

National Housing Accord – implementation schedules

Table 1: Operation of the schedule	
Parties	Commonwealth and all states and territories.
Duration	This Schedule is expected to expire on 30 June 2029.
Purpose	This Schedule will support the delivery of the National Housing Accord.

Table 2: Tasmania as at July 2023

Tasmanian commitments/ outputs	Delivery mechanisms	Timeframes
<p>States and territories to deliver up to 10,000 affordable homes Tasmanian allocation of 220 homes (based on 2.19 per cent of population from ABS Census 2021).</p>	<p>The Tasmanian Government has committed \$1.5 billion towards an ambitious target of providing 10 000 new homes by 2032. This includes 1 500 new homes by 2023, and a further 2 000 new homes by 30 June 2027.</p> <p>A range of housing solutions will be delivered across the housing market, from homeless accommodations through to social housing, increasing the supply of affordable private rentals, the release of affordable land, and more opportunities into affordable home ownership.</p> <p>The Tasmanian Housing Strategy will be released in 2023 and will include an Action Plan which will outline the actions Tasmania will undertake to deliver its commitment of 2000 homes by 2027. The Action Plan will outline key initiatives to address supply targets, including the Accord’s requirement 220 affordable homes. Tasmania will provide a quarterly report regarding progress of those homes.</p>	<p>5 years from 2024</p> <p>States and territories will provide quarterly reports on the number of affordable homes supported.</p>
<p>Definition of well-located homes and measures of progress.</p>	<p>Tasmania has prepared a set of draft Tasmanian Planning Policies (TPPs) including strategies that guide where and how houses will be developed, including social and affordable housing. Once these come into effect in late 2023, the TPPs will be implemented through Regional Land Use Strategies and the Tasmanian Planning Scheme and guide future land supply and rezoning.</p> <p>The draft TPPs guide the development of ‘well located homes’ through a combination of different policies under the themes of Livability, Design, Growth, Social Infrastructure and Housing.</p> <p>The objective of the draft Housing policy is <i>‘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 the Tasmanians’</i>.</p> <p>The following are some key strategies in the draft TPPs that contribute to ‘well located homes’:</p>	<p>By June 2024</p>

	<ul style="list-style-type: none"> • <i>Provide the timely supply of land for housing in locations that are, or can be, easily connected to, and integrated with, the range of services including social and physical infrastructure, access to community, health and education facilities, public transport, and employment, consistent with the policy outcomes that deliver liveable settlements.</i> • <i>Facilitate social and affordable housing to meet the needs of the community that is located close to services, employment and public transport networks.</i> • <i>Encourage higher density housing in suitable locations that:</i> <ul style="list-style-type: none"> a) <i>have been identified for urban consolidation;</i> b) <i>are within close proximity to an activity centre;</i> c) <i>have good access to employment, social and physical infrastructure, open space and active and public transport networks;</i> d) <i>the potential impacts associated with increased residential density and land use conflict can be managed; and</i> e) <i>do not significantly impact environmental values and are not constrained by topography and environmental hazards.</i> • <i>Encourage the design, siting and construction of buildings to positively contribute to:</i> <ul style="list-style-type: none"> a) <i>the site and surrounds;</i> b) <i>the wellbeing of the occupants including the provision of solar access and private open space, considering the proposed use of the building and the context of the site and surrounds;</i> c) <i>the public realm;</i> d) <i>neighbourhood amenity and safety;</i> e) <i>incorporate energy efficient measures;</i> f) <i>maintaining water quality by promoting best practice stormwater management approaches; and</i> g) <i>safe access and egress for pedestrian, cyclists and vehicles.</i> 	
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	<ul style="list-style-type: none"> • <i>Promote the location of residential use and development in areas that are close to, or well connected to, activity centres or secure and reliable employment sources.</i> • <i>Provide for a network of accessible, interlinked and inviting open green spaces close to and within residential areas and activity centres to encourage active lifestyles, connections with nature and social interaction.</i> <ul style="list-style-type: none"> • <i>Provide for connectivity within settlements, especially between residential areas, activity centres and open space networks, through a network of legible and accessible infrastructure dedicated to active transport modes, including end of trip facilities.</i> <p>Annual reporting of well-located homes delivered in Tasmania can be provided using data from Australian Bureau of Statistics.</p>	
<p>Undertake expedited zoning, planning and land release to deliver the joint commitment on social and affordable housing in well located areas.</p>	<p>Tasmania’s process for expediting zoning of suitable government land for social and affordable housing was implemented in 2018 through the <i>Housing Land Supply Act 2018</i>. Recent amendments have broadened the scope to recently purchased government land. The process enables the rezoning of land for housing and vests the land with Homes Tasmania for delivery under the <i>Homes Tasmania Act 2022</i>. This guarantees a proportion of the housing delivered is for social and affordable housing outcomes.</p> <p>Tasmania also provides a single, concurrent planning scheme amendment (rezoning) and development application (subdivision) process for other proposals. This assists with the expediting zoning and land release.</p>	<p>Complete</p>
<p>Work with Local Governments to deliver planning and land-use reforms that will make housing supply more responsive to demand over time, subject to further work agreed under the Accord.</p>	<p>Tasmania currently has some of the shortest planning assessment timeframes and the introduction of the single statewide planning scheme (the Tasmanian Planning Scheme) is showing further improvements in assessment timeframes. Tasmania provides a consistent pathway for single houses to be developed without a planning permit (No Permit Required) in the main urban residential zones with Permitted pathways (guaranteed approval by councils) for most other housing.</p>	<p>By June 2025</p>

	<p>There are also Permitted pathways for a variety of housing in our mixed use and business zones without restrictions on density.</p> <p>A comprehensive review of the residential planning controls in the Tasmanian Planning Scheme has also commenced to deliver further improvements to assessing and approving a wider range of housing types, including apartments and social and affordable housing.</p> <p>The State Government is already working with local government to deliver planning reforms to make housing supply more responsive to demand over time. The draft Tasmanian Planning Policies (TPPs) which are expected to take effect in late 2023 provide clear policies and strategies for providing a timely supply of land for housing, including infill and greenfield opportunities and social and affordable housing in appropriate locations. The implementation of the TPPs will inform reviews of the three regional land use strategies in Tasmania ensuring there is an adequate supply of residential land identified for Tasmania over the short to medium term.</p> <p>Tasmania is currently undertaking residential demand and supply analysis work at a regional level to support reviews of the settlement strategies in the three regional land use strategies. Funding of local strategic planning will also assist with detailed analysis on the suitability of identified supply.</p> <p>The comprehensive review of the planning controls for housing in the Tasmanian Planning Scheme will also involve working closely with local government to deliver further improvements for the assessment and approval of housing.</p> <p>The Tasmanian Housing Strategy and next Action Plan will include a commitment to entering into a Memorandum of Understanding between the Tasmanian Government and Local Government Association of Tasmania (LGAT). This will facilitate improved housing partnerships, land release, key projects and access to housing and homelessness assistance.</p>	
<p>Support the distribution of the Housing Australia Future Fund (HAFF).</p>	<p>The Tasmanian Housing Strategy will be released in 2023 and will include an Action Plan that will be in place through to 2027. The Action Plan will outline key initiatives to address supply targets. This will include where they are located to meet housing need. Tasmania will report against the Action Plan.</p>	<p>From commencement of HAFF to 30 June 2029</p>

	Tasmania will support HAFF projects in line with these existing commitments.	
Support building of a strong and sustainable Community Housing Provider sector.	<p>This approach is being progressed in Tasmania, noting that most Community Housing Providers operating in Tasmania are also based in other jurisdictions.</p> <p>The Tasmanian Government has transferred the management of around 6 000 public housing properties to registered Community Housing Providers. These long-term agreements have provided many advantages, including the ability for Community Housing Growth Providers to leverage \$120.6 million for the construction of up to 1 000 new homes by the end of 2023.</p> <p>An additional pipeline of works will provide around 200 additional new social housing dwellings from 2024 onwards under the Community Housing Growth Program by the end of December 2025.</p>	In progress/ongoing
Ensure achievement of targets for social and affordable housing are met.	<p>Tasmania will report on achievement of social and affordable housing targets. This will include reporting against the Tasmanian Housing Strategy Action Plan supply targets.</p> <p>HAFF initiatives (once identified and confirmed) will be reported against through Quarterly reports provided on the measure of progress for new supply.</p>	In progress/ongoing