

Please find below the submission on behalf of Waratah-Wynyard Council. This is primarily a planning focussed response, and we have tried to provide responses in response to some of the question posed in the Discussion paper.

We have seen the submission from the Cradle coast Authority and support the matters raised in it. We have avoided replicating that submission.

How could housing supply be increased so that it meets the needs of Tasmanians now and into the future?

Housing supply could be increased by amending the State Planning Provisions to provide a smaller minimum lot size in the rural living zone, or increasing use of the low density residential zone instead of rural living, which would result in better utilisation of land and increased densities.

Is there anything else you think could be considered in the Tasmanian Housing Strategy?

Any strategy needs to be deliverable. Therefore a key focus should be training and the development of a workforce that is able to construct the number of dwellings required.

Are there additional housing outcomes that are important for Tasmanians and should be included?

Provision of a range of housing choices. A lot of current land supply is left over from strategic planning 20-30 years ago, and has not been developed due to constraints or there is no point of difference to suburbia. Some supply of new land needs to be attractive (views, proximity to attractions such as coastlines) with a mix of zones.

How could the effects of the short-stay accommodation industry on the rental sector be managed into the future?

The short-stay accommodation industry isn't really an issue in the North-West, as short stays are largely limited to shacks and holiday homes. Seeing gentrification of these shack sites, with a greater percentage becoming permanent dwellings.

What can be done to further improve planning processes in Tasmania, particularly in the context of the delivery of social and affordable housing and increased density via infill development?

Development of guidelines to support greater densities could be put in place. WWC developed guidelines to support our settlement strategy. Education and promotion about these opportunities can assist, similar to the state's ancillary dwelling project.

What scope is there to increase the role of private developers and local government in improving housing supply?

Increasing the role of private developers and local government in improving housing supply, could be achieved by creating awareness of the supply of land. A list or map of Greenfield sites might instigate sale of land and address land banking. There has been interest in such maps in the development of settlement strategies at WWC and CHC.

Thank you for the opportunity to provide input into this project.

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