

Improving residential standards in Tasmania



About the project

The project aims to improve housing supply, affordability and diversity, by reviewing planning controls for residential development in Tasmania.

Run by the State Planning Office, the project is one of the outcomes of the five-yearly review of the State Planning Provisions (SPPs). Regular review of planning requirements is necessary to make sure that planning standards respond to contemporary issues.

The project has identified opportunities to make sure the standards are fit for purpose, and can improve liveability, equity, healthy spaces and sustainability.

Who's involved?

The State Planning Office in the Department of Premier and Cabinet leads the project. It is supported by a Technical Reference Group (TRG) to provide expert knowledge and local experience.

The TRG includes members from:

- Australian Institute of Architects
- Homes Tasmania
- local government
- Planning Institute of Australia
- Department of State Growth.

The State Planning Office engaged ERA Planning and Environment to lead the project team who meet with the TRG at key touchpoints during the project.

Work done to date

The project started in September 2023 and has involved:

- detailed background research
- data analysis, and
- stakeholder engagement.

This helped to understand the current state of housing in Tasmania and identify potential opportunities for improvements. Feedback was sought from the TRG, and from representatives of local and state government and from established community and industry groups.

This feedback has been used to prepare the Draft Recommendations Report, which is currently open for community consultation



For more information about the project, or to read the Draft Recommendations Report, visit planningreform.tas.gov.au

Project timeline

STAGE 1	Project initiation	September 2023
STAGE 2	Background analysis	December 2023
STAGE 3	Draft Recommendations Report	May 2024
STAGE 4	Community and stakeholder engagement	July 2024
STAGE 5	Final Recommendations Report	Late 2024

What we've heard so far

Previous engagement outcomes form the basis for developing improvement options and have been built on during the project. Key matters raised during previous engagement include:

- **Statewide approach to standards:** There are both pros and cons to a consistent state wide approach to the planning system.
- **Drafting concerns:** How standards are interpreted, varied levels of complexity and prescription in some standards, and some that are not achieving their intended outcomes.
- **Development standards:** Including multiple dwelling densities, setbacks, building envelope, site coverage, open space, garage and carport design, privacy, fencing and waste storage.

Housing in Tasmania

Understanding the housing we currently have in Tasmania and what we need in the future are critical to the project. Existing demand for social housing is significant, with 4,500 applications on the social housing register in July 2023. Forecasts show that 32% of total demand will be from low-income households (around 12,500 households).

Over the last twenty years, housing in Tasmania has become less dense and less diverse, going against the national trend. Housing demand over the coming years will be greatest in Southern Tasmania, including the need for higher density dwellings, such as apartments and townhouses. To date, there are mixed views on how to achieve this change.

Twenty-year change in dwelling diversity, 2001-2021

Source: Tasmanian Housing Strategy



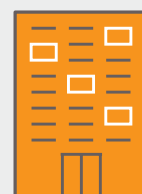
Separate house

2001		2021
81.9%	▲	83.8%



Medium density

2001		2021
14.7%	▼	13.2%



High density

2001		2021
2.1%	▼	2.0%

	2001		2021	2001		2021	2001		2021
Greater Hobart	81.9%	▲	83.8%	14.7%	▼	13.2%	2.1%	▼	2.0%
Tasmania	85.5%	▲	86.8%	11.3%	▼	10.8%	1.1%	▼	1.0%
Australia	74.8%	▼	70.3%	16.1%	▲	17.3%	6.3%	▲	11.0%

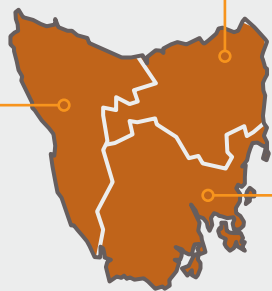
Dwelling demand to 2041

High series projections from the Tasmanian Housing Strategy indicate that housing demand over the coming years will be greatest in Southern Tasmania. This includes a proportional increase in demand for higher density dwellings, such as apartments and townhouses.

North-west region

3,000

total dwellings
incl. <300 higher
density dwellings



Northern region

6,500

total dwellings
incl. 4,000 higher
density dwellings

Southern region

29,000

total dwellings
incl. 16,000 higher
density dwellings

The role of planning in housing

The role of planning in housing delivery is fundamentally a spatial task: to coordinate a pipeline of housing aligned with infrastructure capacity, population trends and housing preferences, and to encourage the right housing in the right place. The Planning Institute of Australia has identified three overarching principles that planning systems should adopt to support housing delivery:

- Enabling housing for those in need
- Encouraging more housing diversity and good design
- Improving decision-making systems and strategies.

Best practice planning

The Business Council of Australia's national review of planning systems shows that Tasmania's system ranks well among the other states and territories. Specifically, its speedy approval timeframes, and consistent statewide standards.

Despite these positives, there are some omissions in residential standards in Tasmania when compared to other states and territories.

What needs improvement through the planning system?

Based on research and engagement to date, there are some fundamental themes that can be addressed through improvements to Tasmania's residential standards (the SPPs.) While not all are entirely resolved through improvements to planning scheme provisions, the residential standards can make a notable contribution. .

We need to improve:



Housing choice, including affordability, diversity and density



Design quality, looking for opportunities for innovation and design excellence



Subdivision, improving the layout and liveability of new neighbourhoods



Spatial application of zones, promoting greater application of zones that allow more density and diversity of housing in the right locations

Draft recommendations report

About the report

The State Planning Office and project team have been working with key stakeholders to refine a set of recommendations that will achieve improved residential development outcomes for proponents, regulators and the Tasmanian community. These now form the basis of the Draft Recommendations Report, which has been prepared to engage more broadly with the Tasmanian community.

The Draft Recommendations Report looks to facilitate improved planning requirements for

a variety of housing options which balance the need to increase housing supply in a way that also encourages liveability and affordability for Tasmanian communities.

What's in the report?

The draft report introduces the project and its context, outlines the draft improvements, and the community engagement process that will inform the final report and recommendations. For quick reference, the report can be navigated through the following sections.

SECTION 1-2	Introduction	Introduces the project, background context, and feedback opportunities
SECTION 3	Definitions and terms	Outlines the improvements to definitions and terms
SECTION 4	A mature suite of residential standards	Outlines the improvements to use, development and subdivision standards
SECTION 5	Homes in business zones	Outlines the improvements to residential standards in business zones
SECTION 6	The right housing in the right location	Details the implementation framework for delivering improvements
SECTION 7	Other improvements	Outlines improvements to miscellaneous matters



For more information about the project, or to read the Draft Recommendations Report, visit planningreform.tas.gov.au

Provide your feedback

We're interested in understanding the community views around Tasmania on how the residential standards can be improved to encourage diversity, liveability, equity, healthy spaces and sustainability.

As you consider your feedback, we ask that you draw on your professional or community experience, your industry and your location. Reflect also on your experience as a resident in the broader Tasmanian housing landscape.

Take the online survey

An online survey is available to provide your feedback on the Draft Recommendations Report. The survey is anonymous and should take approximately 10 minutes.

CLICK HERE TO TAKE THE SURVEY



Make a submission

If you or your organisation would like to provide a written submission, please email to yoursay.planning@dpac.tas.gov.au

Register for updates

Do you want to stay up to date on our latest updates for the project?

[Click here](#) to register.

Next steps

All feedback received will help inform the next stage of the project and will shape the final recommendations for improving Tasmania's residential standards. Stakeholders will be afforded further opportunities to provide input during future planning scheme amendment processes.

Contact us

For more information about the 'Improving residential standards in Tasmania' project, you can visit our website or contact the project team via the details below.

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Phone: 1300 703 977

Project webpage: planningreform.tas.gov.au

