

Feedback on the Draft Tasmanian Housing Strategy

Comments from Waratah-Wynyard Council dated 12 July 2023

Section	Page Number	Comment
Our Vision	8	This section does not read as a Vision. It is more of a summary, with identification of an issue, followed by a response. The second paragraph on page 9 reads as a vision, and the rest could be re-framed in this style.
Social and Economic Review – Productivity and growth	17	<p><i>Certainty and efficiency around planning and development assessment processes can help reduce the risk and cost of development for investors, and lead to higher quality dwellings and increased project viability</i></p> <p>If there is certainty, then there is no need for assessment. Planning schemes have No Permit Required and Permitted pathways to provide this certainty. If projects are designed within the acceptable solutions of the planning scheme, then certainty can be provided.</p> <p>A focus on good design at the start of the project will deliver certainty and short turnaround timeframes that are being sought. It is important that suitably qualified and reputable professionals are engaged at the design and planning stages of projects.</p>
Social and Economic Review – Environmental sustainability	19	<p><i>Unplanned housing delivered as detached dwellings on greenfield estates located far from services, results in loss of natural environment and valuable wilderness areas, as well as higher carbon emissions due to the need to travel to access goods and services necessary for everyday life.</i></p> <p>Agreed that greenfield expansion should be limited to suitable locations, with infill preferred to address growth. But many strategies have determined that infill</p>

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		<p>and higher densities alone will not accommodate projected growth.</p> <p>It is a long bow to draw to suggest that <i>valuable wilderness areas</i> will be lost in the development of greenfield estates. This is a risk, but not for most developments. Chosen an extreme example, rather than common.</p> <p>Also an interesting photo to use for this page, with solar panels going on a dwelling in a rural area. Development needs to be balanced, with opportunities for off grid development in semi-urban and rural areas.</p>
Theme One – Building Regulations and planning approvals	24	<p><i>we will also commit to appropriate legislative changes to expedite the approval of social and affordable housing in Tasmania.</i></p> <p>There is no need to expediate the approval process. More thought and appropriate people need to be involved in the planning and design stages.</p> <p>We have gone through planning reform to have a Tasmanian Planning Scheme, with one of the reasons to provide statewide consistency for developers. We are now receiving sub par applications from building companies on the mainland on behalf of State agencies, with these applications ping-ponging back and forth, as they don't understand the Tasmanian planning system. It is the administration teams in these companies charged with navigating the process. Statewide consistency does not help them. Engaging suitably qualified people will deliver time and cost savings, and better products for the future residents of these developments.</p>
Theme One - #3	26	<p>Under theme one – Residential land, the draft strategy identifies lots of opportunities to cater for growth and housing supply within existing urban areas.</p> <p>As addressed above, the Social and Economic Review – Environmental sustainability section then preaches against the evils of urban sprawl.</p>

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		<p>Theme One #3 goes to the other extreme to say we need to release land faster for residential development, suggesting other processes then currently available.</p> <p>Urgency of action is well understood, but further legislative change to circumvent existing established processes brings further risk. Without the barrier of time to implement legislative change, the existing pathways can be better navigated, and will deliver the time savings sought.</p>
Theme One - #4	26	<p>There is no need to expediate the approval process. More thought and appropriate people need to be involved in the planning and design stages.</p> <p>We have gone through planning reform to have a Tasmanian Planning Scheme, with one of the reasons to provide statewide consistency for developers. We are now receiving sub par applications from building companies on the mainland on behalf of State agencies, with these applications ping-ponging back and forth, as they don't understand the Tasmanian planning system. It is the administration teams in these companies charged with navigating the process. Statewide consistency does not help them. Engaging suitably qualified people will deliver time and cost savings, and better products for the future residents of these developments.</p>
Theme One - #5 & 7	26	<p>The other themes address <u>how</u> they might be achieved. These two don't. Might be worth saying further investigation required in the action plans to determine preferred method(s) of delivery.</p>
Theme Two - #1 and #4	30	<p>As above, lack of detail as to how these themes will be achieved.</p>
Theme Three - #2	35	<p><i>Continuing to improve access to housing and homelessness services to make it easier for Tasmanians seeking housing support</i></p>

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		As above, lack of detail as to how these themes will be achieved.
Theme Three - #3	35	<i>Prioritising delivery of and access to housing for Tasmanians who need support</i> Prioritising over who?
Theme Four – Key workers	36	Support for this theme, but suggest that such developments be designed to be reusable, leaving a legacy for the community. For example, rather than temporary housing for workers delivering renewable energy projects, they could be more permanent and repurposed. As an example, for aged care.
Theme Four – Regional Tasmania and Themes #1-#3	36-37	Lack of direction and options for delivery to achieve the objective. <i>Collaborating with local governments</i> ...sounds like kicking the can down the road, with a lack of support and commitment.
Further information – related initiatives	40	Distinct lack of planning policies and strategies in this list.

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