



4 February 2021

Submission to the Consultation on Draft Land Use Planning and Approvals and Housing Land Supply Amendment Bills

About Shelter Tas

Shelter Tas is Tasmania's peak body for housing and homelessness services. We are an independent not-for-profit peak organisation representing the interests of low to moderate income housing consumers, community housing providers and Specialist Homelessness Services across Tasmania. We provide an independent voice on housing rights and a link between governments and the community through consultation, research and policy advice. We work towards a fairer and more just housing system. Our vision is affordable, appropriate, safe and secure housing for all Tasmanians and an end to homelessness.

Our submission

Shelter Tas appreciates the opportunity to contribute to the Consultation on Draft Land Use Planning and Approvals and Housing Land Supply Amendment Bills, and we thank the Planning Policy Unit for the briefing held on 19 Jan 2021. We appreciate that the current amendments are designed to streamline and clarify the existing legislation. Our members, in particular the Community Housing Providers, welcome these improvements and clarifications.

Shelter Tas welcomes the State Government's commitment to its program of planning reform including the introduction of the Tasmanian Planning Scheme and State Planning Provisions.

Tasmania's planning system has a significant influence on the types and locations of homes being built, and therefore on people's access to appropriate housing, and outcomes for social inclusion across our community. The planning system sets the framework for the supply, diversity, location and affordability of housing that is developed. This framework needs a clear and inclusive vision to meet the current and future housing needs of our community, especially the need for affordable and social housing in all Tasmanian neighbourhoods.

Across Australia and internationally, progressive approaches to addressing housing needs are being advanced through planning systems. The reforms underway in Tasmania can enable our state to modernise its planning system to help deliver much needed affordable housing. As we have argued in previous submissions on planning issues, Tasmania's planning

system needs to include provision for housing diversity, social mix and housing affordability.¹ Shelter Tas strongly urges the inclusion of affordable housing in the Scoping Paper on the Tasmanian Planning Policies announced by the Minister during Budget Estimates in November 2020.

Drawing from our earlier submissions, Shelter Tas recommends:

- Including clear and explicit objectives for social inclusion and housing diversity in the Land Use Planning and Approvals Act, 1993 (LUPAA) and throughout the State Planning System
- Including housing affordability as an explicit goal, purpose or object of the Tasmanian Planning System legislation. Alternatively, there could be a robust State Policy on housing diversity and affordability that is recognised and implemented through the LUPAA
- Disallowing the use of special clauses in new developments that seek to exclude people on low incomes or social payments, and
- Explicit support in state government planning legislation for Local governments attempting to promote the supply of affordable housing through their planning schemes.

Our previous submissions to the state budget process have also called for:

- An integrated approach to planning for the State's overall housing and settlement planning needs, taking into account population growth and economic development and
- The inclusion of affordable rental housing in the form of public and community housing in any government land released for residential development.

In summary, we recommend modernising the planning system so that it can more effectively play its part in alleviating the chronic shortage of affordable and social housing in all regions of Tasmania, and improving housing outcomes for all Tasmanians.

There is substantial evidence that Tasmania's housing shortage is now chronic, and the pressure is most acute at the affordable end of the market. Adding additional 'high value' properties or building or converting properties to be used for short stay and second home investments does not ameliorate the shortage of affordable rentals. Hobart's rental affordability is the worst among the nation's capitals, and the rest of the state areas are similarly unaffordable for low and moderate income earners.²

¹ <https://sheltertass.org.au/resources/papers-and-reports-2/>

² https://www.sgsep.com.au/assets/main/Projects/SGS-Economics-and-Planning_RAI-2020-FINAL.pdf For Tasmanian data, see p 54.

Let's use the opportunity to reform the planning system so that it encourages affordable housing and inclusive development to meet the housing needs of all Tasmanians.

Shelter Tas looks forward to future opportunities to contribute to the reform of Tasmania's planning system. As the Peak Body for Housing and Homelessness, we are well placed to arrange consultation with our statewide members and provide expert input.

For any further information on this submission, please contact

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