Building Tasmania

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Ms Danielle Wood
Chair, Productivity Commission

Attention: housing.supply@pc.gov.au

Dear Ms Wood

Please find enclosed a response to the Productivity Commission's information request for its Housing Supply Regulation Inquiry on behalf of the Tasmanian Government. For simplicity we have repeated each of your questions and provided our response underneath.

Our submission and views on the interim report are provided separately to this response.

I expect the commission's analysis and final recommendations will help inform which datasets are worth investing in and prioritising to enhance our strategic planning and improve housing supply. Recommendations to this effect would be helpful.

Thank you for involving Tasmania in this important work.

Yours sincerely

Shane Gregory
Secretary

11 October 2026

Tasmanian Government Response to Information Request

Reform initiatives and best practice

Please provide information on any of your existing reform initiatives we may have missed from appendix A

The Tasmanian Government officers have reviewed the Productivity Commission's Appendix A, made amendments and provided further existing reform initiatives. Please see the updated table below with our changes and additions show in red text.

Please provide information on planned future initiatives

The government is progressing several complementary streams of work under the Economic Future Program, intended to streamline approvals, unlock investment and secure Tasmania's economic future. This includes establishing a streamlined statutory planning framework for approving projects of strategic and economic significance. This streamlined statutory planning framework may include specific housing projects that meet the criteria themselves, or those associated with projects of strategic and economic significance.

Please provide information on any underlying work (such as modelling) that was done to inform which reform initiatives to implement and progress

The government's strategic planning work to enable housing supply – at least through the regulatory system – draws on several key sources of information:

- Department of Treasury and Finance population projections, available as methodology and data[1], and interactive visualisation[2]
- Residential supply and demand studies, especially those undertaken for the regional land use strategies reviews[3]
- Various local government strategic planning and land suitability assessment work, undertaken through the regional land use strategies review processes.

Detailed scenario modelling specific to reforms has not been undertaken. Reforms that the State Planning Office (SPO) seek to progress are based on experience and evidence gathered through stakeholder feedback on proposals, position papers, discussion papers and forums.

Please provide information on evidence of progress made or outcomes achieved for the reform initiatives.

- **Evidence could include cost benefit analysis or program estimates completed prior to an initiative's implementation, or evaluation of implemented reforms.**
- **If the evidence cannot be published, it could be considered confidentially by the PC team. Its existence could be noted in our assessment without specifics being published.**

Many reforms are still progressing, so evaluation has not yet occurred. In addition, most regulatory reforms, including planning, do not have a direct correlation with land use outcomes because they rely on other factors. Regulatory systems may permit land use and development to proceed, but economic and market forces make them happen. Investment, labour, materials and supply chains, and project

[1] Methodology and data: https://www.treasury.tas.gov.au/economy/population-projections
[2] Interactive visualisation: https://www.population.tas.gov.au/projections
[3] See: https://www.stateplanning.tas.gov.au/planning-system/regional-planning/rluss

management all play a more material role in actualising any development outcome – regulation can only guide and direct its location and general format.

Please provide information on a specific case study for 1-2 reform initiatives that you think align with best practice or where lessons could be learned.

Housing relies on many interacting factors, not just regulation. Anecdotally, we are aware that several of our local government authorities have issued hundreds of approvals for potential houses that aren't then progressing to construction. This, alongside industry feedback, suggests to us that the commercial barriers to construction of new houses is a greater impediment to supply in Tasmania than our planning system but better analysis and understanding of these factors is needed.

A good case study would attempt to interrogate this to understand what happens after an approval is issued, or where a permit is not required – to understand why a significant portion of approved housing is not progressing to construction or why significant tracts of rezoned land does not get applications lodged.

Infrastructure and strategic planning

What is the process in Tasmania for ensuring undeveloped residential land is infrastructure-enabled and ready for new housing to be built? Who is responsible for each part of the process?

In Tasmania, responsibility for ensuring residential land is serviced and ready for housing development is shared between local government, infrastructure providers, developers, the Tasmanian Government and the independent Tasmanian Planning Commission.

It is the primary responsibility of developers to deliver the infrastructure needed to facilitate their development proposal. Examples of this are for:

- electrical infrastructure, TasNetwork's development requirements[4];
- water infrastructure, TasWater's development requirements[5];
- telecommunications, see the Australian' Government's telecommunications in new developments (TIND) policy[6];
- public open space, sections 116-117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*[7]*;* and
- local roads and stormwater, the Tasmanian Infrastructure Design Guidelines[8]

Developers are required to connect their development to infrastructure networks, as a typical cost of business. Developers can also be required to augment or upgrade infrastructure networks to support their development through conditions of development permits.

Infrastructure authorities, including State and local governments and utilities, can be involved in delivering certain sections of enabling infrastructure, usually types of network upgrades, but this is typically at the developer's cost, depending on the policy of each infrastructure authority (as referenced above). Where it is not done at the developer's cost, it is carried out at each infrastructure authority's delivery schedule, if planned.

[4] See: https://www.tasnetworks.com.au/subdivisions-or-developments
[5] See: https://www.taswater.com.au/building-and-development/fees-and-charges/developer-charges-explained
[6] See: https://www.infrastructure.gov.au/department/media/publications/telecommunications-new-developments
[7] See: https://www.legislation.tas.gov.au/view/html/inforce/current/act-1993-096#HP3@HD8@EN
[8] See: https://www.lgat.tas.gov.au/lgat-advocacy/engineering-local-government-standards-and-guidelines

How do you monitor how much undeveloped residential land is already supported by housing-enabling infrastructure (ready for housing construction) and how much of this land is waiting on housing-enabling infrastructure to proceed with housing construction? How much land in Tasmania falls into each of these categories?

Building Tasmania is working to improve its land development monitoring capabilities within allocated resourcing.

The best current source of information is the Building Tasmania – Tasmanian Property Land Use Dashboard[9], which provides information on the total area of vacant land within the various zones under the planning scheme. Latest data from this dashboard indicates there is approximate 2,179 hectares of vacant land within the main urban residential zones (General Residential Zone and Inner Residential Zone) across Tasmania. There is a further 2,273 hectares of vacant land within the Low-Density Residential Zone and 157 hectares of vacant land within the Future Urban Zone. A detailed analysis of constraints or infrastructure availability has not been undertaken for this land.

The SPO, along with Building Tasmania's spatial and web services teams have also recently launched the Tasmanian Regional Planning Mapping system[10], a desktop app to support the interpretation and application of the new Southern Tasmania Regional Land Use Strategy (STRLUS) which came into effect on 11 September 2026.

The intent is to complement this app with the spatial information from the new Cradle Coast Regional Land Use Strategy (CCRLUS) and Northern Tasmania Regional Land Use Strategy (NTRLUS) once they are declared to create a statewide regional planning mapping system.

It is understood that the Tasmanian Planning Commission has undertaken a high-level GIS analysis of the availability of water and sewer infrastructure for vacant residential land in the Southern Region.

TasWater has also prepared nine master plans[11] that assess the water infrastructure networks and readiness for development.

What are the main constraints that you face in coordinating infrastructure with housing (i.e. to prevent a situation where residential land sits undeveloped while awaiting supporting infrastructure)?

The main constraints to coordinating infrastructure with housing development in Tasmania are:

- **Limited strategic planning capacity.** Tasmania's comparatively small population and limited resourcing constrain the ability of councils, utilities and government agencies to undertake detailed growth forecasting, infrastructure planning and project coordination across all growth areas.

- **Infrastructure planning and sequencing.** Housing growth, infrastructure planning and capital investment are undertaken by different organisations, including councils, utilities and State agencies. Coordinating these decisions and ensuring infrastructure is available when development is ready to proceed can be challenging.

- **Infrastructure funding and cost allocation.** Major network upgrades that support growth often benefit existing and future residents as well as new developments. Determining who

[9] Tasmanian Property Land Use Dashboard: https://maps.stategrowth.tas.gov.au/portal/apps/dashboards/0748805cf6a24123ab33702e95322146
[10] Tasmanian Regional Planning Mapping System: https://maps.stategrowth.tas.gov.au/portal/apps/experiencebuilder/experience/?id=0bd7f1fb92f7446cb85f28bc7833e73e
[11] TasWater Master Plans: https://yoursay.taswater.com.au/master-plans

should fund these upgrades, and when investment should occur, can delay both infrastructure delivery and housing development.

Other data

Statewide metrics on approval processes

We have not found any Tasmanian government state-wide data reported approval metrics. This includes data on development approval metrics (e.g. timeframes, stop-clocks, requests for further information, appeal, referrals, outcomes), on other approvals (e.g. rezoning approvals, subdivision approvals, building approvals) or data broken down by council. Can you please confirm whether such information exists?

Statewide data on development assessment processes and approvals is collected annually through the Tasmanian Local Government Consolidated Data Collection (CDC)[12,13].

Latest data available for the FY2024-25 identifies a median 40 calendar days for the assessment of discretionary development applications and 19 calendar days for the assessment of permitted development applications. This excludes any stop clocks due to additional information requests. Median timeframes for when stock clocks are included are 49 calendar days for discretionary and 27 calendar days for permitted applications. Please note that data is not available for all councils through the CDC and some data received has been identified as erroneous or unreliable.

Appeals on development applications have remained relatively stable over the last decade. In 2024-25 there were a total of 102 appeals lodged with the Tasmanian Civil and Administrative Tribunal (TasCAT), of which 47 were made by a third party on a discretionary application. This is very small proportion of the 6,518 Discretionary applications that were received by councils during 2024-25.

There is no central collection of data regarding rezoning approvals. Data can be obtained from the Tasmanian Planning Commission which could be broken down by council.

There is no detailed data on subdivision approval, and the ABS captures building approval data.

Developer contributions

Do you have data you can share on the annual size of local and state collections of development contributions, and the proportion of housing-enabling infrastructure that is funded through development contributions as opposed to other funding channels?

Tasmania does not collect data on the annual size of local, state, and utility collections of development contributions, or the proportion of housing-enabling infrastructure that is funded through development contributions as opposed to other funding channels. However, we can advise that:

- we do not have an infrastructure contributions system to fund State infrastructure; The State may require proponents to provide certain augmentations to State infrastructure, but this is specific to the nature of each development, the legal authority in each case, and not systematically monitored.
- local government infrastructure contributions systems vary greatly and are often fragmented and consequently the amount they collect from development also varies with no consolidated collection of this data.
    - Nevertheless, the Future of Local Government Review Final Report[14] found that *"Tasmania currently has a limited and piecemeal system of infrastructure or developer*

[12] Described here: https://www.justice.tas.gov.au/local-government/council-performance
[13] Available for download here: https://listdata.thelist.tas.gov.au/opendata/

charging" and *"Tasmania raises the least of any Australian jurisdiction per lot from developer contributions"*; and

- Utilities will have a clearer picture of the contributions they collect from developments to fund infrastructure. TasWater currently has the most advanced infrastructure contributions system in Tasmania[15], so has clear figures for water and sewerage infrastructure. Its 2024-25 Annual Report[16] indicates $3.408 million in headwork charges revenue for the financial year.

Land use reforms

Do you have data you can share on how commercial feasibility of possible developments is or has been factored into decisions to upzone or otherwise change land-use controls to facilitate an increase in zoned capacity?

Commercial feasibility of developments is the primary responsibility of development proponents and their investors. Some planning authorities (local governments) undertake generalised feasibility studies to evidence local strategic planning decisions and land use controls.

What is the share of your jurisdictions land supply for development that comes from greenfield versus brownfield or other commercial or residential redevelopment?

The Building Tasmania – Tasmanian Property Land Use Dashboard indicates that for six LGAs in the Hobart area (including the four Greater Hobart councils of Clarence City, Glenorchy City, Hobart City, Kingborough, plus Brighton and Sorell) there is currently 504.8 hectares of vacant land within the Inner Residential Zone or General Residential Zone. There is a further 262.5 hectares of vacant land within the Low-Density Residential Zone and 86.57 hectares that are vacant in the Future Urban Zone.

There is further undeveloped land designated within the Greater Hobart Urban Growth Boundary of the Southern Tasmania Regional Land Use Strategy, which indicates this land is identified as potentially suitable for development. This land is yet to be rezoned and will be subject to further site suitability analysis.

While not specific to Hobart, Building Tasmania recently provided analysis to the Australian Government through the National Planning Reform Blueprint reporting identified capacity for around 25,525 dwellings in greenfield areas across Tasmania and 60,731 dwellings from infill areas.

What is the share of your jurisdictions land supply for development that comes from greenfield versus brownfield or other commercial or residential redevelopment?

The above is the best data available at this stage.

Do you have any evidence on which land-use controls might be the greatest constraint on housing supply in Tasmania?

We do not have data on which land use controls may be significant in constraining housing supply. Discussions with Councils and developers are suggesting that land use controls are not the greatest constraint to new housing supply in Tasmania. Labour availability and cost, material costs and efficient supply chains, developer financing, and end consumer financing all appear to be far more important barriers to generating new housing in Tasmania.

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[14] See: https://www.futurelocal.tas.gov.au/publications/
[15] See: https://www.taswater.com.au/building-and-development/fees-and-charges/developer-charges-explained
[16] See: https://www.taswater.com.au/about-us/publications

Are you able to share parcel-level planning data in a consolidated format?

Depending on the data sought here, we may be able to provide it. Please explore the publicly available planning data and advise which datasets you are seeking, e.g.:

- LISTmap – Land Information System Tasmania[17]
- Tasmanian Property Land Use Dashboard
- Building Tasmania – Spatial Portal[18]
- Greater Hobart Committee maps[19]

Are you able to share any spatial models of your planning system that can help test potential reforms? If you have a model but are unable to provide it to us, can you provide us with an explanation of how the model works, including any key assumptions?

We do not have any current spatial modelling of our land use regulation system available.

[17] See: https://maps.thelist.tas.gov.au/listmap/app/list/map
[18] See: https://maps.stategrowth.tas.gov.au/portal/home/content.html?sortField=modified&sortOrder=desc&view=table#org
[19] See: https://www.greaterhobart.tas.gov.au/

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Initiative	Start	End	National Planning Reform Blueprint Measure	Description
Updates to the Greater Hobart Urban Growth Boundary	2025	ongoing	2	The boundary in the Southern Tasmania Regional Land Use Strategy has been updated to add a further 615 hectares to the land already identified for urban growth in Greater Hobart. This is in addition to the land already rezoned for housing and identified within the Greater Hobart Urban Growth Boundary.
Support to local strategic planning	Jul-24	ongoing	2	Three successful projects were announced in Tasmania for funding to build more houses as part of stream 1 of the Australian Government's Housing Support Program. The Tasmanian Government has directly funded projects in other municipal areas that will also support the delivery of additional housing.
Tasmanian Planning Policies (TPPs)	2025	ongoing	3	Tasmanian planning policies 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 TPPs provide policy direction in the following areas: Settlement, Environmental Values, Environmental Hazards, Sustainable Economic Development, Physical Infrastructure, Cultural Heritage and Planning Processes.
Tasmanian Planning Scheme	2025	ongoing	3,5	Tasmania has undertaken a review of the statewide planning requirements (the SPPs) that form part of the single planning scheme (the Tasmanian Planning Scheme). Various amendments are being progressed to the SPPs to improve their operation and streamline assessments.
Improving Residential Standards in Tasmania Project (proposed apartments, townhouse, car parking and social housing amendments)	Due for implementation 2026	ongoing	3,5,6	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

Initiative	Start	End	National Planning Reform Blueprint Measure	Description
				•potential density and building height bonuses for social housing. In late September 2026, the Minister for Housing and Planning commenced targeted consultation on amendments to the SPPs to improve the planning requirements for apartments in business and mixed use zones.
Streamlining subdivision approvals	Expected in 2026	ongoing	3	Repealing outdated Local Government (Building and Miscellaneous Provisions) Act 1993 to remove the current duplicated assessment process for subdivisions.
Reviewing third party appeal rights	Feb-24	ongoing	3	Legislative changes will be introduced to ensure that appeals on planning decisions can only be lodged by those directly and adversely impacted by the decision.
Independent Development Assessment Panels (DAPs)	Anticipated for 2026	ongoing	5,6	Tasmania committed to introduce amended legislation that allows redirecting planning approvals from local councils to independent Development Assessment Panels (DAPs). 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.
~~**MMC for worker's accommodation**~~ ***No longer current – see description***	~~Anticipated~~	~~Anticipated~~	~~5~~	~~Submitted 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; and test the supply chain efficiency and viability for three modular housing supply chains – local, national and national/international blend.~~ Application did not progress due to a change to the Australian Government's Advancing Prefabricated and Modular Housing funding program. The program was repurposed to create the Kit of Parts initiative, described further below.
10 yr infrastructure pipeline	Updated Jan-25	ongoing	5	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. 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.
Extended time between development start and planning permit	Dec-24	ongoing	6	Tasmania has recently introduced a process for the timely sign-off of post approval conditions. Extensions of time can now be granted up to a maximum of 8 years providing additional time to commence a development including for more complex projects or for those experiencing finance or supply chain difficulties.

Initiative	Start	End	National Planning Reform Blueprint Measure	Description
Residential land rebate	Jul-24	Oct-25	6	The rebate 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 capped price.
Housing Density Incentive Grant Scheme	Feb-25	Oct-25	6	A $10 million scheme which 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 signing their grant agreement to substantially commence construction of their development and claim their incentive payment.
Review and update of regional land use strategies	2023	Ongoing	2	Review of all three regional land use strategies in Tasmania to implement the Tasmanian Planning Policies and ensure appropriate supply of land for growth into the next 20 years. The Southern Tasmania Regional Land Use Strategy (STRLUS) Review has now been completed and taken effect. The Northern Tasmania and Cradle Coast Regional Land Use Strategies are currently being prepared for consultation.
Fast-track rezoning	2026	Ongoing	3	Consider options for delivering faster rezonings, including through improved processes and strategic planning.
Housing Land Supply Act 2018 reforms	2025	Ongoing	3,10	Deliver improvements to the current Housing Land Supply Order process to enable suitable government land to be rezoned for housing sooner, including social and affordable housing. An amendment Bill has been introduced to Parliament.
Preventing delays for development application assessments	2026	Ongoing	6	Identify and implement improvements to current processes to avoid unnecessary delays for the assessment of development applications, particularly related to additional information requests. Improvements currently being delivered to set clearer timeframes for councils confirming that additional information requests have been satisfied.
Kit of Parts	August 2026	June 2028	-	Signed the Australian Government's “Advancing prefabricated and modular housing Federal Funding Agreement”, securing $1 million in funding for Tasmania over two years. This funding will be used to partner with the Building 4.0 Cooperative Research Centre to map Tasmania's construction supply chain and explore options to increase uptake of modular housing through the Kit of Parts approach.