

2024 TASMANIAN STATE ELECTION

Sustainable, Strong and Tasmanian

Homes for Tasmanians

- Infill development and housing choices in the city close to jobs, services and amenities
- Re-use buildings for rapid housing solutions
- Regulate new Airbnb listings
- Inclusionary zoning framework for social and affordable homes
- Medium Density Guidelines to lead development with good design

Smart sustainable design

- Create world leading sustainable urban village precincts
- Mandate sustainable building materials and promote materials re-use
- Adaptively reuse buildings for low embodied carbon
- 7-star energy rating for housing and Greenstar requirements for public buildings
- Support Tasmanians to retrofit their homes for energy efficiency
- Invest in green and active transport choices

Deliver value to Tasmanians

- A Tasmanian Government Architects Office
- Independent Panels / Development Assessment Panels
- Stronger urban development principles including for projects of State significance
- A consistent procurement standard

Tasmania at the centre of designing and building

- Tasmanian designed, built and sourced
- Assist local graduates into local jobs
- Support professional development of all practitioners
- Funding for the Tasmanian Architecture Awards
- Fund and expand Open House Tasmania

Homes for Tasmanians

- **Infill development and housing choices in the city close to jobs, services and amenities**
- **Re-use buildings for rapid housing solutions**
- **Regulate new Airbnb listings**
- **Inclusionary zoning framework for social and affordable homes**
- **Medium Density Guidelines to lead development with good design**

Tasmania is experiencing a housing crisis. Factors that impact this include the limited availability of affordable rental properties, limited housing stock, numerous social housing developments currently in poor condition, an unmanageable increase in new short-stay accommodation (Airbnb for example), and limited investment in medium-density building housing options in cities such as Hobart and Launceston.

Short-term goals can include taking action on the way housing is currently managed in the city. Medium-term goals can involve encouraging the development of housing stock and adaptive reuse. Long-term goals should be consistent with the aims and targets set out within the 30-Year Greater Hobart Plan, which stipulates 30,000 new dwellings and a 70 / 30 ratio of in-fill development versus greenfield development

The Institute advocates for an increase in housing stock to reduce the risk of homelessness and to provide much-needed supply, especially for social and affordable housing options. The following approaches could be adopted to achieve this:

Infill development and housing choices in the city close to jobs, services and amenities

- More infill development in the city: densification of urban spaces to cater for a range of housing typologies. This supports the 30-year Greater Hobart Plan that suggests a 70 / 30 ratio of infill compared to greenfield development. This would locate housing closer to amenities, reduce reliance on car-based transport - a major factor contributing to the cost of living - and work towards minimising urban sprawl.
- Encourage small-scale dwellings in the city that are consistent with the settlement pattern of surrounding residential developments and can occupy smaller lot sizes.

Re-use buildings for rapid housing solutions

- Encourage adaptive reuse (repurposing) of existing buildings to facilitate more housing stock and commission feasibility studies that develop options for meeting all relevant provisions and performance requirements of the building code and fire compliance. Explore opportunities in unused/underused 1st-floor tenancies above ground-floor retail across city areas.

Regulate new Airbnb listings

- Regulate new Airbnb listings in urban areas in Hobart and Launceston to ensure that urban, neighbourhood and precinct planning delivers both great residential neighbourhoods with schools and urban amenity as well as vibrant visitor zones.

Inclusionary zoning for social and affordable homes

- Develop a framework that establishes percentages or quantities of social and affordable homes in new developments. The framework should address greenfields redevelopments and infill and brownfields developments across a range of housing types. A framework requires a scheme of incentives that are known at the outset when a development is first being planned. An inclusionary zoning framework will enable additional social and affordable housing to be delivered through private sector development.

Medium Density Guidelines to lead development with good design

Smart sustainable design

- Create world leading sustainable urban village precincts
- Mandate sustainable building materials and promote materials re-use
- Adaptively reuse buildings for low embodied carbon
- 7-star energy rating for housing and Greenstar requirements for public buildings
- Support Tasmanians to retrofit their homes for energy efficiency
- Invest in green and active transport choices

The Institute supports a wide-scale change to achieve a sustainable built and natural environment. There is a need for urgency to embrace actions across the building sector including resource and material efficiency, design and procurement strategies, incentives, site specificity, adaptive reuse and rebuilding.

Create world leading sustainable urban village precincts

- Encourage more development and infill projects, including multi-residential apartments in the city.
- Lead with design excellence to achieve sensible density in heritage character zones
- Develop master plans and invest in land consolidation to achieve infill development designed as high quality sustainable residential urban village precincts as opposed to patchwork in-fill development.

Mandate sustainable building materials and promote materials re-use

This can include:

- Progressive compulsory mandates for provision of local timber resources supply using international “best practice” of the FSC (Forest Stewardship Council).
- Funding such as partial rebate schemes to incentivise and kickstart the use of these resources).
- Government sponsoring of trade exhibitions showcasing the products, suppliers and the benefits.
- Establish a scheme to promote the use of architectural and building construction practices that are carbon neutral or are working towards strategies of reducing their carbon impact
- Utilise sustainable supply chains for materials which can include the reuse of building materials, the update of innovative new building strategies such as the use of engineered mass timber and mandatory builders’ training in sustainable building.

Adaptively reuse buildings for low embodied carbon

- Conduct an audit and feasibility appraisal of unused or underutilised government buildings for adaptive re-use (re-purposing) for other uses including housing to reduce embodied carbon emissions associated with demolition and full re-building. Include in this audit partial or completely vacant land that can be set aside for green space.

7-star energy rating for housing and Greenstar requirements for public buildings

- Encourage the adoption of 7-star energy rating for housing and Greenstar requirements for public buildings

Support Tasmanians to retrofit their homes for energy efficiency

- Support upgrades to improve the passive energy efficiency of existing older Tasmanian housing including:
 - subsidies or rebates for Tasmanians to retrofit energy efficiency measures to their houses, and to switch from gas to electric appliances
 - establishing education and information programs for consumers to become more aware of the benefits of passive heating, cooling, orientation, and durability when considering renovations and additions.

Invest in green and active transport choices

- Deliver an integrated transport network and infrastructure to address:
 - limited and poor public transport options, the large distances between suburbs and places of work and key amenities
 - a cultural attitude “rusted on” to car use
- Promote a cultural shift towards green and active transport options through investment in:
 - linked cycle paths for full trip cycling commuters
 - secure cycle parking and end of trip facilities in the Hobart and Launceston CBDs and other major places of employment such as hospitals and large education institutions
 - pedestrian/cycle networks linked to public transport nodes with secure cycle parking for mixed mode travel
 - adequate car parking around public transport nodes in outer suburbs to encourage “park and ride” mixed mode travel
 - frequent, accessible and reliable public transport services that operate across a broad window of hours and days.

Deliver value to Tasmanians

- A Tasmanian Government Architects Office
- Independent Panels / Development Assessment Panels
- Stronger urban development principles including for projects of State significance
- A consistent procurement standard

The Tasmanian community, taxpayers and Government need to be assured of a value return through investment in only high-quality, durable, and operationally efficient buildings that have the lowest long-term running costs. Government procurement should recognise the benefits of good design in maximising economic benefits and creating a rich legacy innovative and sustainable buildings and urban spaces.

A Tasmanian Government Architects Office

The Institute welcomes the newly established role of Strategic Architectural and Urban Advisor. The Institute would like to promote further investment in this role, to strengthen the impact of this position for promoting high-quality design and urban design strategies within Tasmanian Government projects.

Independent Panels / Development Assessment Panels

The Institute endorses Independent Panels for reviewing Infrastructure projects and Development Applications. The terms of reference for these panels should be transparent and provide specification of selection criteria based on training and experience, size and composition. Clear terms of reference should also address terms of appointment, succession planning, referral and decision-making processes and remuneration.

Stronger urban development principles including for projects of State significance

Tasmanians will receive the greatest long-term benefit from the built environment and major government expenditure if urban development is undertaken to sound working principles based upon the objectives set out in Schedule 1 of the Land Use Planning and Approvals Act 1993. Under Section 19 of the State Policies and Projects Act 1993, project of State significance other Acts and planning schemes can be overridden where an order under section 18 (2) declaring a project to be a project of State significance is made. A set of urban development principles and the objectives of the LUPA Act 1993 should be apply regardless of the declared status of a project.

A consistent procurement standard

Expressions of Interest and Requests for Architectural Services

Quality-based selection has generally led to quality outcomes for Australia's important public and institutional buildings. Thorough consideration at the early stages of a project maximises the possibilities for design quality, value for money, cost-effectiveness, and a productive working relationship between the Government as client and consultant group. Importantly, it also helps to create effective and efficient buildings and spaces that end-users and communities enjoy being in and around. The Institute's Guidelines set out best practice models for EOIs and RFTs at all levels of complexity and scale. The Guidelines are freely available to procurement teams from local, state and federal government departments, agencies and public and community institutions to optimise their architect selection processes.

Architects and contractor selection

The Institute recommends that the lead consultant (architect) should be involved in contractor selection. Reasons for doing so—as listed below—are particularly important if an independent superintendent is not engaged at this stage:

1. The architect can appraise that the contractor's response to the tender will deliver the architect's design that has been approved by the relevant asset procurement agency.
2. There needs to be someone responsible for ensuring contractors' queries are answered in a manner that will not compromise the overall design intent. Similarly, if tender conferences are proposed then the architect has the opportunity to discuss design intent, which can help inform contractors.
3. The architect is the best person to answer queries during contractor selection as they are the most informed on the documentation, sequence and reasons why certain elements are included.
4. The architect can appraise that the contractor's proposed delivery team and processes will ensure the following:
 - a Architects and other consultants are permitted to inspect works (e.g. for quality and information that the government asset procurement agency may require for progress payments if a superintendent has not been appointed to carry out this role).
 - b Architects and other consultants are able to attend project control group meetings and will be appropriately consulted on any value management matters.
 - c There will be an efficient, effective and timely delivery of the project, especially regarding sufficient time for re-documentation of any variations that may arise.
 - d There are effective and open communication channels between the contractor, architects and other consultants. e. the architects are fully aware of any aspect of the tender proposals that may materially impact their own scopes of services through the delivery and ongoing documentation phase.

Tasmania at the centre of designing and building

- Tasmanian designed, built and sourced
- Assist local graduates into local jobs
- Support professional development of all practitioners
- Funding for the Tasmanian Architecture Awards
- Fund and expand Open House Tasmania

Tasmanian designed, built and sourced

It is important that the next Tasmanian Government promotes the growth of the built environment sector across designing, building and supply chain including materials reclamation and recycling. An end-to-end approach to the way Tasmania creates its built environment requires policy, strategy and investment. The returns include stronger local capacity and expertise, employment growth and prosperity. A whole of government policy and delivery strategy is needed and which addresses education, training, government procurement and targeted investment in industry innovation.

Assist local graduates into local jobs

Architect and other consultancy practices invest a significant amount of time and money training graduates (who are paid employees), that is not able to be recovered until a graduate becomes financially productive in the practice. The employment of recently graduated candidates seeking to become registered is a net cost borne by practices. Unlike trades apprentices, practices supervising an employed graduate to achieve a level of competent practice, that enables them to eventually attain registration, do not receive any government subsidies.

Support for architectural practices to train unregistered graduates on their pathway to registration could be delivered through an employer training subsidy that supports the award wage paid to a graduate.

This would help ensure that our architecture graduates can gain a supervised entry-level graduate position in a Tasmanian practice and attain the required supervised work experience to become registered under the support and guidance of experienced architects.

Support professional development for all practitioners

The future of our built environment and spaces that are environmentally, economically, and socially sustainable and culturally rich lies in the high-quality design and construction of our cities, towns, precincts and buildings. Design, and the technologies and standards that create a high-quality built environment are continually evolving.

All practitioners in the building sector need to undertake Continuing Professional Development (CPD) in order to be competent in practice and stay current with emerging research, knowledge, standards, codes and regulations. Architects in Tasmania currently have to self-fund their CPD. For many architects or their practices, the out-of-pocket cost is difficult to sustain. We recommend investing in free or low-cost CPD to architects, together with an employer training subsidy for graduates.

Funding for the Tasmanian Architecture Awards

This Awards series is an annual showcase of outstanding work of Tasmanian Architects. Awards categories recognise projects of different scales and typologies and winning projects secure the respect and recognition of the profession and the broader public. Prominent winners from this year's program include (but are not limited to): the hotel Moss 25 by Circa Morris-Nunn Chua Architects, Spring Bay Mill Event Spaces by Gilby + Brewin Architecture, the Dove Lake Viewing Shelter by Cumulus Studio, the MyState Bank Arena by Philp Lighton Architects and Parliament Square Hobart by fjcstudio. While these projects are frequented by locals and interstate visitors and host events, their titles as 'award-winning buildings' elevates their status and further encourage their use and attention of tourists.

Further funding for the Tasmanian Architecture Awards could be delivered through sponsorship of a particular award, the formation of a Tasmanian-specific award (even one that responds closely to the core values of Brand Tasmania), and funding for event advertising, promotion, and coordination.

Fund and expand Open House Tasmania

Open House Hobart ran for the 11th year in 2023, and within its program, included 70 buildings open for public viewing, alongside tours, speaker series, workshops and exhibitions. Open House Hobart is a highly popular event that attracts considerable attention both from residents of Tasmania, as well as visitors from interstate who fly down specifically for the Open House Hobart weekend.

We are grateful for our current support from the Tasmanian Government, and further funding would be very much appreciated. Additional funding could be used to further promote the event outside of Tasmania, expand the remit of the Open House program, alongside the event coordination.

GET IT TOUCH WITH THE INSTITUTE

Tasmanian Chapter

Australian Institute of Architects

1/19a Hunter Street
Hobart, TAS 7000

P: +61 3 6214 1500

E: tas@architecture.com.au

Paul Zanatta

National Manager, Policy and Advocacy

E: paul.zanatta@architecture.com.au

P: 03 8620 3847