

Kangaroo Bay Hotel - Major Project Assessment Criteria

Homes Tasmania submission

Purpose

- This document outlines Homes Tasmania's requested input on content to be considered for the Major Project Assessment Criteria for the Kangaroo Bay Hotel project.

Recommendations for assessment criteria

To ensure the Kangaroo Bay Hotel project contributes positively to the local economic growth and affordability of the housing market in the Clarence area, Homes Tasmania recommends a set of criteria that prioritise social impact and housing needs. These recommendations aim to support the goals of the Tasmanian Housing Strategy 2023–2042, helping to provide affordable housing for key workers that supports broader economic ambitions. The following criteria will guide the project's assessment and ensure alignment with the state's strategic housing priorities:

- Social impact consideration: Include criteria assessing the social impacts generated by the project, covering both construction and operational phases.
- Social impact assessment: Require a social impact assessment that includes focus on housing-related impacts, detailing:
 - changes to housing supply and affordability, including visitor accommodation.
 - job estimates for construction and operational phases, specifying methodology.
 - projected housing needs for key workers, addressing current unmet demand and future needs, with detailed household and dwelling configurations.
- Collaboration plan: Mandate a plan for collaboration with local government, Homes Tasmania, and private sector stakeholders to:
 - Deliver safe, affordable housing for primary and secondary key workers supporting the project.
- Strategic alignment: Evaluate alignment with local strategic objectives, considering the Kangaroo Bay site's location in a mixed urban-residential area suitable for residential development and related amenities.

Background

Ensuring affordable housing for key workers in Tasmania is crucial for supporting economic growth and the success of local businesses. The proposed Kangaroo Bay Hotel project can contribute to this goal by adopting major project assessment criteria that align with the Tasmanian Housing Strategy 2023–2042, which aims to end homelessness and improve housing accessibility.

Key aspects of the Strategy include:

- **Priority 3:** Enhancing private market affordability and stability to support renters experiencing stress and to increase secure rental supply.
- **Priority 4:** Enabling local prosperity by ensuring adequate housing supply, recognising housing's role in economic growth and the importance of workforce proximity.

Incorporating these priorities within the assessment criteria will bolster local prosperity during the Kangaroo Bay Hotel project's construction and operation phases, attracting skilled workers and maintaining housing stability.