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Attn: News Editors, Producers

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Media Release

Local government welcomes the release of the Tasmanian Housing Strategy

LGAT President and Break O’Day Council mayor Mick Tucker said “the Strategy notes the important role that local government has in the provision of well-located residential land, and building and maintaining local prosperity.

“A partnership approach with local councils is critical to achieving the Strategy’s target of delivering more quality homes, faster.”

“Local government particularly welcomes recognition of the importance of an infrastructure charging regime. Often where there is land available for much needed housing, we have the ‘first mover problem’ where development proponents may not want to be the first to invest in new infrastructure that competitors may benefit from at no cost. This means that the hard infrastructure is not provided, delaying building the housing we urgently need,” Mayor Tucker said.

The Strategy’s emphasis on well-designed and well-located medium density housing is critical to ensuring we build strong communities. We can’t afford to repeat the mistakes of the past in locating social and affordable housing in poorly serviced outer urban areas.

To support this focus, our community needs to have a serious conversation about development density. Tasmania’s housing market is very traditional, comprised of predominantly detached houses located on greenfield sites, and our planning schemes tend to favour this type of development.

While historically this may have worked, there is now a need for a greater focus on medium density infill housing. Through some relatively simple changes to our planning schemes, we can support increased density in appropriate locations. But we know that many in our community are just not accustomed to, and therefore fearful of, increased density.

LGAT President Mayor Tucker noted that “rather than leave it to individual developers and councils to try and respond to these concerns, we need a concerted state-wide education campaign to support any changes to our planning schemes.”

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