

*Tasmanian Housing Strategy/Have your say*

*Gabriel Meredith*

*Hello and thank you for allowing us to contribute.*

***My** main concerns for the unmitigated development that seems to be occurring across most of Tasmania is the scant disregard for heritage both in the buildings and the old infrastructure. The lack of respect for natural landscapes that are being sold and taken away from our identity as Tasmanians. And the subdivisions that are being developed without any thing set aside for natural bushland/community areas. Even bush corridors linking areas. There seems to be no reserves*

*Buildings like the Richmond bridge need to be protected and the massive tourist vehicles and commercial trucks redirected away from it. These places like Sorrel and Richmond are growing far too quickly and the infrastructure has not been set aside to compensate for these developments.*

*Secondly the natural environment and landscapes need to be protected. As you watch Droughty point being slowly swallowed up with cheap and uninteresting type housing we are selling away a significant part of our landscapes. Other areas even on Mt direction developers further scour the landscapes and destroy our outlooks. Our sense of freedom as those that have the money and the developers rule over OUR landscapes. These places are sacred to our identity as Tasmanians. There needs to be an eyeline where development stops and bushland starts. And left that way.*

*Thirdly in many of the subdivisions you see there appears to be no communal land or areas set aside for bush reserves. Areas like Hawley and Port Sorell have been totally destroyed as they grow so quickly and the race is on to build the biggest ugliest house on every block. Growing up in Hawley in the 1980's was one of the greatest childhoods. Racing through he bush and onto the beaches. There has been no land set aside for communal/ bush settings. Every piece of land is being devoured by concrete.*

*I would like to see better planning and stricter rules on the type of housing.*

*Areas that contain heritage buildings and infrastructure need to be bypassed and laws put into place where new buildings are designed to suit the area. The bypassing of some of the older towns for instance Campbell town, Cleveland, Swansea, even central Hobart. Would make these towns more attractive places to live as well as help preserve the heritage buildings from rumbling to death from the massive tourist traffic and commercial vehicles. I realise this type of thing has occurred around Perth*

*New areas that are developed either for social housing or for modern development need to have bushland set aside, preferably on the top of the hills so as not to*

*destroy the sightlines. As well as communal bush areas or even parklands where non-native trees are propagated to relieve bush fire events. Preferably along creek lines.*

*Stop selling our souls to the first and richest land developer. Often someone that has no relationship to Tasmania or its environment. Take control of our landscapes or give them back to the Aboriginal people to manage or Parks and wildlife.*

*As for the terrible situation of the increasing homelessness crisis in Tasmania. There needs to be a cap placed on the number of air bnb per capita. Maybe a higher purchasing tax on interstate or foreign buyers. And if the number of freehold houses are being used as short term accommodation maybe the government should purchase old type short term accommodation ie motels to be used as temporary housing for people who need it.*

*It would be magnificent if Tasmanians could live their dream out and purchase their own house but it is always hard to make that unknown leap from renting into getting a massive bank loan and being contracted for the rest of your life to paying it off. None of this is taught in schools. No part of our psyche is developed into taking responsibility for ourselves. We all lived in this peaceful oasis, before being Discovered by mainlanders and foreigners, of cheap rents.*

*There are so many problems with social housing and you do see the system being abused. And so many people I have met and worked with who have earned high wages but blow every cent on cars and gambling. They expect to be housed by the government. Some of the social housing areas are in the best places too. East Devonport, Ulverstone. Even Bridgewater is a beautiful location. Pride needs to be injected into these communities. Some type of education to make people aware of the beauty of the places they live.*

*There are definitely people who genuinely require help. It would be nice to think any new housing either social or private could be designed to be environmentally low impact.*

*Thank you very much once again for allowing me to contribute.*

*Tasmania has changed so dramatically in such a short time. The development is the fastest I've ever seen. There definitely appears to be people with massive amounts of money going by the size of some of the houses you see being built. Growing up in Tasmania I never recall homeless people hardly at all. So the gap between super wealthy with no taste or respect for the place they live in and poor people is greater than ever.*

*Preserve our beauty it helps with lifestyle and wellbeing.*

*Gabriel Meredith*