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Date: 29.10.2021

By email to: [haveyoursay@justice.tas.gov.au](mailto:haveyoursay@justice.tas.gov.au)

To whom it may concern,

**RE: TASMANIAN PLANNING POLICIES – SCOPING PAPER FOR DRAFT TPPS**

The Tasmanian Chapter of the Australian Institute of Architects (the Institute) welcomes the opportunity to contribute to the development of the Tasmanian Planning Policies (TPPs).

The Institute acknowledges the twin crises of climate breakdown and biodiversity loss as the most serious issue of our time (see the [Institute's endorsement of Architects' Declare](#)). Recognition of this, and a pandemic-prone future, demand the TPPs are tested against rapidly evolving circumstances, and not merely as an extension of existing criteria and assumed outcomes. Human health and wellbeing have never been more central to the role of planning in the state.

While it is appreciated that the policies are aspirational in scope, their role in influencing regional strategies and planning scheme provisions, demand they are based on specific regional understanding and, in the context of anticipated change, the pressing issues that each region faces.

The Institute anticipates the TPPs will be based on rigorous regional strategic planning and modelling, beyond the land-use derived strategies of the recent past. Existing development patterns are not necessarily appropriate moving forward. The issue of population growth should be considered, and with exponentially increasing settlement footprints impacting cultural, environmental, and agricultural landscapes, the Institute recognises that a state-wide settlement policy is long overdue. To adequately respond to the outline topics identified, appropriate resourcing will be needed, ensuring the objectives of the policies are based on thorough analysis and spatial assessment, leading to an integrated strategic vision for the state.

The Institute considers that understanding critical existing landscape values (both built and natural) provides a 'frame' through which urban planning strategies can be

developed and architecture and landscape architecture responses can be considered, with the ultimate aim of achieving sustainable and thriving communities.

The Institute would like to make the following suggestions in response to the scope of the proposed TPP topics and issues.

The Institute suggests the additional of three new topics under **Liveable Settlements**:

### **1. Regional Landscape Values**

These recognise the location of the **Liveable Settlements**, not merely their physical or built presence. They would identify the landform character of settlement locations and their environmental values, to assist in distinguishing regional identity, to underpin establishment of **Regional Urban Design Values**. These are 'urban' spatial values that will for example consider 'scenic protection' and 'landscape heritage' within a settlement context.

### **2. Regional Urban Design Values**

These are values which seek to improve the resilience and ecological integrity of Tasmania's settlements. These would be achieved by thorough analysis and understanding of existing and potential settlement areas, for the purpose of planning sustainable settlement growth and where appropriate, densification. Outcomes would aim to strengthen existing urban areas and establish urban and regional growth boundaries based on measured data, rather than on 'vacant' land availability, through re-assessment and re-determination of appropriate land use. Consideration would be given to such criteria as current and projected populations and demographics, services locations, sustainable transport, appropriate building heights, preservation of environmental, cultural and scenic landscapes (identified in **Regional Landscape Values**), improving biodiversity and planning for hazards threats etc.

### **3. Strategic Planning of Existing & Proposed Settlement Areas**

This will determine the direction of future development in all areas, including infill development, relevant density, and new subdivision. This holistic and pro-active approach encompasses a breadth of criteria with the aim of achieving sustainable and thriving future communities.

The basis for this would be work undertaken to determine the **Regional Landscape Values and Regional Urban Design Values** of specific places.

Design values must be included in standards for subdivision for residential, commercial and industrial development to achieve outcomes that contribute positively to the health, wellbeing and living conditions of occupants. Currently pragmatics such as lot size, frontage width and access to roads and infrastructure services are the determining controls.

Design values may include criteria such as:

- 'the 20 minute neighbourhood',

- street hierarchies, reducing vehicle speeds and favouring pedestrians in residential planning,
- Water Sensitive Urban Design Principles (WSUD),
- restoring pre-existing ecologies and waterways, rehabilitating degraded landscapes,
- orientation of streets in response to topography and microclimatic conditions of the specific site (summer cooling, winter wind protection, rainfall etc),
- orientation of lots to maximise passive heating & cooling of buildings,
- reducing radiant heat emissions through controls on landscape cover and landscape design, dwelling typologies and densities,
- community services,
- maximising existing infrastructure,
- adaptive reuse of redundant or underutilised places of local historic heritage,
- health & wellbeing – recreation & open space and connection to nature, community gardens.

The application of these values is not generic, but specific to regions and contexts (i.e. a subdivision or re-development site in Queenstown would be designed differently to a site with the same requirements in Brighton).

The Victorian State Government has published [\*20-Minute Neighbourhoods: Creating a more liveable Melbourne\*](#), that contains strategies to enhance the liveability of neighbourhoods while accommodating for population growth. Similarly, the NSW Government Architect has published [\*Better Placed\*](#), which is:

*...an integrated design policy for the built environment in NSW. It seeks to capture our collective aspiration and expectations for the places where we work, live and play. It creates a clear approach to ensure we get the good design that will deliver the architecture, public places and environments we want to inhabit now, and those we make for the future.*

In addition to the above topics, the Institute makes the following suggestions to the listed TPP Topics and Issues, as listed in green below:

TPP Topic	Issues (to be addressed under each TPP Topic)
Environmental Protection & Ecological Restoration	<ul style="list-style-type: none"> <li>• Biodiversity – flora and fauna habitat protection, weed management, fire management</li> <li>• Waterways and wetlands – water quality               <ul style="list-style-type: none"> <li>• <i>Ground water protection &amp; quality</i></li> <li>• <i>Soil protection – erosion &amp; salinity</i></li> <li>• <i>Animal pests &amp; diseases</i></li> <li>• <i>Weed management &amp; diseases</i></li> </ul> </li> <li>• Catchment management</li> <li>• Coastal &amp; estuarine processes, <i>ecologies</i> and landforms</li> <li>• Applying the precautionary principle               <ul style="list-style-type: none"> <li>• <i>Restoration, re-vegetation &amp; rehabilitation (including carbon sequestration).</i></li> <li>• <i>Improving ecological integrity &amp; resilience (including waterways, coastal &amp; estuarine environments)</i></li> <li>• <i>Climate change</i></li> </ul> </li> </ul>
Hazards and risks	<ul style="list-style-type: none"> <li>• <i>Climate change effects, net zero carbon targets &amp; carbon sequestration</i></li> <li>• Natural hazards – bushfire</li> <li>• Flooding               <ul style="list-style-type: none"> <li>• <i>Drought</i></li> </ul> </li> <li>• Sea level rise coastal inundation and erosion</li> <li>• Landslide</li> <li>• Acid sulphate soils, <i>soil health, soil erosion</i></li> <li>• Man-made hazards – emissions, contaminated land, soil quality/risks</li> </ul>
<i>Ethical &amp; Sustainable Economic Development</i>	<ul style="list-style-type: none"> <li>• Industry and business</li> <li>• Tourism - <i>managing growth</i></li> <li>• Agriculture - <i>ethical &amp; sustainable food production</i></li> <li>• <del>Mining and minerals</del> - <i>Extractive industries where not incompatible with environmental protection, ecological and human health</i> <ul style="list-style-type: none"> <li>• <i>Appropriate Use and development in the coastal zone</i></li> <li>• <i>The circular economy</i></li> <li>• <i>Investment in ethical &amp; green technologies</i></li> <li>• <i>Climate change</i></li> </ul> </li> </ul>

Liveable Settlements	<ul style="list-style-type: none"> <li>• <i>Regional landscape values</i></li> <li>• <i>Population growth &amp; changing demographics</i></li> <li>• <i>Regional urban design values</i></li> <li>• <i>Strategic planning of existing and proposed settlement areas incorporating:</i> <ul style="list-style-type: none"> <li>- <i>subdivision design, residential design &amp; amenity</i></li> <li>- <i>orientation of streets and lots</i></li> <li>- <i>dwelling typologies &amp; densities</i></li> <li>- <i>sustainable transport &amp; mobility</i></li> <li>- <i>recreation and open space opportunities,</i></li> <li>- <i>connection to nature (&amp; ecological restoration areas).</i></li> <li>- <i>community services – health and education</i></li> </ul> </li> <li>• <i>Food security</i></li> <li>• <i>Climate change</i></li> </ul>
Heritage Protection	<ul style="list-style-type: none"> <li>• <b>Aboriginal heritage</b> – <i>(impacts on Aboriginal Heritage to be included in development assessment process in the Tasmanian Planning Scheme)</i></li> <li>• <b>Cultural heritage</b> <ul style="list-style-type: none"> <li>• <i>Cultural landscapes</i></li> </ul> </li> <li>• <b>Landscape heritage</b> – scenic protection, including tourist routes <ul style="list-style-type: none"> <li>• <i>Adaptive reuse</i></li> <li>• <i>Infill development</i></li> <li>• <i>Climate change, sustainability and embodied energy</i></li> </ul> </li> </ul>
Infrastructure to support the economy and create liveable communities	<ul style="list-style-type: none"> <li>• Airports / Sea ports / Railways</li> <li>• Roads, car parking, cycleways and walkways</li> <li>• Public transport</li> <li>• Telecommunications</li> <li>• Electricity and energy</li> <li>• Irrigation, water, sewerage and stormwater</li> <li>• Waste management</li> <li>• <i>Climate change</i></li> </ul>
Public engagement in planning processes	<ul style="list-style-type: none"> <li>• Consultation</li> <li>• Strategic planning</li> <li>• Ongoing</li> </ul>

The Institute agrees that the climates change adaption and mitigation, along with biodiversity loss needs to be incorporated into all relevant TPPs as a matter of urgency.

It is important to note that the issues and topics covered in the TPPs should not be looked at in isolation, and it is critical that they are developed to inform the regional land use strategies and expand the State Planning Provisions. The Institute notes that the regional land use strategies and the State Planning Provisions will be reviewed and revised following the implementation of the TPPs and would welcome involvement in the

review of these. Testing of the implementation of the TPPs and their integration with the regional land use strategies and State Planning Provisions is also of importance, and the Institute would welcome the opportunity to assist in the testing of this.

The Institute are supportive of this development and review of the TPPs that address planning issues to ensure a sustainable and prosperous future for all Tasmanians, while protecting and enhancing the values and characteristics which define our unique cultural landscapes. The Institute are hopeful that the TPPs result in better design outcomes through better understanding of our place and the integration of urban design values and design controls through the planning mechanisms.

The Institute would welcome the opportunity to discuss any of the above further and look forward to reviewing the new suite of draft TPPs when they are released for public exhibition.

Kind regards,

A handwritten signature in cursive script, appearing to read "Jennifer Nichols".

**Jennifer Nichols**  
Executive Director, Tasmanian Chapter  
Australian Institute of Architects