



30 Burnett St  
North Hobart TAS 7000  
T (03) 6230 4600  
hia.com.au

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State Planning Office  
Department of Premier and Cabinet

Via email: [yoursay.planning@dpac.tas.gov.au](mailto:yoursay.planning@dpac.tas.gov.au)

## **HIA Submission on the Draft Tasmanian Planning Policies**

Thank you for the opportunity to provide comment in response to the *Draft Tasmanian Planning Policies* (the 'TPPs') March 2023.

HIA provided detailed submissions to the initial rounds of TPPs consultation (October 2021 and October 2022). However, without a 'track change' version of the latest TPPs, it is difficult to ascertain what amendments have been made, and to comment accordingly.

### About the Housing Industry Association (HIA)

The HIA is Australia's only national industry association representing the interests of the residential building industry, including new home builders, renovators, trade contractors, land developers, related building professionals, and suppliers and manufacturers of building products.

As the voice of the residential building industry, HIA represents a membership of 60,000 across Australia. HIA members are involved in land development, detached home building, home renovations, low & medium-density housing, high-rise apartment buildings and building product manufacturing.

HIA members are comprised of a mix of residential builders, including the Housing 100 volume builders, small to medium builders and renovators, residential developers, trade contractors, major building product manufacturers and suppliers and consultants to the industry. HIA members construct over 85 per cent of the nation's new building stock.

### HIA response to the draft TPPs

Clearly our earlier position has not changed, and we maintain that our previous representations are valid and appropriate. In summary, our comments on the previous version of the TPPs were:

- Reference to "developer contributions" or similar should be excluded because they act like a tax on home buyers with little to no direct benefit.

- Reference to responsible “solar orientation” should not only fall on the *building* but include subdivision lot design.
- The definition used for “agricultural land” is not fit for purpose and should refer to its locational and production attributes for example, for consideration of land use change.

HIA notes in the public consultation summary, these specific contributions were acknowledged. Our concern is that there has been little to no change in the current draft to reflect these comments, other than a precursory attempt in the individual strategies (eg 1.1.3) to evaluate the attributes of agricultural land in consideration of growth and settlement patterns.

HIA would be pleased to provide further feedback on receipt of a ‘track change’ version of the March draft TPPs. As always, we are happy to elaborate on our comments further should you have questions, including meeting with you via video link or in person. We look forward to being kept informed as the TPP drafting process continues.

Please do not hesitate to contact us if you wish to discuss matters raised in this correspondence – Roger Cooper HIA Senior Planning Advisor (03) 9280 8230 or Stuart Collins 0418 507 377 or [s.collins@hia.com.au](mailto:s.collins@hia.com.au).

Yours sincerely  
HOUSING INDUSTRY ASSOCIATION LIMITED



Stuart Collins  
Executive Director  
Tasmania