



28 October 2022

Tasmanian Housing Strategy
Department of Communities Tasmania
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Hobart Tasmania 7001

via email
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To whom it may concern

Submission to *Tasmanian Housing Strategy Discussion Paper*

On behalf of the Greater Hobart Strategic Partnership, thank you for the opportunity to participate in the consultation process regarding the Tasmanian Housing Strategy Discussion Paper.

About the Greater Hobart Strategic Partnership

The Greater Hobart Strategic Partnership is a collaboration between the Clarence, Glenorchy, Hobart and Kingborough Councils to implement the *Greater Hobart Act 2019* and Hobart City Deal projects.

Greater Hobart is home to almost 200,000 residents – representing nearly 40% of Tasmania’s population – and is responsible for a large proportion of the state’s economic activity, job creation and population growth.

The Greater Hobart Strategic Partnership has been established to address common challenges and opportunities facing the region across infrastructure, transport and strategic land use. Underpinned by robust governance frameworks supporting engagement across all tiers of government, the Partnership is uniquely placed to work with both the Australian and Tasmanian governments to help address the complex issues of housing affordability and homelessness.

With 60,000 new residents forecast to call Greater Hobart home by 2050, housing policy presents an enduring challenge for the Greater Hobart councils. In developing the Tasmanian Housing Strategy, it will be important to consider a number of key initiatives that are seeking to address the broad spectrum of housing, homelessness and urban renewal issues at the local, state and national level.

Greater Hobart Committee – 30 Year Greater Hobart Plan

The Greater Hobart Mayors are members of the Greater Hobart Committee – a formalised partnership with the Tasmanian Government that recently adopted the *30 Year Greater Hobart Plan*. The first of its kind in Tasmania, the Greater Hobart Plan provides a blueprint to manage growth and deliver much needed housing diversity across the four Greater Hobart municipalities.

There is currently a distinct lack of housing diversity in Greater Hobart with single detached dwellings making up 84 percent of the total market and only 7 percent of homes deemed medium density.

There is little doubt this lack of housing diversity is contributing to supply pressures, which is why the Greater Hobart Plan makes the case for an increased emphasis on medium density development. More medium density dwellings will provide increased housing options for Greater Hobart's growing population, particularly demographics that may be experiencing difficulty in their housing situation, including those on low incomes. It will also provide greater options for first home buyers, people seeking to downsize and those wanting to live closer to their employment.

To accommodate this increase in medium density development, the Greater Hobart Plan calls for a predominant focus on infill development within middle urban areas close to services and public transport.

In developing the Tasmanian Housing Strategy, it will be important to consider the principles that underpin the 30 Year Greater Hobart Plan in order to support greater choice in where and how people live, ultimately leading to increased housing supply and affordability.

Hobart City Deal – Affordable housing and urban renewal

The four Greater Hobart Councils are key partners in the Hobart City Deal, a shared vision across all tiers of government to guide and encourage investment in Greater Hobart.

A key focus of the Hobart City Deal is to invest in a more accessible and diverse housing mix to drive urban renewal and improve housing affordability. This work is aimed at addressing short-term and medium-term housing accessibility challenges and directly providing – and encouraging – a greater diversity of housing supply.

The Tasmanian Housing Strategy should consider opportunities to leverage the Hobart City Deal to support the delivery of additional social and affordable dwellings in partnership with all tiers of government, the private sector and community housing providers.

National Housing Accord

The Greater Hobart Strategic Partnership welcomes the recent announcement by the Australian Government that it will work with states and territories, local government, investors and representatives from the construction sector under a new National Housing Accord.

The objectives and actions prescribed in the Accord – including an aspirational target of one million new homes by 2029 – will need to work in lockstep with the Tasmanian Housing Strategy to ensure a coordinated approach to housing policy and development.

From a local government perspective, the Greater Hobart Strategic Partnership looks forward to working with both the Australian and Tasmanian Governments to identify appropriate land that may be suitable for infill development and support through the Accord.

The development of a National Housing and Homelessness Plan is also welcomed and should help to inform the Tasmanian Housing Strategy.

With a proven record of working across all levels of government, the Greater Hobart Strategic Partnership remains committed to playing a central role in the development of housing policy in Tasmania.

We would welcome the opportunity to make further contributions throughout the development of the Tasmanian Housing Strategy, particularly as consideration is being given to proposed reforms and policy settings.

For further information please do not hesitate me on 0499 500 086 or fennessy@hobartcity.com.au

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Joe Fennessy', with a small dot at the end.

Joe Fennessy
Executive Officer – Greater Hobart Strategic Partnership