



TASMANIAN HOUSING STRATEGY

Provide your feedback on the Tasmanian Housing Strategy Exposure Draft

JUNE 2023

We encourage you to read the Tasmanian Housing Strategy Exposure Draft (draft Strategy) prior to responding to the following questions. You may choose to respond to some or all questions. Completed documents can be uploaded using the submissions drop-box on the website: <https://tashousingstrategy.homestasmania.com.au/consultation>.

Question 1: 'Our way forward' identifies several levers for achieving a more equitable housing system for all Tasmanians. Are there additional or alternative more important levers that you believe should be addressed?

Provide your response here.

Additional lever: Engage and empower councils to address homelessness and insecure housing (as the level of government closest to the community and most attuned to the lived experience of people impacted)

Commentary: We suggest the action plans to implement the strategy should seek to achieve this through partnership, co-design and co-funding projects built on existing planning mechanisms such as Regional Land Use Strategies and community brokered Structure Plans.

This will enhance capacity for longer term planning for integration of social or community housing and essential associated social infrastructure into the community growth, wellness and liveability plans managed by local government.

Question 2: Theme one identifies the need for 'more homes, built faster'. Are there additional or alternative objectives you recommend for consideration?

Provide your response here.

Amend objective 5 by adding the highlighted word: Ensuring appropriate mechanisms are in place across government and the private sector to support coordinated, strategic delivery of housing and essential associated social infrastructure across Tasmania.

Add the word highlighted to objective 7.

Fostering a culture of high quality, **responsive**, resourceful, energy efficient and fit-for-purpose housing across the whole housing spectrum through design standards, government leadership and industry support.

Add new objective:

Empowering council officers to reconcile this theme with other diverse objectives of the strategy, recognising that in practice achieving one may make it more difficult to meet others. (For example goals of building more homes faster; improving design standards and brokering infill development opportunities simultaneously will be challenging and requires adequate resourcing in planning and design).

Commentary: We consider this will require the formulation of consistent decision-making tools, community engagement pathways and provision of resources to Councils.

Question 3: Theme two centres on ‘affordability in the private market’. Are there additional or alternative objectives you recommend for consideration?

Provide your response here.

Add new objective:

Celebrating and promoting examples of innovative, responsive, fit for purpose and affordable housing developments in order to mainstream these qualities, help promote a market for them and build the required skills in planning and design.

Question 4: Theme three places ‘people at the centre’ of the draft Strategy. Are there additional or alternative objectives you recommend for consideration?

Provide your response here.

Add new objective: Ensuring that the public realm associated with new housing is designed to integrate the proposed housing into its surroundings and provides a secure, attractive forum for community interaction.

Question 5: Theme four highlights ‘local prosperity’ as a priority. Are there additional or alternative objectives you recommend for consideration?

Provide your response here.

Add new objective:

Collaborate with Councils and housing providers to ensure new housing contributes to the character, identity, wellbeing and liveability of Tasmanian towns, recognising the significant contribution this makes to our competitiveness.

Commentary: Our liveability is our competitive advantage. Maintaining and enhancing it requires great care as inappropriate development may 'kill the goose that laid the golden egg'.

Question 6: Are there other ways the government could make its actions and progress to meet the proposed objectives more transparent and accessible?

Provide your response here.

The 'Putting this strategy into action' should recognise the problems that are raised in seeking to reconcile these laudable objectives. To this end the action plans should be developed collaboratively to ensure their impacts on other objectives are considered.

Question 7: Do you have any comment on what this draft Strategy does well?

Provide your response here.

We commend the strategy and the supporting documents for its implicit and explicit recognition of the feedback loops and interactions between social and economic factors and the housing system.

Question 8: Is there anything you think the draft Strategy does not cover but should, or that it mentions but could be highlighted more?

Provide your response here.

Achieving many of the objectives (for example building homes quicker) may make it harder to meet other objectives (for example improving design standards and building more infill development is typically more complex and slower than building on the periphery). This is not to say that reconciling these laudable objectives is impossible but it will be challenging and require clear goals, and consistency in focus on task completion/ issue resolution.

Infill housing often brings resistance from host communities. Experience suggests this can be overcome with careful design and consultation, and the reassurance that can come from demonstrating success stories and innovation options that address community concerns.

Meeting the targets for housing will require a significant intensification of towns and cities and in doing so increase demand and pressure on social infrastructure such as parks and natural areas, footpaths, cycleways,

public transport, health care and education. These facilities will need matching augmentation to keep pace with the development of the dwellings to avoid health and social problems.

We note Councils are on the front line in dealing with these issues and we suggest that resourcing councils to address them is critical to the success of the strategy.

We also note that where housing requires the development of highly degraded land it is desirable to include plans to improve natural habitat values -providing valuable benefits for future residents. We suggest that this possibility should be recognised in the strategy.

Thank you for your feedback.