



Australian
Institute of
Architects

TAS

ABN 72 000 023 012

The Royal Australian Institute of Architects
trading as Australian Institute of Architects

1/19a Hunter Street
Hobart, Tasmania 7000

P: (03) 6214 1500
tas@architecture.com.au
architecture.com.au

Greater Hobart Committee

By email to: contact@greaterhobart.tas.gov.au

Date: 27.06.2022

To whom this may concern,

RE: 30-YEAR GREATER HOBART PLAN

On behalf of the Tasmanian Chapter of the Australian Institute of Architects (the Institute), we would like to thank the Greater Hobart Committee for the opportunity to comment on the 30-Year Greater Hobart Plan (the Plan).

The Institute recognises the need for strategic coordination and is broadly supportive of the direction for the Plan and commends the Tasmanian Government, the City of Clarence, Glenorchy City, the City of Hobart and Kingborough for working together to develop a plan for the future of Greater Hobart. Strategic planning, along with master planning, are both critical for high-quality outcomes that are well-thought out and provide long-term solutions and support the Greater Hobart vision for a compact city.

Good urban policy and design are key to delivering a built environment that can sustain our communities into the future. We need a plan to give communities viable options, with development opportunities, affordable and social housing, service and transport efficiencies, co-ordinated land zone application across all affected council areas and an urban settlement plan, with townscape principles.

We suggest that these principles be extended to the Brighton municipal area, as it is an area experiencing rapid growth, and connects both with Glenorchy City and the City of Clarence, along with any other surrounding areas that feed into Greater Hobart.

The Institute advocates for the development and application of clear good design criteria for the procurement and assessment of all projects. In NSW, the government has taken the lead in ensuring future developments are suited to the people and the place with the introduction of a state-wide architecture and design policy for high-quality urban design. This document, called [Better Placed](#), lays the foundation for a design-led planning strategy to support good built environment outcomes, establishing seven key principles to inform their approach to future design: better fit, better performance, better community, better for people, better working, better value and better look and feel.

The Institute believes a similar policy is needed in Greater Hobart, and Tasmania, if we are to make the most of the state's opportunities without disadvantaging the local population. We also need an integrated approach to deliver high quality buildings, infrastructure and spaces that will stand the test of time, as well as adding value by stimulating the economy, improving quality of life and leading to better social, environmental and health outcomes in the community.

Along with a cohesive Greater Hobart strategy, we need incentives, opportunities and direction for the type of development that gives our community options and better outcomes. We need long-term strategies, policies and processes, and we need to bring together the talent, skills and expertise within the industry to ensure our developments achieve their full potential. The rewards of a cohesive strategy and vision is seen in thriving cities where liveability is front and centre. Well-considered master planning is crucial for this to be successful, and we would urge investment in this.

Successful mixed-use outcomes, including housing, office space and access to services and public transport, demonstrate that when built communities are well designed, along with adequate investment in good-quality construction, with effective procurement and assessment processes, the people who live there reap the benefits, along with all of society. We need quality development to maintain and enhance the natural and built environment that makes our city so special and attractive to visitors, while giving locals the quality of life they deserve. This requires a sensible, united approach with effective strategies, sound research and the expertise of local industry specialists.

When planning for the future, we must recognise the real challenges presented by climate change and biodiversity loss, the issues presented by the pandemic, and future environmental impacts. Human health and wellbeing have never been more central to the role of planning in the state. Development must be sustainable, and built to last, and we also must plan for a city that is well-designed and positioned to adapt quickly to changing environments.

Our city must also respect and consider our First Nations People and Country in any development moving forward. At the Institute, we are committed to advancing understanding with First Nations peoples in recognition of this enduring and ongoing connection to these lands and waters. We recognise a professional commitment to engage and act meaningfully through reciprocal partnership and relationships with Aboriginal and Torres Strait Islander peoples. This is with acknowledgement and respect for Aboriginal and Torres Strait Islander Countries, Cultures and Communities, and their ways of being, knowing and doing.

Where and how to grow

Existing development patterns are not necessarily appropriate moving forward. We note that the Plan suggests that the pattern of development over the last 10 years in Greater Hobart has shown 70% is infill development, and 30% is greenfield development. We note that the Plan includes projected population growth and suggests a similar target for the split of development between infill and greenfield sites. There is the potential for

exponentially increasing settlement footprints to impact cultural, environmental, and agricultural landscapes, and the Institute does not suggest that the Urban Growth Boundary should be changed.

The Institute is supportive of infill development for all the reasons outlined in the Plan. We note that the Plan outlines the area within the City of Hobart suited to infill development to be primarily within the CBD. We suggest that there are many other areas within this municipality that could be utilised for infill development, particularly to the north of the CBD along the rail corridor, stretching from the CBD, through North Hobart and New Town. There is also the opportunity for infill development in areas of Sandy Bay. All of these areas are easily accessible to the city by public or active forms of transport, and incentives could be provided to encourage development.

There are also existing vacant buildings, particularly within the CBD that could be utilised for housing. These might be shop-top apartments that might have difficult planning and building requirements, and there is the potential to provide incentives to developers and owners to assist with the cost of upgrading these facilities for residential use.

The Institute supports incentives to encourage development in identified growth and targeted infill areas, and also suggest that there are incentives for good-quality design, and for developers to provide community infrastructure and amenity within these developments. This might take the form of access to shared communal amenities – i.e., parks, playgrounds, public art, and nature corridors that can be utilised by the wider community.

We suggest that in any new apartment or residential development, social and affordable housing is included. There is a major shortfall of social housing available for those on low incomes, especially those who have recently experienced homelessness, family violence or have other special needs. With the current housing crisis in the state, we would support a plan that encourages the inclusion of affordable and social housing in any apartment or residential developments.

Housing needs to be connected through public transport and active transport infrastructure such as walking paths and cycling lanes to connect people to jobs, education, health care, retail centres and community hubs, and locating apartments around these hubs is essential.

The Institute has an Affordable Housing Policy, that can be found [here](#), along with a Multi-Residential Standards Policy, that can be found [here](#).

Where greenfield development is necessary, 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 Kingston 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.

Infrastructure to support growth

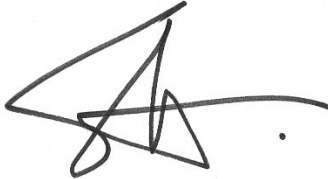
The Institute supports a vision for infill development that supports multi-layers of transport and recognises that higher density results in public transport that is more viable. Infill development and higher densities also reduces the cost-per-person for infrastructure for active transport, such as bikes lanes and footpaths. These are critical to the future of our city – one that is less congested, more liveable, connected and healthy. The Institute also supports the provision of green open spaces, that also retains the natural landscape for community use and enjoyment.

Ultimately, Greater Hobart needs to plan for a city that values its past but is prepared for the future, whilst allowing for vision and innovation. These are fast-moving, dynamic times that require agility and problem solving, but we also respect the need for well thought-out and considered planning, that includes a whole-of-community approach. The quality of design affects how spaces and places function and is able to stimulate the economy and enhance the environment. Good design adds value for all and can play a transformative role in the lives of every person.

The Institute commends the constructive and consultative approach the Greater Hobart Committee is taking to develop a plan for greater Hobart over the next 30 years.

The Institute looks forward to seeing how this plan progresses and would welcome the opportunity to discuss any of the above further. If we can be of any assistance, please don't hesitate to contact us.

Kind regards,

A stylized, abstract handwritten signature consisting of several overlapping lines and loops.

Stuart Tanner
President, Tasmanian Chapter
Australian Institute of Architects

A cursive handwritten signature that reads "Jennifer Nichols".

Jennifer Nichols
Executive Director, Tasmanian Chapter
Australian Institute of Architects

The Australian Institute of Architects (Institute) is the peak body for the architectural profession in Australia. It is an independent, national member organisation with over 12,500 members across Australia and overseas. The Institute exists to advance the interests of members, their professional standards and contemporary practice, and expand and advocate the value of architects and architecture to the sustainable growth of our communities, economy and culture. The Institute actively works to maintain and improve the quality of our built environment by promoting better, responsible and environmental design. To learn more about the Institute, log on to www.architecture.com.au.