



# 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.

Increased incentives to the private sector to encourage stronger investment in affordable housing.

Need to work with the planning system instead of attempts to continually reform it, (good examples have been achieved under current system).

More adaptive housing is needed to achieve greater usability out of stock being built.

Utilise the Temporary Housing requirements under the General Provisions of the Tasmanian Planning Scheme for urgent and emergency housing (can be utilised for up to 3 yrs before removed).

**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.

Need to work with the planning system instead of attempts to continually reform it, (good examples have been achieved under current system), negative narrative needs to change.

**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.

Increased incentives to the private sector to encourage stronger investment in affordable rental market.

Look at reviewing stamp duty incentives / subsidies.

Incentives for free solar panels and / or solar hot water to reduce cost of living for social and affordable housing and including affordable rental properties.

**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.

Utilise the Temporary Housing requirements under the General Provisions of the Tasmanian Planning Scheme for urgent and emergency housing (can be utilised for up to 3 yrs before removed).

More adaptive housing is needed to achieve greater usability out of stock being built.

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

Provide your response here.

Discussions and incentives for local government to partner with housing providers to create long lasting beneficial outcomes for the area.

**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.

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

Provide your response here.

## 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.

Incorporate more green space with each development to reduce heat banking.

Incorporate more passive streetscape and build relationship and interaction to the streetscape instead of 1.8m solid timber fencing, as this creates a loss of social connection and inclusion.

More incentives for alternative housing options like tiny housing.

The Strategy is silent on quality and good locations for new housing stock.

The Strategy is silent on utilising first floor reuse of buildings in CBD's.

Thank you for your feedback.