of all users and prioritise sustainable transport options.
- Designing new urban communities to ensure active and public transport options are considered from the outset to reduce reliance on private vehicles.
- Identifying and protecting key regional transport routes to connect our cities, towns and villages and ensure the safe and reliable movement of people and freight.
- Identifying sustainable transport options such as walking/cycling trails that can support the health and wellbeing of the community.

Acknowledging that urban areas will have more transport options than rural or remote towns and villages how might we encourage more journeys by walking and cycling or public transport?

How can the STRLUS best support movement and connectivity in our region?

JOBS AND ECONOMY



Key information

- Southern Tasmania has a mix of metropolitan, semi-rural, and rural areas, leading to a diverse economy with varied economic activities and jobs.
- Economic growth in Southern Tasmania is closely linked to population growth and increased spending.
- A growing population boosts the community and economy, leading to more services, facilities, and choices, and attracting new investments.
- Being close to Antarctica and the Southern Ocean offers opportunities for research and clean energy industries due to our world-class wind resources and renewable energy status.
- Tasmania's natural resources, like fertile soils and clean air, support agriculture, timber production, and attract global visitors.

Why is this important?

Economic trends: Tasmania's economy has recently seen strong growth due to a population and tourism boom, but it's now declining due to slowing population growth and a drop in productivity as young workers leave for better opportunities.

Workforce challenges: The loss of skilled and productive workers is a major issue for Southern Tasmania, impacting long-term economic sustainability and the ability to support high-value industries.

Geographic isolation: Tasmania's isolation from mainland Australia and global markets makes it harder to compete in a global economy and access international markets, adding economic challenges.

Aging population: An aging population is expected to further impact the economy by reducing the size of the skilled workforce available for future growth.

What does a planner have in their toolbox to address these challenges?

- Allocating enough land for economic activities.
- Identifying and protecting our key natural resources to maintain their productive capacity and maximise regional benefits.
- Protecting industries from conflicting uses and safeguarding valuable resources.
- Promoting residential development in or near the centre of our cities and towns to support busy vibrant places and our local economy.
- Identifying employment areas that are well-served by public transport and offer a pleasant working environment.
- Improving the liveability of our region to attract and keep residents of working age with diverse skill sets.

Questions

What is important to the regional economy? How can the STRLUS protect and enhance this?

How might we encourage more employment?

How might land use encourage young workers to stay in our region?

GENERAL COMMENTS AND QUESTIONS

Record here any general comments from participants or questions you would like the project team to follow up on.

Next steps

This Toolkit will inform the development of the Southern Tasmanian Regional Land Use Strategy and help to shape a positive Tasmania. We will be summarising the results into an Engagement Findings report which will be published early 2025.

FREQUENTLY ASKED QUESTIONS

What is the Southern region?

The Southern Tasmanian region covers the following local government areas:

- Tasman Council
- Sorell Council
- Brighton Council
- Kingborough Council
- Huon Valley Council
- Hobart City Council
- Glenorchy City Council
- Clarence City Council
- Glamorgan Spring Bay Council
- Southern Midlands Council
- Derwent Valley Council
- Central Highlands Council

The Southern Tasmania Regional Land Use Strategy applies to these areas.

What is the difference between a regional land use strategy and the Tasmanian Planning scheme?

A regional land use strategy is a high-level strategic planning document which sets the long-term direction for land use in the region. It helps the Tasmanian Government and local governments prepare for the region's future in a sustainable way ensuring development supports good outcomes for our communities, our economy, and our environment. Local governments must ensure the directions within a regional land use strategy are considered in local planning.

The Tasmanian Planning Scheme sets out the rules for development within your local neighbourhood e.g., the use of land and the height of buildings. The Tasmanian Planning Scheme is made up of State Planning Provisions and Local Planning Provisions. The State Planning Provisions set out the planning rules, in the form of zones and codes. Zones set out the primary controls for the use or development of land. Codes provide controls for land uses issues they may apply across a range of zones e.g.,

bushfire prone area. Each local government prepares their own Local Planning Provisions in consultation with their community. They show where zones and codes will apply, they may also contain local area objectives to protect unique places. The Local Planning Provisions must be consistent with the regional land use strategy.

What is the process to prepare the updated Southern Tasmania Regional Land Use Strategy

Under the Land Use Planning and Approvals Act 1993 (LUPAA), the Minister for Planning may declare regional land use strategies and must keep these strategies under regular and periodic review. The Minister is required to consult with the Tasmanian Planning Commission, planning authorities and relevant State service agencies and authorities before declaring or amending a regional land use strategy. Section 5A of LUPAA sets out the requirements for making and amending regional land use strategies.

Southern Regional Tasmania has a regional land use strategy, why is it being reviewed?

The first Southern Tasmania regional land use strategy was declared in 2011. Since then, Southern Tasmania has experienced population growth, and new economic and social conditions are driving change. There have also been changes to planning policy and legislation such as the introduction of the Tasmanian Planning Scheme.

By 2046 Southern Tasmania is expected to have a population of around 342,447. This is an additional 45,380 people who will require homes and jobs.

Growth will occur and through careful planning we can ensure it happens in the right places enhancing our communities and supporting our Tassie lifestyle. Growth provides opportunities such as more education and health facilities, more recreational opportunities such as parks and green spaces and more business and career opportunities. By planning for growth, we can ensure it meets current and future needs of our changing population.

More information about the project can be found on the website: shapingtasmania.com.au

STRLUS