

https://www.planning.tas.gov.au/_data/assets/pdf_file/0017/703043/Draft-Tasmanian-Planning-Policies-March-2023.PDF

Colony 47 is an independent, proudly Tasmanian not-for-profit who provides specialist homelessness services via the Housing Connect Front Door and Support, Mara House and Colville Place. We are one of the largest providers of integrated youth services in Southern Tasmania.

Thank you for the opportunity to comment on the draft Tasmanian Planning Policies (TPPs). The TPPs set the high-level strategic policy direction for the planning system. The Settlement TPPs, in particular, are an important way of securing better housing outcomes for all Tasmanians.

Colony 47 supports the content of the current draft policies, noting that they will contribute to improved planning and decision-making across Tasmania. We support the statement in the Policy Context for the Settlement TPP that "It emphasises the delivery of social and affordable housing and recognises that these types of housing are essential to improve social and economic resilience."

We welcome the inclusion of social and affordable housing in the Settlement TPP Housing Objective at 1.5.3 "To provide for a sufficient supply of diverse housing stock, including social and affordable housing, that is well-located and well-serviced to meet the existing and future needs of Tasmanians."

In addition, we are pleased to see the Settlement TPP recognise the importance of social and affordable housing and crisis accommodation in the following clauses (emphasis added):

1.0.1 Policy Context The Settlement TPP requires that sufficient land is allocated to meet the community's needs for housing, including **social and affordable housing**...

1.3.3.6 Facilitate the provision of services that support vulnerable or at-risk people, including **crisis accommodation**, neighbourhood houses, **youth-at-risk centres, women's shelters and men's shelters**;

1.5.5.3 Facilitate **social and affordable housing** to meet the needs of the community that is located close to services, employment and public transport networks;

1.5.5.4. b) supporting the provision of well designed **social and affordable housing**; and

1.5.5.4. e) catering for **people requiring crisis accommodation**

Colony 47 supports the definitions of low income household, affordable housing and housing stress in the Glossary, as these enable the TPPs to provide clear guidance to decisionmakers and planners.

The need for social and affordable homes is increasing across Tasmania, and the waiting list for social housing in Tasmania is growing. As at March 2023, there were 4530 household applications for social housing. Including social and affordable housing within the TPPs will help to meet the needs of all Tasmanians for safe, secure and appropriate homes.

For further information, please contact

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