

14 September 2022

Tasmanian Housing Strategy

(Submission presented via link)

Dear Housing Strategy Project Team

TASMANIAN HOUSING STRATEGY

West Coast Council provides the following points for inclusion in the Tasmanian Housing Strategy.

Currently planning for growth in housing areas is done primarily LGA to LGA, with some regional coordination with the Planning Commission approving new growth areas based on market demand. While market demand is a valuable indicator of where housing should be developed, it is not the only indicator. As Tasmania seeks to create new industries or dramatically expand current industries there must be an analysis of where future jobs will be based and planning commenced to create housing as close as possible to those job areas. A failure to do this will result in housing disjointed from the location of employment, creating larger non-residential work forces and straining infrastructure. As part of the strategy a spatial economic analysis of future jobs should be conducted to drive planning for future residential growth zones.

Currently on the West Coast cyclical industries such as mining, short term high employment projects such as windfarms, and non-residential workforces, have significant impact on the housing market. We ask the housing strategy to specifically understand how cyclical industry, non-residential workforces, and large-scale projects impact housing and identify ways to minimise impacts. Additionally, the strategy should identify ways that construction of accommodation for non-residential workforces and project workforces can better support housing in Tasmania. This could be through higher standards for temporary or non-resident worker accommodation so it can be used for permanent housing after the completion of the project. Failure to do this will result in large investment in project workforce accommodation leaving no legacy for Tasmanian housing and will be a missed opportunity.

We have seen significant problems in the provision of quality housing for Tasmanian Government employees in remote areas. It is the number one barrier to attraction and retention of staff for the Tasmanian Government on the West Coast. We recommend the housing strategy consider the creation of a Tasmanian Government Housing agency to manage all housing for Tasmanian Government employees across the State. A single agency would have better ability to coordinate and move housing between Departments, additionally it could leverage its balance sheet to fund the significant

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housing improvements required to attract and retain staff. This could be modeled on Defence Housing Australia.

In remote areas, despite significant demand, high rental yields and significant land, there is a lack of development. This is largely due to a lack of private developers operating in remote Tasmania, given the opportunities they have elsewhere in the State. This is problematic as it is remote Tasmania that needs to be developed to support the State's ambitious goals in renewable energy, mining, and exports. For this reason, the State should partner with Local Councils to create and fund remote area development corporation to develop housing in remote areas in preparation for large scale mining and renewable energy projects and lease to those companies over the long-term. This would provide more efficient use of housing and minimise the creation of temporary housing in remote areas, maximizing the benefits to Tasmania.

Yours Sincerely,



Shane Pitt

MAYOR

CC Minister Guy Barnett & Minister Felix Ellis

CC Sheree Vertigan CCA

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