Local Government Association Tasmania

Our Ref: JS | DJL | LR

21 May 2026

Sean McPhail
Acting Director
State Planning Office
Sent via email: haveyoursay@stateplanning.tas.gov.au

Dear Sean,

Tasmanian Planning Scheme – Making it easier to develop medium density housing discussion paper

Thank you for the opportunity to provide a submission on the *Tasmanian Planning Scheme – Making it easier to develop medium density housing* discussion paper. This submission has been prepared by the Local Government Association of Tasmania (LGAT) on behalf of Tasmanian local government in collaboration with our members; all 29 councils.

We welcome the opportunity to provide feedback on the proposed amendments to the State Planning Provisions to support the development of medium density housing. We strongly support the intent of the reforms. We acknowledge and welcome the genuine engagement with councils in developing these reforms. This approach will materially strengthen the reforms and ensure practical implementation is achievable.

Local government is actively using its planning and development powers and authority to increase housing supply and help address the critical challenges of homelessness, insecure housing, and persistently low rental vacancy rates. Our sector supports reforms that efficiently deliver well-designed housing that meets community needs and is in the right locations.

Enabling efficient, consistent assessment
We support reforms that allow appropriate developments to proceed through a clearly defined, consistent and efficient assessment pathway. Improving alignment between planning scheme settings and achievable, modern build outcomes will provide greater certainty for applicants, reduce administrative burden, and support delivery.

Supporting housing diversity and good design
The focus on enabling a broader range of housing typologies in appropriate locations is a welcome reform. Councils recognise the importance of delivering diverse housing outcomes that respond to population change and demographic needs, support the efficient use of infrastructure, and ensure sustainable access to services.

Areas for further work

Implementation planning and sequencing

A clear implementation plan is required, including sequencing of reforms and alignment with other policy work, such as the review of the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

Economic feasibility study

An updated economic analysis is needed to assess the viability of different housing typologies in strategic focus areas. Local government is advocating for this work to ensure reforms translate into the desired housing supply where it is needed most. Exemplar projects and State Government-led development of medium density housing would also help de-risk the projects these planning reforms aim to facilitate.

Enabling infrastructure

The success of these reforms in expanding the diversity of the housing supply depends on infrastructure provision. A statewide infrastructure contributions framework remains an urgent priority, alongside investment in enabling infrastructure to support higher density.

Transport integration

The proposed alignment between increased housing density and access to high-frequency public transport is sound in principle. However, timely planning and provision of these services are critical to enable development. Strategic residential areas identified for increased density must be supported by clear and deliverable commitments to introduce or enhance high-frequency public transport, particularly where such services do not currently exist.

Council service delivery impacts

Planning reform to facilitate medium density housing should be supported with responses to address issues and barriers raised by councils who will experience increased housing density as a result. Councils have already identified local infrastructure capacity issues and gaps in essential services, but support may also be required to address local service provision that needs to adapt to new housing types and densities such as waste and recycling collection for medium density housing and mixed-use developments.

Related reform dependencies

Recommendations from the *Improving Residential Standards in Tasmania* report remain outstanding and should be progressed to align with these reforms. In particular, the proposed increase in public open space contributions underscores the need to prioritise and resource the review of *the Local Government (Building and Miscellaneous Provisions) Act 1993*.

Social and inclusive housing outcomes

We support incentives for the inclusion of social housing and liveable housing design standards. Further work should be undertaken to explore whether measures such as

inclusionary zoning and dwelling mix parameters would be more effective and applicable, as recommended by the *Improving Residential Standards in Tasmania* report.

Conclusion
We strongly support the direction of these reforms and their focus on enabling more efficient delivery of diverse, well-located and well-designed housing. With further work on implementation, infrastructure, feasibility, and complementary reforms, the medium-density package has the potential to make a meaningful contribution to addressing Tasmania's housing challenges.

We look forward to continued collaboration as the reforms progress.

Yours sincerely,



Dion Lester
CHIEF EXECUTIVE OFFICER