

PLEASE QUOTE

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21 October 2022

Tasmanian Housing Strategy  
Department of Communities Tasmania

### **BURNIE CITY COUNCIL SUBMISSION TO THE DRAFT TASMANIAN HOUSING STRATEGY**

Burnie City Council welcomes the opportunity to provide comment on the draft Tasmanian Housing Strategy. The need for such a strategy is clear and Burnie City Council welcomes this initiative from the State Government.

Burnie City Council believes the final strategy needs to broaden to recognise and respond to two additional key challenges – settlement and liveability, both of which are not sufficiently catered for in the draft strategy. The risk in not recognising and responding to these issues is the strategy will deliver quantity, but not quality, particularly in terms of where new housing is located and the ‘liveability’ (access to the full range of services required for daily existence) of those locations.

The draft strategy does reference strategic land use planning, including the plan for Greater Hobart, which may to some degree address these concerns, but there is no specific mention or plan to deal with settlement and liveability in other areas of the State.

The North-West coast and Burnie in particular will see significantly increased economic activity over the next one to two decades, with the Marinus Project set to proceed, multiple renewable energy projects proceedings or planned, increased activity in extractive industries, continued growth in high end manufacturing and our agricultural industries. All this activity may be constrained by lack of housing supply, but unless well managed the response to meet this constraint may result in housing developments in the ‘wrong’ locations and sub-optimal housing that may create legacy issues to be managed well into the future.

Burnie City Council recognises that issues of settlement and liveability are complex and may be seen as beyond the scope of the Housing Strategy, given current pressures on demand for housing. Our submission is that it would be a serious long-term mistake to not recognise and provide responses to these challenges within this strategy.

For example, the strategy could require development of a settlement plan for the North-West area to ensure future housing developments happen in proximity to current service centres, where the jobs of the future will be located and with appropriate access to current or planned

services, like shops, medical and educational facilities, social and sporting infra-structure and good public open space. The State Government must be prepared to play a more active leadership role in determining settlement patterns, as the natural parochialism of local Councils will otherwise distort where future settlement should occur and put further strain on all levels of government for additional infra-structure and services.

Proper strategic land use planning has been a weakness in Tasmania for many years. Developing a housing strategy without responding to this weakness will result in sub-optimal outcomes that will be multi-generational in impact.

A handwritten signature in black ink, appearing to read 'S Overland', with a stylized, cursive script.

Simon Overland APM  
**GENERAL MANAGER**